

# Architectural and Historic Resources Survey

May 2001 *(Additional demolitions between 2001 and 2013 have been added)*

An architectural survey, survey update, and National Register evaluation were conducted in the City of Winter Park, Orange County, Florida. The Winter Park survey project was conducted by GAI Consultants-Southeast (GAI) of Orlando, between 1 September 2000 and 30 April 2001, for the Winter Park Planning and Community Development Department (PCDD). The Winter Park City Commission and a matching Historic Preservation Grant from the Florida Department of State-Division of Historical Resources funded the survey project. The project area included the entire 8.5-square miles of the City of Winter Park.

The Winter Park architectural survey and National Register evaluation consisted of five tasks:

- GAI communicated regularly with the PCDD staff on the methodology and findings of the survey and met with local historic preservation groups and the City of Winter Park Commission.
- The 405 historic resources surveyed during a 1986 architectural survey of Winter Park by Florida Preservation Services (FPS) were revisited, photographed, and their present condition and appearance noted.
- An additional 245 historic resources in Winter Park over 50 years old were surveyed, photographed, mapped, and documented on Florida Master Site File (MSF) Forms.
- The historic context written by FPS in 1986 was updated and revised to include important themes in Winter Park's history from the 1930-1950 period.
- Based on the historic context, site-specific research, and the National Register Criteria, GAI evaluated the 650 surveyed historic resources for eligibility for individual listing in the National Register of Historic Places (National Register) and as potential local landmarks. GAI also developed boundaries for 9 potential historic districts in Winter Park that are eligible for listing in the National Register.

Recommendations of GAI's survey, survey update, and National Register evaluation of Winter Park historic resources include the following:

- The City of Winter Park should enact a historic preservation ordinance, with provisions for establishing a Historic Preservation Commission (HPC). The HPC should be empowered to nominate individual historic resources and historic districts as local and/or national historic landmarks, as well as to conduct additional architectural surveys as required.
- The 136 historic resources in Winter Park listed in Table 3 (Section 9) should be nominated for individual listing in the National Register (Eight already are listed in the National Register).
- The 9 historic districts in Winter Park listed in Table 4 (Section 9) should be nominated to the National Register. These include the Rollins College, Park Avenue, Osceola Avenue, Virginia Heights, College Quarter, Westside/Hannibal Square, Interlachen Avenue, Palmer Avenue and Golfview Terrace Historic Districts.
- A thematic National Register nomination: “The Residential Architecture of James Gamble Rogers in Winter Park” should be written for the known residential commissions of architect James Gamble Rogers in Winter Park.
- The City of Winter Park should designate the 136 individual historic resources in Winter Park listed in Table 3 (Section 9) as local historic landmarks.
- The City of Winter Park should designate the 9 historic districts in Winter Park listed in Table 4 (Section 9) as local historic districts. These include the Rollins College, Park Avenue, Osceola Avenue, Virginia Heights, College Quarter, Westside/Hannibal Square, Interlachen Avenue, Palmer Avenue and Golfview Terrace Historic Districts.
- The City of Winter Park should develop and implement architectural design guidelines for rehabilitation and new construction within one or more of its designated historic districts and for the rehabilitation of individual historic landmarks. The guidelines should also include provisions regulating the demolition and removal of individual historic landmarks and contributing landmarks in historic districts.
- The City of Winter Park should seek designation as a Certified Local Government (CLG). CLG status will entitle the city to receive funding for future historic preservation activities.

# TABLE OF CONTENTS

SECTION 1	ACKNOWLEDGEMENTS.....	1
SECTION 2	INTRODUCTION AND PROJECT LOCATION.....	3
	Introduction.....	3
	Project Location.....	3
	Geographic Overview.....	5
SECTION 3	PREVIOUS SURVEY AND REGISTRATION IN THE CITY OF WINTER PARK.....	6
	Previous Cultural Resource Surveys in Winter Park.....	6
	National Register-Listed Properties in Winter Park.....	6
SECTION 4	SURVEY METHODOLOGY.....	11
	Meetings.....	11
	Background Research.....	11
	Field Survey and Data Entry.....	12
	National Register Evaluation.....	12
	Presentation of Findings.....	13
SECTION 5	HISTORICAL OVERVIEW OF THE CITY OF WINTER PARK.....	13
	Introduction.....	13
	Colonial to Post-Reconstruction Period (1565-1880).....	13
	Founding of Winter Park and Rollins College (1881-1904).....	14
	Growth of Winter Park and Rollins College (1904-1930).....	23
	Great Depression and Post World War II (1930-1950).....	31
SECTION 6	SIGNIFICANT INDIVIDUALS OR ORGANIZATIONS.....	39
SECTION 7	PREVIOUSLY SURVEYED RESOURCES.....	43
SECTION 8	NEWLY IDENTIFIED RESOURCES.....	55
SECTION 9	EVALUATION FOR NATIONAL REGISTER POTENTIAL.....	59
	Introduction.....	59
	Benefits of the National Register.....	59
	Historic Significance and the National Register Criteria.....	60
	Applying the National Register Criteria to the Winter Park Study Area.....	60
	Historic Resources Eligible for Listing in the National Register of Historic Places and as Local Historic Landmarks.....	61
SECTION 10	CONCLUSIONS AND RECOMMENDATIONS.....	67
	Summary and Conclusions.....	67
	Recommendations.....	67
	REFERENCES CITED.....	70



## Appendices

Appendix	A	Comstock-Harris House (Eastbank) National Register Nomination
Appendix	B	Edward Brewer House (The Palms) National Register Nomination
Appendix	C	Knowles Memorial Chapel National Register Nomination
Appendix	D	Annie Russell Theatre National Register Nomination
Appendix	E	Woman's Club of Winter Park National Register Nomination
Appendix	F	Winter Park Country Club and Golf Course National Register Nomination
Appendix	G	All Saint's Episcopal Church National Register Nomination
Appendix	H	Alban Polasek House and Museum National Register Nomination
Appendix	I	National Register Criteria for Evaluation
Appendix	J	Boundaries for Nine Proposed National Register Historic Districts in Winter Park

## LIST OF FIGURES

Figure	1.	Project Location.....	3
Figure	2.	City of Winter Park, 1884. Source: <i>Winter Park Florida</i> (1884).....	16
Figure	3.	Modern (1998) Street Map of Winter Park.....	17
Figure	4.	1927 Sanborn-Perrin Insurance Map Showing Extensive Development in the Hannibal Square/Westside Area of Winter Park.....	26
Figure	5.	Rollins College, 1950.....	36

## LIST OF TABLES

Table	1	Table of Previously Surveyed Resources in the City of Winter Park.....	43
Table	2	List of Newly Identified Resources Within the City of Winter Park.....	55
Table	3	Historic Resources Eligible for Listing in the National Register of Historic Places and as Winter Park Landmarks.....	62
Table	4	Historic Districts Eligible for Listing in the National Register of Historic Places and as Winter Park Landmarks.....	66

## LIST OF PLATES

*Note: Unless otherwise credited, all photographs are  
by Geoffrey B. Henry, GAI Consultants-Southeast, March 2001*

Plate 1.	Comstock-Harris House (Eastbank), 724 Bonita Drive.....	7
Plate 2.	Edward Hill Brewer House, 240 Trismen Terrace .....	7
Plate 3.	Knowles Memorial Chapel, 1000 Holt Avenue.....	7
Plate 4.	Annie Russell Theatre, 2 Chase Avenue .....	9
Plate 5.	Woman's Club of Winter Park Club House, 419 Interlachen Avenue .....	9
Plate 6.	Winter Park Country Club and Golf Course, 761 Old England Avenue.....	10
Plate 7.	All Saints Episcopal Church, 338 East Lyman Avenue .....	10
Plate 8.	Alban Polasek House and Museum, 633 Osceola Avenue .....	10
Plate 9.	Comstock-Harris House (Eastbank). Source: Winter Park, Florida (1884) .....	18
Plate 10.	Geer Cottage, 155 Brewer Place.....	18
Plate 11.	Osceola Lodge, 231 Interlachen Avenues.....	19
Plate 12.	View of Rollins College Campus, ca. 1898. Source: Eva Bacon Collection, Winter Park Library .....	20
Plate 13.	Pinehurst, Rollins College Campus.....	20
Plate 14.	The Pioneer Store, 150-152 Park Avenue North.....	21
Plate 15.	Park at Golfview Terrace.....	24
Plate 16.	House in College Quarter.....	25
Plate 17.	Bryan House, 155 Virginia Drive .....	25
Plate 18.	Bethel Missionary Baptist Church, 425 Welbourne Avenue.....	26
Plate 19.	Winter Park Woman's Club House, 419 Interlachen Avenue .....	27
Plate 20.	Example of Bungalow Style, 365 Vitoria Avenue .....	27
Plate 21.	Example of Variation on Bungalow Style, 511 Melrose Avenue .....	28
Plate 22.	Webster House, 461 Webster Avenue .....	28
Plate 23.	Example of Spanish Colonial/Mediterranean Revival Style in Winter Park, Joiner House, 247 Virginia Drive.....	29
Plate 24.	Annie Russell House, 1420 Via Tuscany .....	30
Plate 25.	Postcard View of Alabama Hotel. Source: Eva Bacon Collection, Winter Park Library.....	30
Plate 26.	Postcard View of Rollins Hall, Rollins College Campus.. Source: Eva Bacon Collection, Winter Park Library .....	31
Plate 27.	Postcard View of Knowles Memorial Chapel, Rollins College Campus. Source: Eva Bacon Collection, Winter Park Library. ....	32
Plate 28.	Barbour Apartments, Spanish Colonial Revival Style, Swoope Avenue.....	35
Plate 29.	McAllaster House, 160 Alexander Place .....	35
Plate 30.	Parkaire Apartment, Art Moderne Style, 640 Park Avenue .....	35

Plate 31.	Golfview Terrace, Colonial Revival Style in Winter Park, 855 Golfview Terrace .....	36
Plate 32.	Example of Spanish Colonial-style in Winter Park, 1475 Berkshire Avenue.....	36

# SECTION 1

## Acknowledgements

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# SECTION 2

## Introduction and Project Location

### INTRODUCTION

In April 2000, the City of Winter Park Department of Planning and Community Development received a Historic Preservation Grant from the Florida Department of State-Division of Historical Resources (DHR) to conduct a re-survey and survey of historic resources and a National Register evaluation of historic resources in the City of Winter Park. This survey is intended to provide recommendations leading to possible designation of individual buildings and historic districts as national and/or local historic landmarks. The City of Winter Park awarded the contract for the Winter Park architectural survey to GAI Consultants-Southeast, an architectural and engineering firm headquartered in Orlando, Florida.

### PROJECT LOCATION

The Architectural Survey and National Register evaluation of historic resources in the City of Winter Park was conducted entirely within the corporate limits of the City of Winter Park, in Orange County, Florida. Winter Park and Orange County are located in central Florida. The City of Winter Park is bounded on the south by the City of Orlando, on the east by Orange County, on the north by Seminole County and the City of Maitland, and on the west by Eatonville and Interstate 4 (Figure 1).



Figure 1. Project Location



## GEOGRAPHIC OVERVIEW

Winter Park is located approximately 92 feet above sea level. Most of Winter Park's topography is level, although there are sinkholes located on the west side of the city.

Winter Park's distinguishing feature, and one of its enduring attractions, is the multiplicity of natural lakes within its borders. The most important of these lakes include Lakes Maitland, Virginia, Sue, Berry, Osceola, Spier, Sylvan, and Knowles. Narrow canals connect Lakes Maitland, Virginia, Osceola, and Berry. From an early date, many of Winter Park's largest estates have been built along the lakefronts.

Several modern transportation routes serve Winter Park. The tracks of the CSX (formerly Atlantic Coast Line) Railroad bisect the city and provide regular passenger train service to Winter Park. The railroad line runs in a generally north-south direction, but makes a decided curve as it passes through the center of Winter Park. Major highways in the Winter Park area include Interstate 4, as well as US Route 17/92, and County Routes 426, 436 and 527.

# SECTION 3

## Previous Survey and Registration in the City of Winter Park

### PREVIOUS CULTURAL RESOURCE SURVEYS IN WINTER PARK

Winter Park has been the subject of several architectural and historical studies. Between 1977 and 1980, the Junior League of Orlando-Winter Park undertook a survey of Winter Park historic landmarks under the guidance of the Department of State-Division of Historical Resources (DHR). The Junior League survey resulted in “Historic Winter Park: A Driving Tour” published in 1980. This guidebook includes a short historical and architectural description of 40 selected sites, as well as a location map.

In 1986, the City of Winter Park received a Historic Preservation Grant-in-Aid from the DHR to conduct a historic architectural survey of the entire city. The City hired Florida Preservation Services (FPS) to conduct the survey, research and write the historic context for Winter Park between 1850 and 1930, and provide recommendations for individual landmarks and potential historic districts. FPS completed Florida Master Site File (MSF) forms for 405 historic resources in Winter Park. The original MSF forms are held at the Winter Park Public Library and at the DHR archives in Tallahassee. The results and findings of the survey are presented in *Part I-City of Winter Park Historical and Architectural Survey* and *Part II-City of Winter Park Historic Preservation Plan* (Florida Preservation Services 1986).

In 1995, Patrick MacLane and Debra Alderson completed an intensive study of the residential architecture of Winter Park architect James Gamble Rogers II (1901-1990). The results of this study are contained in *James Gamble Rogers: Residential Architecture in Winter Park, Florida*, published in 1995. The work includes an intensive examination of ten of Rogers’ residential commissions, a list of Rogers’ known residential commissions, and a location map.

### NATIONAL REGISTER-LISTED PROPERTIES IN WINTER PARK

Eight historic resources in Winter Park are listed in the National Register of Historic Places (National Register). These National Register-listed properties were field-checked during GAI’s 2000-2001 survey and any changes to their appearance or condition were noted and photographed as necessary. Each National Register-listed property in Winter Park is described below, along with its



MSF file number, the street address, a short historical and architectural description, and the date the property was listed in the National Register:

■ Comstock-Harris House (Eastbank)(OR-470), 724 Bonita Drive. This large 2 ½-story frame Shingle Style residence was built in 1871 and remodeled in 1883. The Comstock House was listed in the National Register on December 15, 1982, under Criterion B, for its association with William C. Comstock, one of the Winter Park's earliest settlers, and under Criterion C as an excellent example of Shingle Style architecture in the Orlando-Winter Park area (Appendix A).



*Plate 1. Comstock-Harris House (Eastbank),  
724 Bonita Drive*

■ Edward Hill Brewer House ("The Palms")(OR-252), 240 Trismen Terrace. The Edward Hill Brewer House is a 2 ½-story house originally built in 1899 and remodeled in the Colonial Revival Style by the Peterson Bros. firm of Orlando in 1924. The Edward Hill Brewer House was listed in the National Register on April 22, 1982, under Criterion C as an excellent example of the Colonial Revival Style in Winter Park (Appendix B).



*Plate 2. Edward Hill Brewer House, 240  
Trismen Terrace*

■ Knowles Memorial Chapel (OR-8147), 1000 Holt Avenue. The Knowles Memorial Chapel is a 2-story, stuccoed, Spanish Renaissance Revival-style chapel with a 5-story campanile at the south corner. The chapel stands on the grounds of the Rollins College campus. Well-known Boston church architect Ralph Adams Cram designed the Knowles Memorial Chapel in 1932. The Knowles Memorial Chapel was listed in the National Register on December 8, 1997, under Criterion C as an example of the work of Ralph Adams Cram (Appendix C).



*Plate 3. Knowles Memorial Chapel,  
1000 Holt Avenue*



■ Annie Russell Theatre (OR-8148), 2 Chase Avenue. The Annie Russell Theatre is a 3-story, tile-brick-and-stucco, Italian Romanesque Revival-style theatre building housing an auditorium and stage. It was built in 1932 to the design of Miami architect Richard Kiehnel, one of 32 buildings designed by his firm for Rollins College. The Annie Russell Theatre was listed in the National Register on July 15, 1998, under Criterion B for its association with the English stage actress Annie Russell and under Criterion C as an example of the work of Richard Kiehnel (Appendix D).



*Plate 4. Annie Russell Theatre,  
2 Chase Avenue*

■ Woman's Club of Winter Park Club House (OR-4251), 419 Interlachen Avenue. The Woman's Club of Winter Park Club House is a one-story, stuccoed masonry, Neo-Classical Revival-style building consisting of a central section flanked by gable-roofed pavilions. The building dates from 1921 and was designed by New York architect L. Percival Hutton. The Woman's Club of Winter Park Club House was listed in the National Register on May 4, 1995, under Criterion A as the first social club house built in Winter Park. It was also listed under Criterion C as an example of Neo-Classical Revival architecture (Appendix E).



*Plate 5. Woman's Club of Winter Park Club  
House, 419 Interlachen Avenue*

■ Winter Park Country Club and Golf Course (OR-4307 and -4308), 761 Old England Avenue. The 40-acre, 9-hole, Winter Park Country Club golf course was laid out in 1914 by golfer Dow George. The small one-story Craftsman Style Club House dates from 1914 and was altered in 1937. Also on the property is a starter's house built in 1925. The country club and golf course were listed in the National Register on September 17, 1999, under Criterion A for their association with the growth of social groups in early-20<sup>th</sup> century Winter Park (Appendix



F).

*Plate 6. Winter Park Country Club and Golf*



O

*Id England Avenue*

■ All Saints Episcopal Church (OR-1647), 338 East Lyman Avenue. All Saints Episcopal Church is a one-story, stuccoed, Late Gothic Revival-style church built on a cruciform plan. The church dates from 1941-1942 and was designed by the well-known Boston church architect Ralph Adams Cram. In fact, it is the last known church designed by Cram, who died in 1942. The stained glass windows are from the Willet Studio in Philadelphia. All Saints Episcopal Church was listed in the National Register on January 7, 2000 under Criterion C for its association with the architect Ralph Adams Cram (Appendix G).

*Plate 7. All Saints Episcopal Church, 338 East Lyman Avenue*

■ Alban Polasek House and Museum (OR-9136), 633 Osceola Avenue. The Alban Polasek House and Museum is a large 1-story, masonry vernacular building complex comprising living quarters, two studios, a museum, a chapel, and landscaped gardens. Architectural details were derived from Moravian folk architecture of the owner's birthplace. The buildings date from between 1949 and 1961 and were the home and studio of prominent sculptor and Winter Park resident Alban Polasek. The Alban Polasek House and Museum was listed in the National Register under Criterion B as the home and studio of the sculptor Alban Polasek (Appendix H).



*Plate 8. Alban Polasek House and Museum, 633 Osceola Avenue*



# SECTION 4

## Survey Methodology

The architectural re-survey, survey, and National Register evaluation of historic resources in Winter Park consisted of five major tasks:

- 1 Meetings
- 2 Background research
- 3 Field survey and data entry
- 4 Evaluation of the study area for National Register eligibility of individual buildings and historic districts
- 5 Presentation of findings

### MEETINGS

Five meetings were held in connection with the architectural survey and National Register evaluation of Winter Park historic resources. On 15 September 2000, GAI Architectural Historian Geoffrey Henry met with Grants Coordinator Lindsey Hayes to discuss the scope of work and methodology of the proposed survey. Mr. Henry and Ms. Hayes met again on 10 October 2000 to go over initial findings of the survey. On 7 November 2000, Mr. Henry met with members of the Winter Park Historic Preservation Landmark Committee to review initial recommendations of landmark status and preliminary boundaries for historic districts. He also met with the Winter Park Historical Resources task force on 23 March 2001 to review the survey findings. Finally Mr. Henry presented the survey findings and recommendations to the City of Winter Park Commission on 9 April 2000.

### BACKGROUND RESEARCH

Research was conducted on the general history and development of Winter Park. This included research on previously surveyed historic resources, as well as resources identified during the 2000-2001 survey. As part of the update of the Winter Park historic context, GAI also conducted research on Winter Park history from the 1930-1950 period.

Background research for the Winter Park architectural survey was conducted at research facilities in Winter Park, Orlando, and Washington D.C. Research on the history of Winter Park was conducted at the Winter Park Public Library and the Winter Park Historical Association Museum, both in Winter Park and at the

Orange County History Museum and Archives in Orlando. Research sources included published histories of Winter Park and Orange County, historic post cards and photographs, transcripts of oral histories, newspapers and periodicals, and early promotional brochures for Winter Park. GAI also reviewed the historic context and survey findings of the 1986 FPS architectural survey of Winter Park.

National Register nomination forms for the eight National Register-listed resources in Winter Park were copied at the National Register office in Washington, D.C. GAI copied Sanborn insurance maps of Winter Park between 1894 and 1937 at the Library of Congress-Geography and Maps Division, also in Washington, D.C. Limited U. S. Census population research was conducted at the National Archives.

## FIELD SURVEY AND DATA ENTRY

The field survey component of this project consisted of two phases. The 405 historic resources located within the City of Winter Park recorded during the 1986 FPS architectural survey were revisited during September-November 2000. Architectural and historical information on these resources was updated as needed. GAI noted any changes, demolitions, or alterations to the resources on the property. Any major changes to the historic resources also were photographed. Previously surveyed historic resources are listed in Section 7 of this report.

An additional 245 historic resources not previously recorded were surveyed during October and November 2000. These resources, including the main building and contributing outbuildings on each property, were photographed and recorded on Florida Master Site File (MSF) field forms. All photographs were processed and labeled according to DHR standards. Historic resources surveyed by GAI in 2000-2001 are listed in Section 8 of this report.

## NATIONAL REGISTER EVALUATION

GAI evaluated the previously surveyed and newly surveyed Winter Park historic resources against both the National Register Criteria and the National Register standards for integrity (Appendix I). The revised historic context for Winter Park, written as a part of this project, also was used to assess the significance of individual buildings and potential historic districts. Historic resources recommended for listing in the National Register and as local historic landmarks are listed in Section 9 of this report. The boundaries for these proposed districts are in Appendix J.

## PRESENTATION OF FINDINGS

This final report constitutes the written presentation of findings. GAI presented the survey findings at an April 9, 2001 public meeting before the Winter Park City Commission.

# SECTION 5

## Historical Overview of the City of Winter Park

### INTRODUCTION

This historical overview provides a context against which the significance of the historic architectural resources in the City of Winter Park can be evaluated, both individually and collectively as potential historic districts or thematically grouped resources. The historic context is based on published histories, National Register nominations, and previous architectural/historical studies of Winter Park and Orange County. Historic maps and atlases of the area, individual building and property histories, and interviews with property owners and local historians have supplemented this information.

Individual architectural resources in Winter Park are referenced throughout the historic context in order to establish their significance. Each resource is identified by its historic name and its Florida Master Site File ID Number; e.g., Winter Park Country Club and Golf Course (OR-4307). Individual resources significant under more than one time period may be referenced more than once in the text.

The historical overview of Winter Park is organized according to the following time periods, corresponding to important dates in Winter Park's history.

- *Colonial to Post-Reconstruction Period (1565-1881)*
- *Founding of Winter Park and Rollins College (1881-1904)*
- *Growth of Winter Park and Rollins College (1904-1930)*
- *Great Depression to Post World War II (1930-1950)*

### COLONIAL TO POST-RECONSTRUCTION PERIOD (1565-1880)

Present-day Winter Park and Orange County were part of the Florida territory controlled by Spain between 1565 and 1763. After 1763, Florida came under British control. Most settlement occurred along the coastal Florida in the form of

large land holdings and plantations (Cutler 1923: 3). Florida reverted to the Spanish between 1784 and 1821, who continued to encourage large land holdings. In 1821 Florida became a United States Territory, after its purchase from Spain. It became the 27<sup>th</sup> state in 1845. Settlement in central Florida in the 19<sup>th</sup> century was hampered by a lack of reliable transportation routes and repeated Indian uprisings. Following the Second Seminole Indian War (1835-1842), the Seminole tribe was forcibly relocated to lands west of the Mississippi, opening up the Florida interior for settlement (Cutler 1923: 43). Even so, central Florida remained a sparsely settled wilderness for much of the 1850s and 1860s.

The first permanent white settler in the Winter Park area was David Mizell, who bought eight acres between Lakes Virginia, Mizell, and Berry in 1858 (McDowell 1950: 9). He and other Mizell family members formed the nucleus of a small settlement called Lakeview. This settlement was located east of the present downtown section of Winter Park and north of Aloma Avenue (McDowell 1950: 10). In 1870 the village was renamed Osceola, with a post office located in the home/store of Colonel E.B. Livingston. Most of Osceola's early settlers derived their living from farming and lumbering (FPS 1986: 11). Early settlers included J.B. Geer, W. Phelps, M. Marks, and J.C. Stovin (McDowell 1950: 14).

Development was sporadic in the Lakeview/Osceola area in the 1870s. Several settlers bought 10- and 15-acre lots along the lakefronts and erected simple frame residences. In 1875, John Coiner opened a sawmill on the bank of Lake Virginia, one of the first industries in the area (McDowell 1950: 13). Most residents of Osceola during the 1870s continued to derive their livelihood from farming. "Gwynn's Survey of Lakeview," dated 1876, showed settlement along the east side of Lake Osceola, and south of Sylvan Lake, along with several potato and cornfields, as well as orange groves (McDowell 1950: 15).

Transportation played a key role in the opening up of central Florida to sustained development during the 1870s. Before the Civil War, goods and people traveled through the region over primitive roads or by river. In 1879, the Lake Monroe & Orlando Railroad was formed to build a railroad line between Sanford and Tampa (FPS 1986: 12). Later that year the line's name was changed to the South Florida Railroad. In 1880 daily freight and passenger service was begun between Sanford and Orlando (McDowell 1950: 15).

## FOUNDING OF WINTER PARK AND ROLLINS COLLEGE (1881-1904)

The building of the South Florida Railroad line in 1879-1880 stimulated real estate investment along its entire route, including the Lakeview/Osceola area. In



1881, Loring Chase, a real estate investor from Chicago, and his friend Oliver Chapman, purchased and consolidated several undeveloped properties totaling 600 acres for \$13,000 between Lake Maitland and Lake Virginia for the purpose of developing a new town along the railroad line (McDowell 1950: 20). Both Chapman and Chase were natives of New Hampshire and had been attracted to central Florida for health reasons (Campen 1987: 13).

In late 1881, Chapman and Chase paid Samuel A. Robinson for “surveying, platting, and mapping . . . a tract of 600 acres near Osceola Station” (McDowell 1950: 20). This town was located west of the original Lakeview/Osceola settlement, on either side of the newly completed South Florida Railroad line. The new town, named Winter Park by the developers, was from the start a planned community and included a business district, a central park, a system of rectilinear and curved streets, and several large lots reserved for churches, schools, and a resort hotel. In 1881, the *South Florida Journal* wrote approvingly: “the town was most advantageously platted for artistic beauty and convenience.” (McDowell 1950: 21).

Appropriately, the first building in Winter Park was the railroad depot, a one-story frame building which was opened with a small civic celebration on March 18, 1882 (McDowell 1950: 20). The importance of the railroad to Winter Park’s development is illustrated by its prominent location in the center of the town. The Chapman and Chase Street plan and layout for Winter Park has persisted to this day, with the majority of its most historic residences, churches, businesses and Central Park still concentrated within the original 1881 subdivision (Figures 2 and 3).

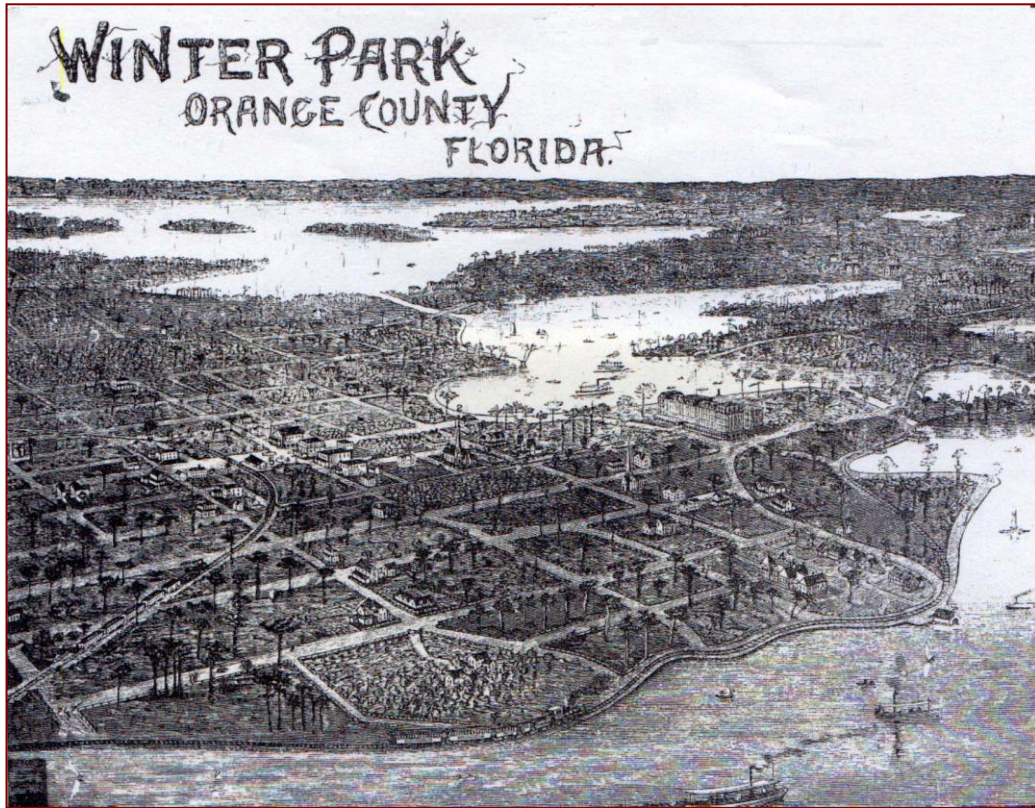


Figure 2. City of Winter Park, 1884. Source: *Winter Park Florida* (1884)

Winter Park's first hotel, the Rogers House, opened on Morse Boulevard on April 8, 1882, only one month after the railroad station, with Chapman and Chase and their families among the first registered guests (McDowell 1950: 23). The first of Winter Park's famed resort hotels, this three-story frame building was enlarged in the French Second Empire style in 1886 (Campen 1987: 15). Renamed the Seminole Inn in 1904, it was renamed the Virginia Inn in 1912. The hotel was torn down in 1966 (Junior League 1980: 26).

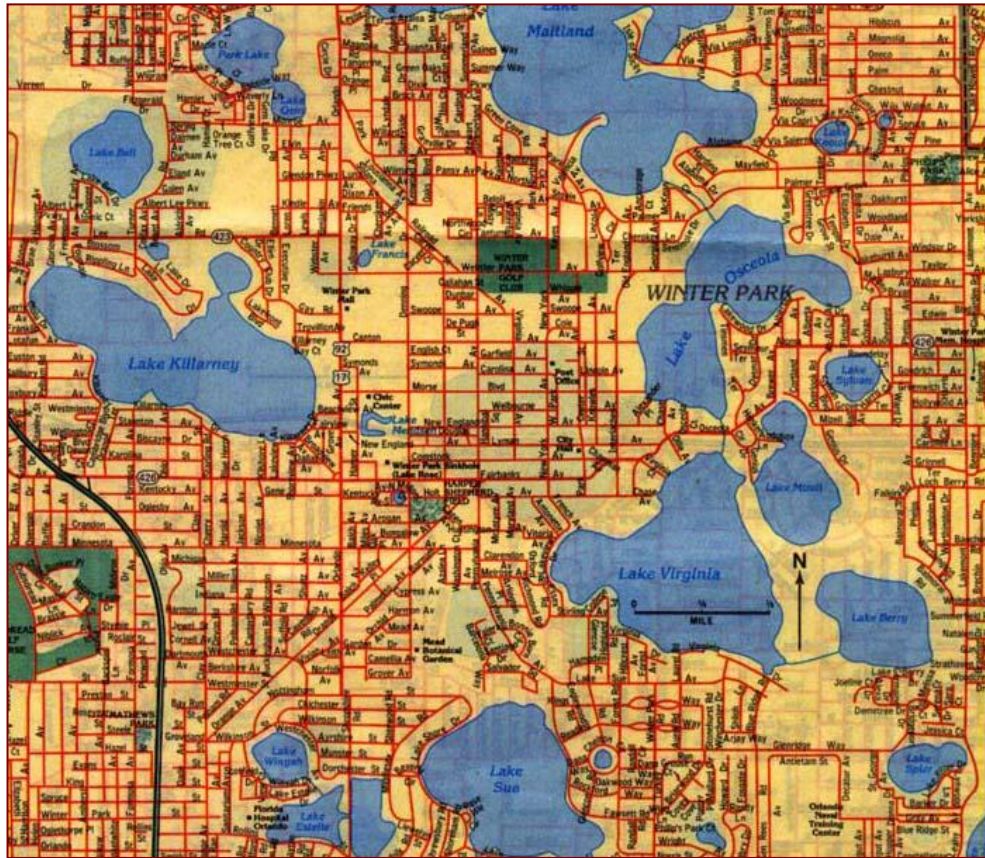


Figure 3. Modern (1998) Street Map of Winter Park.

Note that the original Chapman and Chase Subdivision is bounded roughly by Webster Avenue on the north, Lake Osceola on the east, Garden Avenue on the south, and by Lake Killarney on the west. Source: Sprint Publishing and Advertising, Inc. 1998.

As one local historian has put it, Winter Park was all about “health and wealth.” Chapman and Chase aggressively marketed their new development to well-to-do Northerners seeking a healthful and warm climate. President Chester A. Arthur visited Winter Park in 1883 at the invitation of resident Judge Lewis Lawrence. Land in Winter Park was quickly purchased in the early 1880s by a number of wealthy Mid-Westerners and New Englanders who were destined to play prominent roles in the town’s growth and development for the next thirty years. Among these were Charles H. Morse and Franklin Fairbanks from Chicago, William C. Comstock from Illinois, Peleg Peckham from St. Louis, Frederick Lyman of Connecticut, and Francis B. Knowles of Massachusetts (Campen 1987: 14-28).

By 1885, there were 63 homes in Winter Park (McDowell 1950: 28). Fortunately, Winter Park still retains about one-quarter of the founding resident’s homes. These houses are significant both architecturally and historically for their



association with the early settlement and development period in Winter Park between the late 1870s and the early 1900s. Most are eligible for individual listing in the National Register and as local historic landmarks (see Section 9).

The most significant of these early houses is the **Comstock-Harris House (Eastbank) (OR-470)**, at 724 Bonita Drive. Begun in 1871 and completed in 1883 as the home of early settler William C. Comstock, Eastbank is a significant example of the Shingle Style in Winter Park, a style more commonly associated with coastal communities in New England and New York. Eastbank's architect is not known, although a Mr. R.R. Thayer is credited as the builder (Weaver 1982: 8.1). Eastbank is listed in the National Register.



*Plate 9. Comstock-Harris House (Eastbank).  
Source: Winter Park, Florida (1884)*

Most of Winter Park's other early houses, often referred to as "cottages," did not possess the architectural sophistication of Eastbank. Many were executed in vernacular versions of the Queen Anne, Italianate, and Stick Styles. The **Geer Cottage (OR-378)** at 155 Brewer Place is an example of a well-preserved, two-story, Stick Style frame cottage. Typical of the style, the house features decorative jig-sawn ornamentation under the eaves and above the windows. It was built in the late 1870s by Dr. J. B. Geer, one of Winter Park's first settlers (Campen 1987: 78).



*Plate 10. Geer Cottage, 155 Brewer Place*

Other important early houses in Winter Park include **Weatogue (OR-223)** (701 Via Bella), the **Dr. Nathan Barrows House (OR-220)** (421 Genius Drive), the **Lawrence-Chubb House (OR-233)**, (1300 Summerland Avenue), the **Peleg Peckham House (OR-358)**, (552 Osceola Avenue), **Ward Cottage (OR-221)** (621 Osceola Avenue), the **McCallum House (OR-226)** (1554 Harris Circle), the **Capen House (OR-247)** (540 Interlachen Avenue) and **Bonnie Burn (OR-248)**, (314 Salvador Square). All were built in the early to mid 1880s by some of Winter Park's first landholders. Weatogue is typical and is a two-story frame house (since stuccoed) with a shallow-pitched gable roof. Built in 1883 by Boston pharmacist William A. Guild, the house also served as a boarding house for winter visitors to the town (Campen 1987: 80).



Several Winter Park buildings are associated with Francis B. Knowles, one of the most prominent original Winter Park investors and an early benefactor of Rollins College. Knowles' house, **Osceola Lodge (OR-219)** at 231 Interlachen Avenue, was built ca. 1888 on a site overlooking Lake Osceola to the east. The house was remodeled in 1904 by Charles Hosmer Morse in the Arts and Crafts Style. The Charles Hosmer Morse Foundation currently owns Osceola Lodge. Two small two-story, gable-roofed frame houses, **(OR-222 and OR-686)** probably built as investments by Knowles, date from the late 1880s. They are both located on Knowles Avenue.



*Plate 11. Osceola Lodge, 231 Interlachen Avenue*

The **William C. Temple Cottage (OR-228)** is a small, two-story, gable-roofed vernacular frame cottage located at 1700 Alabama Drive. Built in 1878, the house was moved in about 1922 to accommodate the building of the Alabama Hotel. It is significant for its association with William C. Temple, a prominent citrus grower and former Mayor of Winter Park for whom the Temple Orange was named (Campen 1987:42).

By 1885, Winter Park's population had reached 600 (McDowell 1950: 27). In that year, Oliver Chapman sold his land interest to Loring Chase, who reorganized the partnership and named it the Winter Park Company. This land development company was backed by many of Winter Park's first residents, including Fairbanks, Peckham, Lyman, and Knowles. Knowles later bought out Chase's interests, becoming the company's largest stockholder and thus Winter Park's largest landowner. One of the company's first undertakings was the construction of the large French Second Empire-style Seminole Hotel, which operated until 1902 (Campen 1987: 31).

The influx of so many New England natives to central Florida in the early years brought with it the establishment of several Congregationalist churches. Winter Park's First Congregational Church was completed in 1884-1885 and was a small frame church designed in a hybrid of the Gothic Revival and Stick Styles (Campen 1987: 70). It featured a shingled corner tower with an open belfry.

The strong influence of the Congregational Church in Winter Park led directly to one of the most important events in the town's history--the founding of Rollins College in 1885. As early as 1884, the Rev. E. P. Hooker preached a sermon in Winter Park urging the establishment of a Congregational College in Winter Park (McDowell 1950: 26). Eventually, Winter Park defeated several other central Florida communities in the competition to host the new college.

One Winter Park resident, Alonzo Rollins of Maine, pledged nearly half of the \$114,000 raised by Winter Park residents to lure the new college to Winter Park. The college, which opened on November 4, 1885, was named in his honor (Campen 1987: 26). Rollins College's first Board of Trustees drew heavily from the ranks of the Winter Park Company, indicating the keen interest of Winter Park residents in the college's success. Prominent among them was Francis B. Knowles who personally financed the construction of two of the college's first buildings. Since its founding in 1885, Rollins College has played a primary role in the educational, cultural, and economic life of Winter Park, drawing important financial support from Winter Park residents.



*Plate 12. View of Rollins College Campus, ca. 1898.  
Source: Eva Bacon Collection, Winter Park Library*

The site for the new college was an attractive parcel located on the north shore of Lake Virginia. Naturally, the founders of Rollins College turned to a New England architect to design the college's academic and dormitory buildings. George D. Rand, a Boston architect who had previously designed the additions to the Seminole Hotel in Winter Park, was retained to design Knowles Hall (Campen 1987: 26). Completed in 1886, the Shingle Style Knowles Hall building featured a circular tower and several inset porches. It burned in 1909.

Knowles Hall was followed in quick succession by Pinehurst and Lakeside Halls, a gymnasium, and a dining hall. These buildings were laid out in a semicircular arrangement around a central green or horseshoe. Cloverleaf, the woman's dormitory was completed in 1890 to the design of a local builder who was the son of mathematics instructor Nathan Barrows (Campen 1987: 30).

The firm of McGuire & McDonald of St. Augustine received the contract to build Pinehurst, which originally contained the President's rooms, classrooms, and the college library. **Pinehurst (OR-238)** completed in 1886, is the last remaining of the original Rollins College buildings. This two-story, Shingle Style frame building is part of a potential Rollins College Historic District and is also individually significant as the oldest remaining building on the Rollins College campus.



*Plate 13. Pinehurst, Rollins College Campus*

From the start, businesses in Winter Park were concentrated along Park Avenue, in close proximity to the railroad tracks. Loring and Chase built the town's first commercial building at 150-152 Park Avenue in 1884. Now known as **White's Store** or the **Pioneer Building (OR-236)**, it also served as Winter Park's first Town Hall. Another historic commercial building is **Ergood's Store/Wrenn's (OR-239)**, at 202 Park Avenue built ca. 1892. These two buildings, along with the **Morse/WCTU Building (OR-240)**, 130 Park Avenue South, built in 1915, and **102 Park Avenue (OR-237)** form the core of a potential Park Avenue Historic District, significant for its association with the commercial history of Winter Park.



*Plate 14. The Pioneer Store,  
150-152 Park Avenue North*

African-Americans were an integral part of Winter Park's population from the beginning. The original Chapman-Chase plan designated land on the west side of the railroad track, originally known as Hannibal Square, for the homes of African-Americans who worked as servants, laborers, porters, and carpenters on the eastern half of town. **Mt. Moriah Church (OR-709)** was built and dedicated in 1885 on land donated by the Winter Park Land Company for use as a school and church for African-Americans (McDowell 1950: 30).

African-Americans played a vital role in the town's early economic, political, and social life. The *Advocate*, a circulating newspaper edited by Hannibal Square resident S.A. Williams, was begun in 1887 (FPS 1986: 18). For many years, it was Winter Park's only newspaper. Lake Hall Masonic Lodge No. 33 on Hannibal Square was dedicated in 1887. Winter Park's first Town Council contained two black members: F.B. Israel and W.B Simpson (FPS 1986: 18).

Although many of the original buildings associated with these individuals, clubs, and enterprises in the Hannibal Square area have been demolished, commemorative plaques mark their sites (Shreyer 1995). Most buildings in Hannibal Square date from the 1904-1930 period and form the basis for a potential Hannibal Square/Westside Historic District.

The Town of Winter Park was incorporated in 1887, with the full support of the Winter Park Company. The corporate limits included both the former village of Osceola on the east and the Hannibal Square section of west Winter Park. In 1892 a petition was circulated to change the corporate town limits to exclude Hannibal Square. Although opposed by many citizens, the move eventually was

backed by the State Legislature, essentially disenfranchising Winter Park's black citizens (McDowell 1950: 57).

Winter Park's economy was composed of several segments by the late 1880s. The town was begun in the early 1880s as a winter resort community for wealthy New Englanders. After 1885, Winter Park became the home of Rollins College. The town also supported a commercial section located along Park Avenue and around the South Florida Railroad tracks.

The mainstay of the town's economy in the 1880s and 1890s, however, was the citrus industry. By 1888 there were over 40,000 citrus trees planted in Winter Park (FPS 1986: 28). Many landowners in Winter Park owned sizable orange groves, including the Fairbanks, Comstock, Brewer, Phelps, and Stovin families. Citrus fruits were packed in temporary packing houses located north of the depot in Winter Park and shipped to Northern markets via railroad.

Unfortunately, the heavy reliance on citrus culture had its negative impacts. The devastating winter freezes of 1894 and 1895 decimated the orange groves of central Florida and severely impacted Winter Park's economy for several years. The freeze, combined with the national financial panic of 1893, slowed development in Winter Park for several years. By 1895 Winter Park's population stood at 685 (FPS 1986: 24). By 1900, the town's population had dropped to 570. A 1902 map showed approximately 110 residences and farms in the city. Nonetheless, an observer in 1903 noted that there were more pigs and cattle on the streets of Winter Park than there were people (FPS 1986: 28).



## GROWTH OF WINTER PARK AND ROLLINS COLLEGE (1904-1930)

Winter Park still contains numerous buildings from its formative years between 1880 and 1904. However, much of the city's historic architecture reflects the growth and development of Winter Park during the first half of the twentieth century. Winter Park's economy recovered from the agricultural calamities of 1894-1895 and improved markedly after 1904. Winter Park developed and expanded rapidly during the decades thereafter, as is reflected in its architecture from this period.

In 1904, Charles H. Morse acquired the Winter Park Company land holdings from the Knowles estate and founded a new Winter Park Land Company. Morse, who had made his fortune in a family owned scale-manufacturing company, continued the philanthropic deeds of the town's original founders. He donated land and/or money for Winter Park's Central Park, golf course, library, and Woman's Club (Junior League 1980: 4). In 1904, he purchased the former Knowles home, [Osceola Lodge \(OR-219\)](#) at 231 Interlachen Avenue and remodeled the interior in the Arts and Crafts Style.

Several public improvements signaled an economic recovery in Winter Park after 1904. Cement sidewalks were laid in the central section of town in 1907; an elementary school was built in 1914; several streets, including Interlachen Avenue and Webster Avenue were bricked in 1916; a new city hall was constructed in 1916; and electric streetlights were installed along Park Avenue in 1916. By 1920, the year-round population had risen to 1,079 (FPS 1986: 32).

Rollins College struggled financially for most of the early 1900s and witnessed only a modest physical expansion before the mid 1920s. Knowles Hall burned in 1909 and was replaced by a new building (also no longer standing). [Chase Hall \(OR-661\)](#), a men's dormitory, was completed in 1908. [Carnegie Hall \(OR-662\)](#), designed by the New York architectural firm of Whitfield & King, was built in 1908-1909 as the school's library with a gift from philanthropist Andrew Carnegie (Campen 1987: 30). These two buildings are part of the aforementioned potential [Rollins College Historic District](#).

Although Winter Park had begun as a planned community, in 1904 much of the town still consisted of scattered residences and buildings surrounded by extensive orange groves. The most important feature of Winter Park history during the 1904-1930 period was the rapid subdivision and development of these large properties. This trend began in earnest around 1912; in just two years twelve major subdivisions were platted and developed (FPS 1986: 32). Development occurred primarily along the lakefronts, near Rollins College, and in the southwest section of the city. The Hannibal Square area, a predominantly

African-American part of town, also witnessed sustained development. The eastern half of Winter Park developed more slowly, but was nearly fully developed by 1927 (Sanborn Perrin Map Company 1927).

By the 1920s, the pace of residential development quickened throughout the town. Winter Park, like much of Florida, was caught up in a dramatic real estate boom, during which land speculation, land prices, and building activity all escalated at a fever pitch. The Florida Boom reached its peak in 1926, before crashing precipitously and sparking a depression in real estate values in the 1930s.

Both large and small subdivisions were developed in Winter Park during the 1920s, most of them selling out rapidly soon after individual lots were placed on the market. When the second section of the Lake Knowles Terrace subdivision was opened in 1925, 65 lots were sold in the first day (McDowell 1950: 155).

Among the other Winter Park subdivisions developed during the 1920s were Orwin Manor, Forest Hills, Temple Estates, Osceola Summit, Golfview, Columbia Court, Glencoe, and Southwest Shores (McDowell 1950: 154). By 1930, approximately 136 separate subdivisions had been platted in Winter Park (FPS 1986: 40). These subdivisions ranged in size from a half-dozen lots along one side of a street, to major developments along the lakefronts or near Rollins College.

Many of these subdivisions from the 1920s still exist as well-defined areas of Winter Park, possessing a general uniformity of architectural styles, scale, and materials. As such, many of these subdivisions may be potential historic districts, significant for their collection of period architecture and for their association with the 1920 real estate boom years of Winter Park's history.

Golfview Terrace is one of the smallest and most intact of these subdivisions. Located north of the Winter Park Golf Course, it was developed in 1921 by the Winter Park Land Company (FPS 1986: 38). The mostly two-story, stucco and frame houses are built in either the Colonial Revival or Mission Styles. A distinctive feature of this subdivision is the small circular park with a fountain at the foot of Golfview Parkway. This subdivision, along with several similar houses located along Webster Avenue and Old England Avenue, comprises the potential [Golfview Terrace Historic District](#).



*Plate 15. Park at Golfview Terrace*

College Place subdivision, located west of the Rollins College campus, was developed in 1920 by H.A. Treat, who built a house on French Avenue (McDowell 1950: 137). Reflecting the economic maturity of Winter Park, many of the homes in this area were built as year-round residences for local businessmen and professors at Rollins College, rather than as winter retreats. The building stock consists almost entirely of houses in the Bungalow, Mission, and Colonial Revival Styles. Streets in this area include Pennsylvania, Vitoria, Antonette, Maryland, French, Holt, and Melrose Avenues. Together they comprise a potential College Place Historic District.



*Plate 16. House in College Quarter*

Virginia Heights is an extensive subdivision located on a hill to the south and southeast of Lake Virginia (FPS 1986: 35). Developed after 1923, Virginia Heights is characterized by large two-story houses built in the Colonial Revival and Spanish Colonial Styles, with only a few modest Bungalow-style residences.

Virginia Heights also includes the Ellno-Willo subdivision along Lake Virginia on Virginia Drive. This subdivision was developed in 1925 by Dr. N. L. Bryan, who named it after his four children: Elliot, Norman, William, and Louise (Junior League 1980: 8) The **Bryan House** is located at 155 Virginia Drive.



*Pla*

*te 17. Bryan House, 155 Virginia Drive*

Several of the impressive Spanish Colonial and Mediterranean-style houses in this area were designed by well-known local architects, including D. Harold Hair, who designed the house at **210 Virginia Avenue (OR-868)** in 1929 (Junior League 1980: 21). Although several houses in Virginia Heights are individually eligible as historic landmarks, most of the subdivision is eligible as a potential Virginia Heights Historic District.

The Hannibal Square area of Winter Park is wholly different in character and scale from the 1920's subdivisions located elsewhere in Winter Park. It is located north of Fairbanks Avenue and mostly south of Morse Boulevard, and consists of portions of West Comstock, Lyman, New England, Welbourne, and South Pennsylvania Avenues. Comprising the historically African-American section of

Winter Park, it dates from the 1880s, but experienced its greatest period of growth during the 1920s. Sanborn insurance maps of Winter Park from 1924 and 1927 show that Hannibal Square was almost fully developed by this time (Sanborn Perrin Map Co.: 1924 and 1927)(Figure 4).

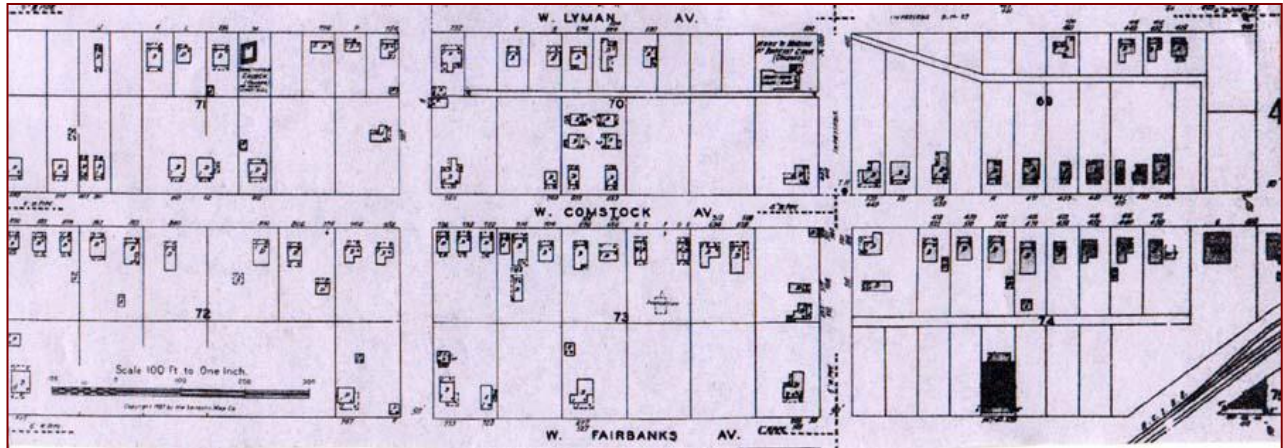


Figure 4. 1927 Sanborn-Perrin Insurance Map Showing Extensive Development in the Hannibal Square/Westside Area of Winter Park.

Source: Sanborn Perrin Map Co. Map of Winter Park (1927)

Unlike such purely residential subdivisions as Virginia Heights or College Place, Hannibal Square also contained churches, schools, a library, and several businesses. Among the most prominent historic churches in this area are the **Warner Chapel Primitive Baptist Church (OR-1520)** at 734 Comstock Avenue, **Ward Chapel AME Church (OR-1672)** at 159 South Pennsylvania Avenue, and **Bethel Missionary Baptist Church (OR-1540)** at 425 Welbourne Avenue.



*Plate 18. Bethel Missionary Baptist Church, 425 Welbourne Avenue*

Most Hannibal Square residences are simple one- or one-and-one-half-story frame bungalows with metal roofs and a front porch. Although several houses have been altered or are in deteriorated condition, the Hannibal Square area as a whole has retained a remarkably high level of architectural integrity and cohesiveness. The area forms the basis for a potential Hannibal Square/Westside Historic District, significant for its association with the African-American population in Winter Park during most of the town's history.



The recreational and social life of Winter Park during the 1910s and 1920s is reflected in several historic buildings. In 1914, Charles Hosmer Morse organized the Winter Park Country Club and commissioned golfer Dow George to design and lay out a nine-hole golf course. The **Winter Park Country Club and Golf Course (OR- 4307 and 4308)** consists of the golf course and a small one-story frame clubhouse completed in 1914 (Hayes and Goodwin 1999: 8.3). They are listed in the National Register. The Woman's Club of Winter Park was organized in 1914. The Classical Revival-style **Winter Park Woman's Club (OR-4251)** was designed by New York architect L. Percival Hutton and is listed in the National Register.



*Plate 19. Winter Park Woman's Club House,  
419 Interlachen Avenue*

Numerous buildings in Winter Park are eligible for individual landmark status as representative examples of a particular architectural style, or because they were designed by a well-known architect or builder. Several potential Winter Park historic districts, including the **Golfview Terrace, Virginia Heights, College Place, Palmer Avenue, and Interlachen Avenue Historic Districts** derive their significance from their cohesive collection of period architectural styles that maintain a high level of integrity of materials and workmanship.

The most prevalent architectural styles in Winter Park between 1904 and 1930 were the Bungalow, Colonial Revival, Spanish Colonial, Mediterranean Revival, and Mission Revival Styles. Good examples of these styles exist throughout Winter Park and they define the architectural character of many of Winter Park's neighborhoods today.



*Plate 20. Example of Bungalow Style, 365  
Vitoria Avenue*

The Bungalow Style was an outgrowth of the turn-of-the century Craftsman Style and was popularized in builder's handbooks, and mail order catalogues such as Sears & Roebuck. More sophisticated examples of this style feature a one-and-one-half-story height, a roof overhanging on the front to form a porch, and prominent dormer windows. A good example is the house at **1167 Lakeview Drive (OR-692)**. Another is the house at **365 Vitoria Avenue**.

Many vernacular variations of the Bungalow Style are seen throughout Winter Park. One variation featured a gable-end façade, an inset porch, and exposed rafter ends. The College Place neighborhood contains numerous examples of this type, including the houses at **1285 Richmond Road (OR-815)** and **1295 Richmond Road (OR-816)**. Hip-roofed versions also were built, including a house at **511 Melrose Avenue (OR-721)**. By and large Bungalow Style houses were mass-produced and rarely architect-designed. For this reason, they were popular for middle- and working-class residences, seen throughout the College Place and Hannibal Square areas of Winter Park.



*P*

*late 21. Example of Variation on Bungalow Style, 511 Melrose Avenue*

The Colonial Revival Style was a nationally popular style that first appeared in Winter Park around 1910 and is still in use today. Given the Northern background of many Winter Park's winter residents, the Colonial Revival Style in Winter Park possessed a distinctly New England flavor. Most houses in this style were frame and featured a two-story height, with a symmetrical façade, double-hung sash, a central door, and a prominent portico or porch. Like the Bungalow Style, examples of the Colonial Revival Style range from impressive estate homes, to simple "Cape Cod" cottages.

**Sandscope (OR-245)**, built in 1918 at 1461 Via Tuscany, is an example of the most formal variant of this style. It features a central gable-roofed section flanked by hip-roofed wings and pavilions. The central entrance received special focus and has a semi-circular arched transom and columned portico. It is one of several Colonial Revival-style residences eligible for individual landmark status. Another is the **Webster House (OR-243)** at 461 Webster Avenue.



*Plate 22. Webster House, 461 Webster Avenue*

In 1923, owner Edward H. Brewer remodeled his simple frame house **The Palms (OR-252)** overlooking Lake Osceola into an imposing Colonial Revival-style mansion that closely resembled his full-time Cortland, New York residence

(Gordon 1980: 8.2). The house is notable for the full two-story pedimented portico with classical columns. The Palms is listed in the National Register.

The Spanish Colonial and Mediterranean Revival Styles were particularly popular in Florida, the Southwest, and California beginning in the early 1920s. Florida architects from this period promoted the style as a “native style” and it was used for residences, churches, train stations, post offices, schools, and commercial buildings throughout the state. Houses in these two closely related styles were usually stuccoed, had shallow-pitched roofs with barrel tiles, were often accented by towers or campaniles, and featured a variety of rectangular, round, and round-headed windows and doors. Iron balconies and colored tiles added visual variety to the facade.

A particularly significant concentration of Spanish Colonial and Mediterranean Revival mansions is located along Virginia Drive in the Ellno-Willo subdivision. The **Halverstadt House (OR-867)** at 181 Virginia Drive, the **Breneman House (OR-868)** at 210 Virginia Drive, and the **Joiner House (OR-869)** at 247 Virginia Drive are each a highly individualistic interpretation of these two historic styles. The Breneman House was designed by local architect D. Harold Hair and features an arcaded loggia along the front. These three houses are eligible for individual historic landmark status.

High-style examples of the Spanish Colonial and Mediterranean Revival Style are seen throughout Winter Park, particularly in the design of larger lakefront villas during the 1920s and 1930s. Like the Palms, **The Ripples (OR-241)** is a 1923 remodeling of an older house, this time in the Mediterranean Revival Style. The Spanish Colonial-style **McCaughey-Taylor House (OR-862)**, dating from 1925, is located at 1411 Via Tuscany. It is one of several estate homes built during the 1920s in this subdivision along Lake Maitland. The **Chase-Schenck House (OR-777)** was built in 1926 along Palmer Avenue, the location of several large villas built in the 1920s facing Lake Osceola (Campen 1987: 87).



*Plate 23. Example of Spanish Colonial/Mediterranean Revival Style in Winter Park, Joiner House, 247 Virginia Drive*

The **Annie Russell House (OR-244)** at 1420 Via Tuscany is a somewhat plainer version of the Mediterranean Revival Style. Built in 1926, the house was once owned by the English stage actress Annie Russell (Junior League 1980: 8). It is eligible



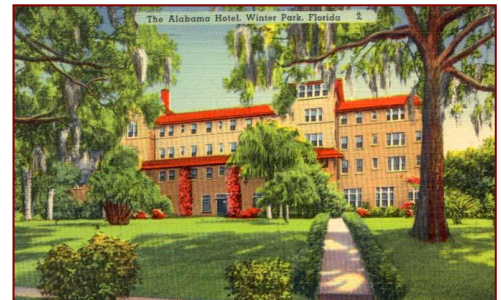
for historic landmark status both for its architectural qualities and for its association with Miss Russell.

*Plate 24. Annie Russell House, 1420 Via Tuscany*

Vernacular variants of the Spanish Colonial and Mediterranean Revival Styles are scattered throughout Winter Park, although there is no neighborhood where this style predominates. The houses at 1485, 1509, 1565, and 1675 Orange Avenue (OR-750 through OR-753) are eligible as individual landmarks and typify the more modest examples of the Spanish Colonial Style seen throughout Winter Park. Small groupings of these styles also are found on Virginia, Antonette, Cortland, Berkshire, Osceola, Pellam, and Aloma Avenues and in the Orwin Manor subdivision of Winter Park.

The Colonial Revival, Spanish Colonial, and Mediterranean Revival Styles also were in vogue for the design of large public and institutional buildings throughout Winter Park. The First Congregational Church (OR-674) on Interlachen Avenue was built in 1924 to the design of Cleveland Ohio architect W. H. Nicklas (Campen 1987: 87). Further north on Interlachen Avenue is the United Methodist Church (OR-676), a Spanish Colonial-style church built in 1928, and added onto in 1962. Both churches are eligible for individual landmark status as architect-designed examples of their respective styles, as well as contributing buildings in a potential Interlachen Avenue Historic District.

The Alabama Hotel (OR-224) was built in 1922 on the former Temple property on Alabama Avenue (Campen 1987: 32). The eighty-room, multi-story, stuccoed Mediterranean Revival-style building overlooks Lake Maitland. The Alabama Hotel, the last remaining of Winter Park's historic hotels, is eligible for individual landmark status both for its architecture and for its association with the era of resort hotels in Winter Park's history.



*Plate 25. Postcard View of Alabama Hotel. Source: Eva Bacon Collection, Winter Park Library.*

The largest concentration of Spanish Colonial-style buildings in Winter Park is located on the Rollins College campus. They provide a striking contrast with the frame Shingle Style buildings erected during the college's formative years. Most of these Spanish Colonial-style buildings date from after 1930, although the style was selected by the college's new president Hamilton Holt soon after he assumed the post in 1925. A nationally known peace advocate and writer, Holt had little educational or administrative experience, and no first-hand knowledge of the



architectural profession (Campen 1987: 38). As president, he aggressively pushed numerous academic reforms at Rollins College and embarked on an ambitious fundraising and capital campaign.

Holt chose the Miami architectural firm of Kiehnel & Elliott to prepare a master plan for the college, and to design its new academic and residential buildings. The firm's selection was supposedly based on Holt's high opinion of the Roylet Hotel in St. Petersburg, designed by architect Richard Kiehnel (Dunyan and Grever 1998: 8.4).

The first buildings erected during Holt's presidency were built along Kentucky Avenue, (later renamed Holt Avenue) and were the initial fruits of this building campaign. **Pugsley Hall (OR-661), Mayflower Hall (OR-663) and Rollins Hall (OR-662)** were built between 1927 and 1929. They feature elaborate Spanish Baroque entrances, wooden balconies, bracketed eaves, towers, and decorative colored tiles and columns. Eligible for individual landmark status, the three buildings also form an integral part of the potential **Rollins College Historic District**.



*Plate 26. Postcard View of Rollins Hall, Rollins College Campus. Source: Eva Bacon Collection, Winter Park Library*

## **GREAT DEPRESSION AND POST WORLD WAR II (1930-1950)**

This twenty-year period spanned both the Great Depression and the World War II aftermath. It was marked by continued physical expansion of the Rollins College campus, further development of residential subdivisions (although at a slower rate than in the 1920s), and retention of Winter Park's status as one of Florida's most fashionable winter resorts.

By 1930, Winter Park's population stood at 3,626, nearly triple its population ten years earlier (McDowell 1950: 184). By 1940, it had reached 4,715. Several new commercial buildings were constructed along Park Avenue and Morse Boulevard during the 1930s and 1940s, including a movie theater, automobile garages, a

service station, and clothing stores. There was also some public construction during this period, including the Winter Park High School on Huntington Avenue, which opened in 1927 (McDowell 1950: 172).

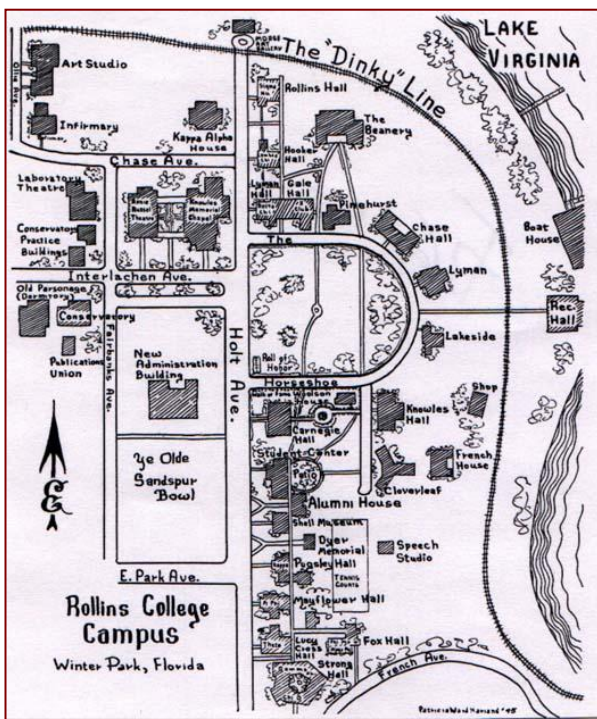
Rollins College, which before 1925 had been a financially struggling college best known for its music program, gained a national reputation in the 1930s and 1940s due to its forward-looking president Hamilton Holt. The building campaign carried out under Holt's presidency in the 1930s and 1940s resulted in the construction of 32 new buildings (Dunyan and Grever 1998: 8.4). These buildings changed the face of the Rollins campus, and transformed it into the showplace of Spanish Colonial-style architecture it remains today.

The **Knowles Memorial Chapel (OR-8147)** is one of the most significant buildings from this period at Rollins College. With its tall spire, the building remains a visual focal point of the campus. Nationally known architect Ralph Adams Cram of Boston designed the chapel in 1932. Cram was the nation's foremost proponent of the Gothic Revival Style and designed the US Military Academy Chapel at West Point, the Cathedral Church of St. John the Divine in New York, and numerous academic buildings at Yale and Princeton Universities.



*Plate 27. Postcard View of Knowles Memorial Chapel, Rollins College Campus. Source: Eva Bacon Collection, Winter Park Library.*

With the Knowles Chapel, Cram uncharacteristically designed a building in the Spanish Colonial Style and produced one of the late masterpieces of his long career (Dunyan and Grever 1997: 8.3). The Knowles Chapel is listed in the National Register. (In 1941 Cram returned to the Gothic Revival Style in his design for **All Saints Episcopal Church (OR-4178)** on Interlachen Avenue. It, too, is listed in the National Register).



The **Annie Russell Theatre (OR-8148)** also was completed in 1932. This Italian Romanesque Revival-style building is located adjacent to the Knowles Chapel and was designed by Rollins College's architect Richard

Kiehnel (Dunyan and Grever 1998: 8.2). The theatre building is significant both for its elaborate architectural design and for its association with English actress Annie Russell, who served as the theatre's artistic director between 1929 and 1936. The Annie Russell Theatre is listed in the National Register.

Figure 5. Rollins College, 1950. Source: *Chronological History of Winter Park (1950)*

The campus plan, developed by Kiehnel for president Hamilton Holt, included room for new academic and residential buildings laid out along Holt Avenue, Chase Avenue, and Lake Virginia. Construction on these buildings continued throughout the 1930s and 1940s. The style was uniformly Spanish Colonial Revival, although the buildings constructed by the late 1930s are noticeably plainer and more streamlined than the highly ornate Mayflower and Rollins Hall buildings of the late 1920s. Good examples of these later Rollins College buildings include **Hauck Hall, Hooker Hall, and Lyman Hall.**

Although development of the Rollins College campus continues today, the majority of the college's buildings date from this important growth period initiated by president Hamilton Holt between 1925 and 1946 (Figure 5). This intact collection of Spanish Colonial academic architecture is one of the best in Florida and comprises the majority of the potential **Rollins College Historic District**. This district is eligible for listing in the National Register and as a local landmark district.

The excellent collection of Spanish Colonial Revival-style buildings at Rollins College is mirrored in the equally fine collection of residences designed during the 1930s, 1940s, and 1950s by Winter Park's premiere architect James Gamble Rogers II (1901-1990). The son of architect James Rogers, the younger Rogers trained at his father's Daytona Beach architectural firm until 1925 when he opened a practice in Winter Park. He practiced in central Florida, mostly Winter Park, up until his death in 1990. After the death of Richard Kiehnel in 1942, Rogers served as architect for Rollins College (Campen 1987: 38). His major designs at Rollins College included the Mills Library (1950) and the Olin Library (1986)(MacLane 1995: 8).

The career and architectural commissions of James Gamble Rogers are examined in two published works: Richard Campen's *The Story of Winter Park and Rollins College* (1987) and more recently, Patrick W. MacLane and Debra Alderson's *James Gamble Rogers: Residential Architecture in Winter Park, Florida* (1995). The latter offers a detailed architectural analysis of ten of Rogers' residential designs

from the 1930s. It also includes an inventory of Rogers' known residential commissions in Winter Park and central Florida. The 2000-2001 GAI architectural survey included most of these extant historic Winter Park residences designed by Rogers. The majority of these residences designed by Rogers for well-to-do-clients between 1928 and 1950 are eligible for individual listing in the National Register and as local landmarks. In addition, many are key elements in several potential historic districts, particularly the [Interlachen Avenue](#) and [Palmer Avenue Historic Districts](#).

With rare exception, Rogers designed in historical architectural styles, and generally favored the Spanish Colonial or Mediterranean Revival, although he was equally adept in the French Provincial and Tudor Revival Styles. His architectural influences included the historic architecture of St. Petersburg and the Florida coast, and the works of architects Richard Kiehnel of Miami and Addison Mizner in Palm Beach (MacLane 1995: 12).

Residences he designed in the Spanish Colonial Style often featured a low rambling silhouette, punctuated by round or square towers, as well as arched entrances, loggias, and windows. Visual variety was added by the use of wooden balconies and arcades, as well as decorative ironwork. One individualistic hallmark of his work in the 1930s was his use of reused building materials; the result was both an "instant antiquity" and cost savings for his clients (MacLane 1995: 13).

**"Casa Feliz" (OR-234)**, designed for Robert Bruce Barbour in 1933, is considered Rogers' masterpiece. Located at 656 Interlachen Avenue, it represents Rogers' interpretation of a Spanish courtyard farmhouse and combined a variety of Spanish motifs and features. Distinguishing architectural features of the house include the Gothic pointed archway, the round tower, and the heavy timber balcony (MacLane 1995: 31). "Casa Feliz" was threatened with demolition in 2000 and its ultimate fate is uncertain. It is eligible for individual listing in the National Register and as a local landmark

Based on this success, in 1938 Barbour hired James Gamble Rogers to design a series of three connected apartment buildings located nearby on Swoope and Knowles Avenues (MacLane 1995: 34). The **Barbour Apartments**, like Barbour's residence, is in the Spanish Colonial Revival Style and features an L-plan. Each building unit is slightly different and is given distinction by small balconies, turrets, and towers. Two of the three buildings are presently (Spring 2001) slated for demolition for new redevelopment. The Barbour Apartments are eligible for individual listing in the National Register and as





a local landmark.

*Plate 28. Barbour Apartments, Spanish Colonial Revival Style, Swoope Avenue.*

Both the **Archibald McAllaster House** at 160 Alexander Place and the **George C. Holt House (OR-604)** at 1430 Elizabeth Drive are individualistic interpretations of a Spanish farmhouse. The McAllaster House features a multitude of arched windows and doors and projecting roof planes covered with clay tiles. The Holt House is notable for the second-story balcony and the round tower with conical roof and diamond pattern brickwork. Both houses are eligible for individual listing in the National Register and as local landmarks.



*Plate 29. McAllaster House, 160 Alexander Place*

On rare occasions, Rogers designed in the nationally popular Colonial Revival Style if it was so requested by his client. Rogers designed the **Mizener House (OR-771)** at 225 Palmer Avenue for Mrs. Mildred Mizener in 1939. One of the best Colonial Revival Style houses in Winter Park, it features a two-story pedimented front portico and flanking hip-roofed wings. It is eligible for individual listing in the National Register and as a local landmark.

Occasionally, Rogers acknowledged current architectural styles in his residential designs. The **Jewett House** at 1280 North Park Avenue dates from 1937 and is a streamlined version of the Art Moderne Style more commonly seen in Miami Beach and other coastal Florida cities in the 1930s and 1940s.

A handful of buildings in Winter Park were executed in the Art Moderne or Art Deco styles. The most prominent is the former **Colony Theatre**, an Art Deco-style movie theater built in 1938 on Park Avenue, in the heart of the downtown business district. Recently rehabilitated for retail use, the building still retains its original neon sign. The **Parkaire Apartment (OR-784)**, at 640 Park Avenue is a restrained example of this uncommon style in Winter Park. The latter building is eligible for individual listing in the National Register and as a local historic landmark.



*Plate 30. Parkaire Apartment, Art Moderne Style, 640 Park Avenue*

Residential construction within the subdivisions established in the 1910s and 1920s continued throughout the 1930s and 1940s, although at a slower pace. Generally, the residential architecture of the 1930s and 1940s followed the stylistic trends of the first quarter of the 20<sup>th</sup> century. The Bungalow Style waned in popularity after 1930 and was seen only in its most simple, vernacular form after this date. Much more popular were the Colonial Revival and Spanish Colonial/Mediterranean Revival Styles. Far less common for residential architecture were the Mission, French Provincial, and Tudor Revival Styles.

Several intact collections of Colonial Revival Style residences stand in the Golfview and north Interlachen Avenue neighborhoods. The house at **855 Golfview Terrace** is a well-preserved two-story, three-bay, house built in 1941. A variant featuring a gable-end façade and a small portico is seen at **876 Old England Avenue**, built in 1942. James Gamble Rogers designed the restrained Colonial Revival-style **Charles F. Schmidt House** at 312 Palmer Avenue in 1936. Reflecting the dominance of the automobile by this date, the house features a matching, detached garage.



*Plate 31. Golfview Terrace, Colonial Revival Style in Winter Park, 855 Golfview Terrace*

Spanish Colonial Style residences became progressively simpler and less ornate after the late 1930s. Generally, the style fell out of favor after World War II, only to be revived by the builders of large estates and subdivisions in the 1980s and 1990s. “**Merrywood**” (**George Marsh House**), at 1020 Palmer Avenue, was designed by James Gamble Rogers and dates from 1938. Nearby is the **Plant House**, a hybrid Mission-Spanish Colonial Style dating from the late 1930s.

Small one-story Spanish Colonial Style houses dating from the 1930s are seen throughout Winter Park, particularly in the Orwin Manor and Virginia Heights neighborhoods and along Osceola, Aloma, Berkshire, and Westchester Avenues. A good example is the house at **1475 Berkshire Avenue**, a one-story, stuccoed house with arched entrances and windows and small, pent roofs covered with red tiles.



*Plate 32. Example of Spanish Colonial-style in Winter Park, 1475 Berkshire Avenue*

The architecture of the post-1950 period was not examined during this survey. However, several important trends after 1950 have impacted Winter Park's historic architecture. First and foremost has been the phenomenal growth of Winter Park, Orlando, and Orange County during the 1970s and 1980s. This has been the direct result of the construction of Walt Disney World and other entertainment facilities during this period.

The economic expansions of the 1980s and 1990s have had a decided impact on Winter Park's historic architecture. Large, older properties have been further subdivided, creating much modern infill in once cohesive historic neighborhoods. Sometimes, historic houses have been demolished and replaced by larger residences or subdivisions. More often, older residences have been greatly enlarged using incompatible architectural styles and materials, creating houses sometimes out of scale with their surroundings. Demolitions have become more frequent in the Hannibal Square neighborhood as well, reflecting increased interest in this long-neglected neighborhood.

Rollins College continues to undergo expansion and has replaced several older, smaller buildings with such large-scale buildings as the Bush Science Center and the Olin Center. Despite these changes, the campus has retained its charming Spanish Colonial Revival-style flavor from the 1920s and 1930s. Finally, Winter Park's reputation as a fashionable shopping and cultural center has continued with the building of several shopping complexes along South Park Avenue and the Morse Museum on North Park Avenue in the 1990s.





## SECTION 6

### Significant Individuals or Organizations

■ **James S. Capen** (b. 1852) arrived in Winter Park in 1884 and immediately became a leading real estate investor and owner of orange groves in Winter Park. The Capen House, built in 1885, stands at 520 North Interlachen Avenue.

■ **Ralph Adams Cram** (1863-1942) was America's premiere ecclesiastical architect during the first half of the 20<sup>th</sup> century. Best known for the design of the US Military Academy chapel at West Point and the Cathedral of St. John the Divine in New York City, Cram designed two important buildings in Winter Park: Knowles Chapel, and All Saints Episcopal Church.

■ **Loring Chase** (b. 1839) was one of the two founders and original developers of modern Winter Park. A native of New Hampshire, he came to Florida on his doctor's advice in 1880. Along with friend and business partner Oliver Chapman, he hired Samuel Robinson to survey and lay out Winter Park. Chase later formed the Winter Park Land Company to develop Winter Park after Chapman left the partnership.

■ **William C. Comstock** (1847-1924) served between 1875 and 1924 as president of the Chicago Board of Trade. He was one of Winter Park's earliest settlers and became a director of the Winter Park Land Company, as well as charter trustee of Rollins College. Comstock's house, Eastbank, is located at 724 Bonita Drive and is listed in the National Register of Historic Places.

■ **Franklin Fairbanks** (1828-1895), born in Vermont, earned his fortune in the Fairbanks Scale Company and was Speaker of the Vermont House. Along with Charles H. Morse, Fairbanks was the largest landholder in early Winter Park. In 1885 he became vice-president of the Winter Park Company and was a major stockholder in the Seminole Hotel.

■ **Dr. William A. Guild** (1827-1900), born in Massachusetts, first came to Winter Park in 1880. He planted several orange groves on the north shore of Lake Osceola. Dr. Guild's house, operated as boarding house by the Guild family, is located at 701 Via Bella.

■ **Dr. Miller Henkel** (1848-1911), a native of Virginia, moved to Winter Park in 1883 where he was for many years the town's only physician. He built the Henkel Block, at the corner of Park Avenue and New England Avenue in 1886.

■ **Hamilton Holt** (1872-1951) was a major liberal thinker and educator who assumed the presidency of Rollins College in 1925, serving until 1949. Besides instituting major educational reforms at Rollins, he presided over the school's second major building program between 1925 and 1946. Holt's retirement residence was at 202 Interlachen Avenue.

■ **Rev. E.P. Hooker** was the first minister of the Winter Park Congregational Church, and a major force in the founding of Rollins College in Winter Park in 1885. He served as the college's first President.

■ **Richard Kiehnel** (1870-1944) served as architect for Rollins College between 1926 and 1944. Along with President Hamilton Holt, he selected the Spanish Colonial style for the college's architecture. Kiehnel also developed a master plan for the college campus that is in use today. Kiehnel, sometimes working with James Gamble Rogers as consulting architect, designed 32 buildings on the Rollins College campus.

■ **Francis B. Knowles** (1823-1890), a native of Massachusetts, was president of the Knowles Loom Works, one of the largest in New England. He first came to Florida in 1883, and in 1885 became a director and largest stockholder of the Winter Park Land Company. Knowles was an original trustee of Rollins College and personally financed the college's Knowles Hall. Among his other businesses were the Seminole Hotel and the Orlando & Winter Park Railroad. Knowles Cottage is at 231 Interlachen Avenue. His daughter, **Frances Knowles Warren**, paid for the construction of Knowles Memorial Chapel at Rollins College, designed by Boston architect Ralph Adams Cram.

■ **Frederick W. Lyman** (1849-1927) was born in Connecticut and came to Florida in 1882. Lyman was active in the founding of Winter Park's Congregational Church and Rollins College. He was president of the Winter Park Land Company Board of Directors and a trustee of Rollins College. He donated money for the college's first gymnasium.

■ **Charles Hosmer Morse** (1823-1921) was a childhood friend of Franklin Fairbank's in Vermont and founded Fairbanks, Morse & Co. in 1872. He arrived in Winter Park in 1881 and by 1904 was the town's largest landowner. Morse was a major force in Winter Park's development and donated land for the City Hall, Congregational Church, Central Park, the Winter Park golf

course, and the Woman's Club. His office was located in a two-story brick building still standing 130 Park Avenue.

■ **George T. Rand** was a Boston architect retained by the Rollins College trustees to design its first buildings, including Knowles Hall, Lakeside, and Pinehurst, the latter still standing.

■ **James Gamble Rogers II** (1901-1990) was born in Chicago, the son of architect James Rogers. In practice in Winter Park between 1928 and his death in 1991, James Gamble Rogers made an indelible mark on the architecture of Winter Park. A skilled practitioner of several historical architectural styles, he designed numerous residences in Winter Park in the 1920-1970 period and served as consulting architect for Rollins College.

■ **Alonzo Rollins** (1832-1887) was one of several wealthy New England capitalists who were attracted to the Winter Park area in the 1880s. He alone contributed nearly half of the \$114,000 bid by Winter Park citizens in 1885 to bring a Congregational college to Winter Park. Rollins College is named for him.

■ **Annie Russell** (1870-1936), a well-known English-born actress, retired to Winter Park in the 1925. Russell was active in the cultural life of Winter Park during the 1920s and 1930s. Mrs. Edward Bok gave the Annie Russell Theatre at Rollins College to the college in her honor. Russell served as artistic director of the theatre from 1931 to 1936. Her house is located at 1420 Via Tuscany.

■ **William C. Temple** (1861-1917) gained his fortune in the lumber, coal, and mining industries. Arriving in Winter Park in 1898, he and his wife Carrie purchased property on Alabama Drive in 1904. He served as both Mayor of Winter Park and as a trustee of Rollins College. Deeply involved in the Florida citrus industry, the Temple Orange was named for him. His house at 1700 Alabama Avenue stands on the grounds of the former Alabama Hotel.

■ **Harold A. Ward** (b. 1878) was born in Vermont and moved to Winter Park in 1886. His father C.H. Ward bought and cultivated several orange groves around Winter Park. The younger Ward served as manager of the Winter Park properties held by Charles Morse. In addition, he served as mayor, alderman, tax assessor, and city clerk at various times.





# SECTION 7

## Previously Surveyed Resources

TABLE 1  
PREVIOUSLY SURVEYED RESOURCES  
IN THE CITY OF WINTER PARK

MSF NO.	NAME/SITE ADDRESS	COMMENTS
OR00030	Parsonage/Fairbanks Avenue and Chase Avenue	Demolished
OR00219	Osceola Lodge/Lincoln Avenue and Interlachen	
OR00220	Nathan Barrows House/421 Genius Drive	Same as OR-631 Relocated in 2000.
OR00221	Ward House/621 Osceola Avenue	
OR00222	Knowles Cottage/232 Knowles Avenue	
OR00223	Weatogue/ 701 Via Bella	
OR00224	Alabama Hotel/921 Palmer Avenue (A)	Currently condominiums. New address is 1600 Alabama Avenue.
OR00225	Temple Refectory/921 Palmer Avenue (B)	
OR00226	McCallum House/1554 Harris Circle	
OR00227	Wagner House/433 East New England	Major addition
OR00228	Temple House/921 Palmer Avenue (C)	
OR00229	Grey Acres/161 Palmer Avenue	Demolished
OR00231	Greenwood Apts/147 Interlachen Avenue	Demolished
OR00232	Mi E Taw/1015 Greentree	Property subdivided, but house still stands
OR00233	Lawrence House/1300 Summerland Avenue	Altered
OR00234	Casa Feliz/656 N. Interlachen Avenue	Moved in 2001
OR00235	Windsong/930 Genius Drive	
OR00236	White's Bldg./150-152 Park Avenue South	Same as OR-787
OR00237	102 Park Avenue North	
CR00238	Pinehurst/Horseshoe Dr	Rollins College
OR00239	Wrenn's/202 Park Avenue	

MSF NO.	NAME/SITE ADDRESS	COMMENTS
OR00240	Morse-WCTU Bldg./130 Park Avenue South	Same as OR-786
OR00241	Ripples/2400 Forrest Road	
OR00242	Temple Grove/1290 Palmer Avenue	
OR00243	Edwards House/461 East Webster Ave	Same as OR-875
OR00244	Annie Russell House/1420 Via Tuscany	Demolished
OR00245	Sandscove/1461 Via Tuscany	
OR00246	Carlova/916 Palmer Avenue	
OR00247	Capen House/520 North Interlachen Ave	To be demolished or moved 2013
OR00248	Bonnie Burn/314 Salvador Square	
OR00249	Pine Needles/266 Chase Avenue	
OR00252	Brewer House/The Palms/240 Trismen Terrace	Listed in National Register
OR00253	Palms Caretaker House/234 Detmar Drive	Same as OR-600
OR00378	Geer House/155 Brewer Avenue	
OR00379	Waddell House/1331 Aloma Avenue	
OR00380	Peleg Peckham House/552 Osceola Avenue	Demolished
OR00381	Griswold House/1401 Grove Terrace	
OR00470	Eastbank/Comstock-Harris House/724 Bonita Drive	Listed in National Register
OR00518	481 Alberta Drive	
OR00519	1034 Aloma Avenue	
OR00520	1306 Aloma Avenue	
OR00521	1009 Anchorage Court	Only garage survives
OR00522	739 Antonette Avenue	
OR00523	747-749 Antonette Avenue	
OR00524	754 Antonette Avenue	
OR00525	762 Antonette Avenue	
OR00526	767 Antonette Avenue	
OR00527	781 Antonette Avenue	
OR00528	786 Antonette Avenue	
OR00529	787 Antonette Avenue	
OR00530	769 Antonette Avenue	
OR00531	814 Antonette Avenue	
OR00532	817 Antonette Avenue	Demolished
OR00533	818 Antonette Avenue	
OR00534	828 Antonette Avenue	
OR00535	829 Antonette Avenue	

MSF NO.	NAME/SITE ADDRESS	COMMENTS
OR00536	834 Antonette Avenue	
OR00537	835 Antonette Avenue	
OR00538	1425 Berkshire Avenue	
OR00539	1446 Berkshire Avenue	
OR00540	1475 Berkshire Avenue	
OR00541	1500 Berkshire Avenue	
OR00542	1530 Berkshire Avenue	
OR00543	1531 Berkshire Avenue	
OR00544	1532 Berkshire Avenue	
OR00545	443 Broadview Avenue	
OR00546	471 Broadview Avenue	
OR00547	1363 Buckingham Road	
OR00548	1367 Canterbury Road	
OR00549	1372 Canterbury Road	Address changed to 1376
OR00550	1379 Canterbury Road	
OR00551	1412 Canterbury Road	
OR00552	506 Capen Avenue	
OR00553	413 Carolina Avenue	
OR00554	453 Carolina Avenue	Demolished
OR00555	467 Carolina Avenue	
OR00556	524 Carolina Avenue	
OR00557	532 Carolina Avenue	Demolished
OR00558	Annie Russell Theatre/4 Chase Avenue	Listed in National Register
OR00559	200 Chase Avenue	
OR00560	242 Chase Avenue	
OR00561	450 Clarendon Avenue	
OR00562	1320 Clay Street	
OR00563	1390 Clay Street	
OR00564	1336 College Point	
OR00565	317 Comstock Avenue	Demolished
OR00566	439 Comstock Avenue	
OR00567	120 Comstock Avenue E.	
OR00568	440 Comstock Avenue W.	
OR00569	451 Comstock Avenue W.	
OR00570	452 Comstock Avenue	
OR00571	459 Comstock Avenue W.	

MSF NO.	NAME/SITE ADDRESS	COMMENTS
OR00572	470 Comstock Avenue W.	Demolished
OR00573	471 Comstock Avenue W.	
OR00574	479 Comstock Avenue W.	
OR00575	502 Comstock Avenue W.	
OR00576	510 Comstock Avenue W.	
OR00577	531 Comstock Avenue W.	Demolished
OR00578	626 Comstock Avenue W.	Demolished
OR00579	634 Comstock Avenue W.	Demolished
OR00580	662 Comstock Avenue W.	Demolished
OR00581	663 Comstock Avenue W.	
OR00582	664 Comstock Avenue W.	
OR00583	674 Comstock Avenue W.	
OR00584	704 Comstock Avenue W.	
OR00585	722 Comstock Avenue W.	
OR00586	764 Comstock Avenue W.	
OR00587	815 Comstock Avenue W.	
OR00588	816 Comstock Avenue W.	
OR00589	817 Comstock Avenue W.	
OR00590	840 Comstock Avenue W.	
OR00591	865 Comstock Avenue W.	
OR00592	104 Cortland Avenue	
OR00593	140 Cortland Avenue	
OR00594	150 Cortland Avenue	
OR00595	161 Cortland Avenue	
OR00596	260 Cortland Avenue	
OR00597	1564 Dale Avenue	Demolished
OR00598	1635 Dale Avenue	
OR00599	820 Denning Drive	
OR00600	Palms Caretaker House/234 Detmar Drive	Same as OR-253
OR00601	1366 Devon Road	
OR00602	1400 Devon Road	
OR00603	755 Douglas Avenue	
OR00604	George Holt House/1430 Elizabeth Drive	
OR00605	1410 Elm Street	
OR00606	1221 Essex Road	
OR00607	1235 Essex Road	



MSF NO.	NAME/SITE ADDRESS	COMMENTS
OR00608	1259 Essex Road	
OR00609	1329 Essex Road	
OR00610	1349 Essex Road	
OR00611	1353 Essex Road	
OR00612	1399 Essex Road	
OR00613	377 Fairbanks Avenue	
OR00614	401 Fairbanks Avenue	
OR00615	421 Fairbanks Avenue	
OR00616	458-60-62-64 Fairbanks Avenue	
OR00617	480 Fairbanks Avenue	
OR00618	496 Fairbanks Avenue	
OR00619	440 Fairfax Avenue	
OR00620	470 Fairfax Avenue	
OR00621	1567 Forrest Road	
OR00622	1645 Forrest Road	
OR00623	695 French Avenue	
OR00624	719 French Avenue	
OR00625	731 French Avenue	
OR00626	745 French Avenue	Demolished
OR00627	757 French Avenue	
OR00628	451 Garfield Avenue W.	
OR00629	121 Garfield Avenue	
OR00630	139 Genius Drive	
OR00631	421 Genius Drive	Also OR-220
OR00632	1000 Genius Drive	
OR00633	901 Georgia Avenue	
OR00634	920 Georgia Avenue	
OR00635	1479 Glencoe Road	
OR00636	1490 Glencoe Road	
OR00637	1510 Glencoe Road	
OR00638	1539 Glencoe Road	
OR00639	1771 Glencoe Road	
OR00640	1873 Glencoe Road	
OR00641	2171 Glencoe Road	
OR00642	2210 Glencoe Road	
OR00643	817 Golfview Parkway	

MSF NO.	NAME/SITE ADDRESS	COMMENTS
OR00644	858 Golfview Parkway	
OR00645	837 Golfview Terrace	
OR00646	226 Hannibal Square E.	Demolished
OR00647	227 Hannibal Square E.	Demolished
OR00648	1253 Harding Street	
OR00649	424 Henkel Circle	
OR00650	430 Henkel Circle	
OR00651	459 Henkel Circle	
OR00652	1355 Hibiscus Road	
OR00653	1356 Hibiscus Road	
OR00654	1599 Highland Road	
OR00655	1537 Hillcrest Avenue	
OR00656	1584 Hillcrest Avenue	
OR00657	1620 Hillcrest Avenue	
OR00658	1756 Hollywood Avenue	
OR00659	1770 Hollywood Avenue	
OR00660	1800 Hollywood Avenue	
OR00661	Rollins Hall/16 Holt Avenue E.	Rollins College
OR00662	Pugsley Hall/17 Holt Avenue E.	Rollins College
OR00663	Mayflower Hall/18 Holt Avenue E.	Rollins College
OR00664	320 Holt Avenue	
OR00665	330 Holt Avenue	
OR00666	346 Holt Avenue	
OR00667	400 Holt Avenue	
OR00668	404 Holt Avenue	
OR00669	422 Holt Avenue	
OR00670	430 Holt Avenue	
OR00671	544 Holt Avenue	
OR00672	Winter Park High School/Huntington Ave	Only 2 buildings remain
OR00673	324 Interlachen Avenue N.	
OR00674	Congregational Church/Interlachen Avenue	
OR00675	Knowles Chapel/2 Interlachen Avenue	Listed in National Register
OR00676	U.M. Church/101 Interlachen Avenue	
OR00677	Hamilton Holt House/200 Interlachen Avenue	
OR00678	1 Isle of Sicily	Demolished
OR00679	James Gamble Rogers House/3 Isle of Sicily	Demolished

MSF NO.	NAME/SITE ADDRESS	COMMENTS
OR00680	1052 Kentucky Avenue	Demolished
OR00681	1115 Kentucky Avenue	
OR00682	1159 Kentucky Avenue	Demolished
OR00683	1200 Kenwood Avenue	
OR00684	1207 Kenwood Avenue	
OR00685	230 Killarney Drive	
OR00686	333 Knowles Avenue N.	
OR00687	905 Lakeview Drive	
OR00688	937 Lakeview Drive	Demolished
OR00689	1023 Lakeview Drive	
OR00690	1035 Lakeview Drive	
OR00691	1055 Lakeview Drive	
OR00692	1167 Lakeview Drive	
OR00693	1169 Lakeview Drive	
OR00694	1195 Lakeview Drive	Demolished
OR00695	1234 Lakeview Drive	
OR00696	1270 Lakeview Drive	
OR00697	408 Lyman Avenue E.	
OR00698	225 Lyman Avenue W.	Demolished
OR00699	226 Lyman Avenue W.	Demolished
OR00700	235 Lyman Avenue W.	
OR00701	250 Lyman Avenue W.	
OR00702	366 Lyman Avenue W.	Address changed to 403 Lyman Ave
OR00703	404 Lyman Avenue W.	
OR00704	665 Lyman Avenue W.	Demolished
OR00705	674 Lyman Avenue W.	
OR00706	706 Lyman Avenue	
OR00707	732 Lyman Avenue	
OR00708	824 Lyman Avenue W.	Demolished
OR00709	Mt. Moriah Church/Lyman and Pennsylvania Avenue	
OR00710	Maryland Avenue	Demolished
OR00711	757 Maryland Avenue	
OR00712	778 Maryland Avenue	Demolished
OR00713	803 Maryland Avenue	Demolished
OR00714	996 Mayfield	
OR00715	1343 Mayfield Avenue	Demolished

MSF NO.	NAME/SITE ADDRESS	COMMENTS
OR00716	808 McIntyre Avenue	
OR00717	407 Melrose Avenue	
OR00718	420 Melrose Avenue	
OR00719	446 Melrose Avenue	Demolished
OR00720	455 Melrose Avenue	
OR00721	511 Melrose Avenue	
OR00722	1434 Michigan Avenue	
OR00723	1399 Miller Avenue	
OR00724	1409 Miller Avenue	
OR00725	1415 Miller Avenue	
OR00726	1455 Miller Avenue	
OR00727	650 Minnesota Avenue	
OR00728	666 Minnesota Avenue	
OR00729	730 Minnesota Avenue	
OR00730	1019 Minnesota Avenue	
OR00731	1799 Mizell Avenue	
OR00732	115-19-21 Morse Boulevard	
OR00733	Lincoln Apts./189 Morse Boulevard E.	Façade only remains
OR00734	Morse Boulevard W.	Demolished
OR00735	659 Morse Boulevard W.	Demolished
OR00736	720 Morse Boulevard	Demolished
OR00737	457 New England Avenue E.	
OR00738	325 New England Avenue W.	Demolished
OR00739	446 New England Avenue W.	
OR00740	456 New England Avenue W.	Demolished
OR00741	543 New England Avenue W.	Demolished
OR00742	775 New England Avenue W.	Demolished
OR00743	813 New England Avenue W.	Demolished
OR00745	860 New England Avenue W.	
OR00746	1280 New York Avenue	
OR00747	1516 Oakhurst Avenue	
OR00748	1109 Oaks Boulevard	
OR00749	876 Old England Avenue	
OR00750	1485 Orange Avenue	
OR00751	1509 Orange Avenue	
OR00752	1565 Orange Avenue	



MSF NO.	NAME/SITE ADDRESS	COMMENTS
OR00753	1675 Orange Avenue	
OR00754	373 Osceola Avenue	
OR00755	476 Osceola Avenue	
OR00756	511 Osceola Avenue	
OR00757	541 Osceola Avenue	
OR00758	557 Osceola Avenue	
OR00759	567 Osceola Avenue	
OR00760	664 Osceola Avenue	Demolished
OR00761	648 Osceola Avenue	Demolished
OR00762	699 Osceola Avenue	
OR00763	215 Osceola Avenue	Demolished
OR00764	222 Osceola Court	
OR00765	239 Osceola Court	
OR00766	347 Osceola Court	
OR00767	163 Overlook Road	
OR00768	1168 Oxford Road	
OR00769	1335 Palm Avenue	
OR00770	115 Palmer Avenue	Demolished
OR00771	225 Palmer Avenue	
OR00772	312 Palmer Avenue	
OR00773	345 Palmer Avenue	
OR00774	630 Palmer Avenue	
OR00775	800 Palmer Avenue	
OR00776	843 Palmer Avenue	
OR00777	950 Palmer Avenue	Very altered
OR00778	966 Palmer Avenue	
OR00779	1020 Palmer Avenue	
OR00780	1101 Palmer Avenue	
OR00781	616 Pansy Avenue	Demolished
OR00782	Park Avenue	
OR00783	302-04 Park Avenue	
OR00784	640 Park Avenue	
OR00785	1717 Park Avenue	
OR00786	126-28-30 Park Avenue S.	Same as OR-240
OR00787	150 Park Avenue S.	Same as OR-236
OR00788	306-08 Park Avenue S.	

MSF NO.	NAME/SITE ADDRESS	COMMENTS
OR00789	307 Park Avenue S.	
OR00790	322-24-26 Park Avenue S.	
OR00791	Winter Park School/428 Park Avenue S.	Demolished
OR00792	1335 Pellam Avenue	
OR00793	1301 Pellam Avenue	
OR00794	1405 Pellam Avenue	
OR00795	1406 Pellam Avenue	
OR00796	Ideal Woman's Club/120 Pennsylvania Avenue	Demolished
OR00797	Pennsylvania Avenue S.	
OR00798	1151 Pennsylvania Avenue	
OR00799	1163-65-67-69 Pennsylvania Avenue	
OR00800	218 Pennsylvania Avenue	
OR00801	517 Pennsylvania Avenue	
OR00802	778 Pennsylvania Avenue	
OR00803	843 Pennsylvania Avenue	
OR00804	853 Pennsylvania Avenue	
OR00805	855 Pennsylvania Avenue S.	
OR00806	865 Pennsylvania Avenue	
OR00807	112 Phelps Avenue	
OR00808	201 Phelps Avenue	
OR00809	317 Phelps Avenue	
OR00810	530 Phelps Avenue	
OR00811	1688 Pine Avenue	
OR00812	820 Pinetree Road	
OR00813	1264 Richmond Road	
OR00814	1273 Richmond Road	
OR00815	1285 Richmond Road	
OR00816	1295 Richmond Road	
OR00817	1304 Richmond Road	
OR00818	1313 Richmond Road	
OR00819	1351 Richmond Road	
OR00820	1358 Richmond Road	
OR00821	1362 Richmond Road	
OR00822	1377 Richmond Road	
OR00823	141 Rockwood Way	
OR00824	1624 Roundelay	

MSF NO.	NAME/SITE ADDRESS	COMMENTS
OR00825	616 Seminole Avenue	
OR00826	666 Seminole Avenue	
OR00827	Shoreview Avenue	
OR00828	518 Shoreview Avenue	
OR00829	1616 Spruce Avenue	
OR00830	144 Stirling Avenue	
OR00831	210 Stirling Avenue	
OR00832	155 Stovin Avenue	
OR00833	173 Stovin Avenue	
OR00834	183 Stovin Avenue	
OR00835	187 Stovin Avenue	
OR00836	1499 Summerland Avenue	
OR00837	1315 Sunset Avenue	
OR00838	1324 Sunset Avenue	
OR00839	1409 Sunset Avenue	
OR00840	1572 Sunset Avenue	
OR00841	236 Sylvan Drive	
OR00842	244 Sylvan Drive	
OR00843	292 Sylvan Drive	
OR00844	663 Symonds Avenue	
OR00845	852 Symonds Avenue	
OR00846	1864 Taylor Avenue	
OR00847	1880 Taylor Avenue	
OR00849	Chase Hall/Horseshoe Drive	Rollins College
OR00850	Carnegie Library/Horseshoe Drive	Rollins College
OR00851	1146 Via Capri	
OR00852	1247 Via Capri	
OR00853	1161 Via Salerno	Demolished
OR00854	1551 Via Tuscany	
OR00855	324 Vitoria Avenue	
OR00856	326 Vitoria Avenue	
OR00857	333 Vitoria Avenue	
OR00858	338 Vitoria Avenue	Demolished
OR00859	346 Vitoria Avenue	
OR00860	357 Vitoria Avenue	
OR00861	358 Vitoria Avenue	

MSF NO.	NAME/SITE ADDRESS	COMMENTS
OR00862	367 Vitoria Avenue	Demolished
OR00863	368 Vitoria Avenue	
OR00864	378 Vitoria Avenue	
OR00865	391 Vitoria Avenue	
OR00866	147 Virginia Drive	
OR00867	181 Virginia Drive	
OR00868	210 Virginia Drive	
OR00869	247 Virginia Drive	
OR00870	1721 Walker Avenue	
OR00871	1800 Walker Avenue	
OR00872	111 Webster Avenue	
OR00873	253 Webster Avenue	
OR00874	341 Webster Avenue	
OR00875	461 Webster Avenue	Same as OR-243
OR00876	308 Welbourne Avenue W.	
OR00877	140 Welbourne Avenue W.	Demolished
OR00878	445 Welbourne Avenue W.	Demolished
OR00879	455 Welbourne Avenue W.	
OR00880	1455 Westchester Avenue	
OR00881	1477 Westchester Avenue	
OR00882	1482 Westchester Avenue	
OR00883	1517 Westchester Avenue	
OR00884	1520 Westchester Avenue	
OR00885	1540 Westchester Avenue	
OR00886	1621 Westchester Avenue	
OR04281	Woman's Club of Winter Park/419 Interlachen Avenue	Listed in National Register
OR04307	Winter Park Golf Club/761 Old England Avenue	Clubhouse/Golf Course Listed in National Register
OR-4178	All Saints Episcopal Church/Interlachen and Lyman Avenues	Listed in National Register
OR-	Alban Polasek Studio/Osceola Ave	Listed in National Register



# SECTION 8

## Newly Identified Resources

TABLE 2  
NEWLY IDENTIFIED RESOURCES  
WITHIN THE CITY OF WINTER PARK

MSF NO.	SITE ADDRESS	MSF NO.	SITE ADDRESS
OR 9225	425 Alberta Dr	OR 9253	178 Brewer Place
OR 9226	160 Alexander Pl	OR 9254	192 Brewer Place
OR 9227	1017 Aloma Ave <i>Demolished</i>	OR 9255	208 Brewer Place
OR 9228	764 Antonette Ave	OR 9256	401 Brewer Place
OR 9229	796 Antonette Ave	OR 9257	1300 Buckingham Ave
OR 9230	847 Antonette Ave	OR 9258	1313 Buckingham Ave
OR 9231	915 Aragon Pl	OR 9259	1375 Buckingham Ave
OR 9232	925 Aragon Pl	OR 9260	1404 Buckingham Ave
OR 9233	947 Aragon Pl	OR 9261	901 Bungalow Ave
OR 9234	955 Aragon Pl	OR 9262	931 Bungalow Ave
OR 9235	1034 Aragon Pl	OR 9263	933 Bungalow Ave
OR 9236	Barbour Apts, Swoope and Knowles Aves	OR 9264	935 Bungalow Ave
OR 9237	1631 Berkshire Ave	OR 9265	943 Bungalow Ave
OR 9238	1635 Berkshire Ave	OR 9266	1015 Bungalow Ave
OR 9239	1645 Berkshire Ave	OR 9267	1037 Bungalow Ave
OR 9240	1647 Berkshire Ave	OR 9268	930 Bungalow Ave
OR 9241	1655 Berkshire Ave	OR 9269	972 Bungalow Ave
OR 9242	1665 Berkshire Ave	OR 9270	1000 Bungalow Ave
OR 9243	1650 Berkshire Ave	OR 9271	1022 Bungalow Ave
OR 9244	1652 Berkshire Ave	OR 9272	1030 Bungalow Ave
OR 9245	1650 Berkshire Ave	OR 9273	1331 Canterbury Rd
OR 9246	1648 Berkshire Ave	OR 9274	405 Carolina Ave
OR 9247	1646 Berkshire Ave	OR 2375	430 Carolina Ave
OR 9248	1644 Berkshire Ave	OR 9276	433 Carolina Ave
OR 9249	711 Bonita Dr	OR 9277	443 Carolina Ave
OR 9250	152 Brewer Place	OR 9278	456 Carolina Ave
OR 9251	155 Brewer Place	OR 9279	466 Carolina Ave
OR 9252	164 Brewer Place	OR 9280	510 Carolina Ave
		OR 9281	511 Carolina Ave

MSF NO.	SITE ADDRESS
OR 9282	1315 Clay Ave
OR 9283	1320 Clay Ave
OR 9284	1364 Clay Ave <i>Demolished</i>
OR 9285	1390 Clay Ave
OR 9286	1387 Clay Ave
OR 9287	1386 Clay Ave
OR 9288	1415 Clay Ave
OR 9289	1404 Clay Ave
OR 9290	1211 College Pt <i>Demolished</i>
OR 9291	1331 College Pt
OR 9292	1336 College Pt
OR 9293	1350 College Pt
OR 9294	150 Cortland Ave
OR 9295	416 Fairfax Rd
OR 9296	450 Fairfax Rd
OR 9297	767 French Ave
OR 9298	411 Garfield Ave
OR 9299	421 Garfield Ave
OR 9300	444 Garfield Ave
OR 9301	464 Garfield Ave
OR 9302	506 Garfield Ave
OR 9303	519 Garfield Ave
OE 9304	521 Garfield Ave
OE9305	851 Georgia Ave
OR9306	901 Georgia Ave
OR9307	920 Georgia Ave
OR9308	807 Golfview Ter
OR9309	817 Golfview Ter
OR9310	868 Golfview Ter
OR9311	892 Golfview Ter
OR9312	897 Golfview Ter
OR9313	901 Golfview Ter
OR9314	902 Golfview Ter
OR9315	201 Hannibal Sq
OR9316	1471 Harmon Ave
OR9317	1481 Harmon Ave
OR9318	1515 Harmon Ave
OR9319	1629 Harmon Ave
OR9320	1643 Harmon Ave
OR9321	Harmon Ave-Winter Park Church of the Brethren

MSF NO.	SITE ADDRESS
OR9322	1336 Highland Ave
OR9323	1400 Highland Ave
OR9324	1508 Highland Ave
OR9325	1548 Highland Ave
OR9326	1599 Highland Ave
OR9327	391-393 Holt Ave
OR9328	411 Holt Ave
OR9329	435 Holt Ave
OR9330	1300 Indiana Ave
OR9331	1324 Indiana Ave
OR9332	1334 Indiana Ave
OR9333	1370 Indiana Ave
OR9334	1390 Indiana Ave
OR9335	1545 Indiana Ave
OR9336	301 Interlachen Ave
OR9337	617 Interlachen Ave
OR 9338	420 Interlachen Ave
OR9339	500 Interlachen Ave
OR9340	540 Interlachen Ave
OR9341	716 Interlachen Ave
OR9342	790 Interlachen Ave
OR9343	816 Interlachen Ave
OR9344	2 Isle of Sicily <i>Demolished</i>
OR9345	767 Lakeview Rd
OR9346	945 Lakeview Rd
OR9347	965 Lakeview Rd
OR9348	1005 Lakeview Rd
OR9349	723 Maryland Ave
OR9350	726 Maryland Ave
OR9351	734 Maryland Ave
OR9352	774 Maryland Ave
OR9353	955 Minnesota Ave
OR9354	1127 Minnesota Ave
OR9355	1005 Minnesota Ave
OR9356	1057 Minnesota Ave
OR9357	301 New England Ave-Grant Chapel <i>to be moved or demolished</i>
OR9358	ACL Depot/ New England and New York Aves
OR9359	411 New England Ave
OR9360	University Club/New York and Webster Aves

MSF NO.	SITE ADDRESS
OR9361	876 Old England Ave
OR9362	875 Old England Ave
OR9363	907 Old England Ave
OR9364	915 Old England Ave
OR9365	940 Old England Ave
OR9366	585 Osceola Ct
OR9367	249 Osceola Ct
OR9368	244 Osceola Ct
OR9369	700 Oxford Rd
OR9370	1128 Oxford Rd
OR9371	1131 Oxford Rd
OR9372	834 Palmer Ave
OR9373	900 Palmer Ave
OR9374	916 Palmer Ave
OR9375	1311 Palmer Ave
OR9376	1665 Palmer Ave
OR9377	142 Park Ave South
OR9378	136 Park Ave South
OR9379	Greeneda Court/110-118 Park Ave North
OR9380	Parkwood Building/102-104-106 Park Ave North
OR9381	124 Park Ave North
OR9382	Gore Building/124 Park Ave North
OR9383	Taylor Building/312 Park Ave North
OR9384	1200 Park Ave
OR9385	1280 Park Ave
OR9386	1290 Park Ave
OR9387	1331 Pelham Rd
OR9388	1333 Pelham Rd
OR9389	1355 Pelham Rd
OR9390	1401 Pelham Rd
OR9391	1406 Pelham Rd
OR9392	1378 Pelham Rd
OR9393	1350 Pelham Rd
OR9394	1329 Richmond Rd
OR9395	1385 Richmond Rd
OR9396	1399 Richmond Rd
OR9397	Rollins College-Alumni Hall
OR9398	Rollins College-Orlando Hall
OR9399	Rollins College-Edwin P. Hooker

MSF NO.	SITE ADDRESS
	Hall
OR9400	Rollins College-Frederick Lyman Hall
OR9401	Rollins College-Loring Chase Hall
OR9402	Rollins College-Mills Library
OR9403	Rollins College-Rice Hall
OR9404	Rollins College-Administration Building
OR9405	Rollins College-Beal Maltbie Shell Museum
OR9406	Rollins College-Dyer Memorial Hall
OR9407	Rollins College-Sullivan Strong Hall <b>Strong Hall to be demolished</b>
OR9408	Rollins College-Caroline Fox Hall
OR9409	Rollins College-Corrin Hall <b>Demolished</b>
OR9410	Rollins College-Lucy Cross Hall
OR9411	826 Seminole Rd
OR9412	911 Seminole Rd
OR 9413	1411 Via Tuscany
OR9414	1621 Via Tuscany
OR9415	2195 Via Tuscany
OR9416	2150 Via Tuscany
OR9417	146 Virginia Dr
OR9418	250 Virginia Dr
OR9419	325 Vitoria Ave
OR9420	318 Vitoria Ave
OR9421	764 Vitoria Ave
OR9422	796 Vitoria Ave
OR9423	847 Vitoria Ave
OR9424	Welbourne Ave-Bethel Baptist Church
OR9425	438 Welbourne Ave
OR9426	469 Welbourne Ave
OR9427	513 Welbourne Ave
OR9428	Lake Hall-Welbourne Ave
OR9429	1731 Walker Ave
OR9430	1745 Walker Ave
OR9431	1771 Walker Ave
OR9432	1801 Walker Ave
OR9433	1849 Walker Ave
OR9434	1720 Walker Ave
OR9435	1742 Walker Ave

MSF NO.	SITE ADDRESS
OR9436	1750 Walker Ave
OR9437	1786 Walker Ave
OR9438	1796 Walker Ave
OR9439	1840 Walker Ave
OR9440	1842 Walker Ave
OR9441	1852 Walker Ave
OR9442	1854 Walker Ave
OR9443	1870 Walker Ave
OR9444	1800 Walker Ave
OR9445	427 Westminster Ave
OR9446	433 Westminster Ave
OR9447	440 Westminster Ave
OR9448	503 Westminster Ave

MSF NO.	SITE ADDRESS
OR9449	605 Westminster Ave
OR9450	1710 Westchester Ave
OR9451	1651 Westchester Ave
OR9452	1621 Westchester Ave
OR9453	1601 Westchester Ave
OR9454	1541 Westchester Ave
OR9455	1443 Westchester Ave
OR9456	1493 Westchester Ave
OR9457	1423 Westchester Ave
OR9458	1415 Westchester Ave
OR9459	1329 Westchester Ave
OR9460	1318 Westchester Ave



# SECTION 9

## Evaluation for National Register Potential

### INTRODUCTION

Both the re-surveyed and newly surveyed historic resources in Winter Park were evaluated for their eligibility for listing in the National Register of Historic Places (National Register). In addition, the Winter Park historic resources were evaluated for their potential eligibility for local landmark status, in the event local landmark designation is called for in a proposed Winter Park historic preservation ordinance.

Historic resources in Winter Park were evaluated according to *National Register Bulletin 15-How to Apply the National Register Criteria* and *National Register Bulletin 21-Defining Boundaries for National Register Properties*. Historic resources were evaluated for their eligibility for individual listing, listing as part of a historic district, or as part of a thematic nomination.

### BENEFITS OF THE NATIONAL REGISTER

The National Register provides recognition for individual buildings and historic districts significant on the national, state, and local levels. One important function of the National Register is to identify significant properties that federal, state, and local planners should carefully consider when developing projects. Specifically, any project involving federal or state funding, permitting, licensing, or assistance must avoid adverse impacts to the National Register-listed property.

Listing in the National Register, either individually or as part of a historic district, may make a property eligible for a Federal Income Tax Credit. The property must be income-producing, and may qualify for up to a 20% income tax credit. In Florida, counties and cities can grant ad valorem tax relief for owners of historic properties. National Register-listed properties also may be eligible for some American with Disabilities Act (ADA) and building safety code adjustments.

## HISTORIC SIGNIFICANCE AND THE NATIONAL REGISTER CRITERIA

The National Register lists individual landmarks and historic districts that satisfy specific criteria for significance and standards for architectural integrity. The significance of an individual landmark or a historic district is assessed against the historic context established for the surrounding city, county, region, or state. The historic context written for the 2000 Architectural Survey and National Register Evaluation of the City of Winter Park clearly establishes several important historical themes and time periods against which Winter Park's historic resources can be evaluated.

The integrity of an individual historic resource or a historic district carries equal weight with its historic significance in assessing eligibility for listing in the National Register. Alterations and additions to historic resources affect the integrity of individual resources. Modern infill, extensive demolitions, or alteration of street plans can affect the integrity of a historic district. When the integrity of an individual building or an historic district has been so thoroughly compromised by additions or alterations, it is no longer eligible for National Register listing, no matter how historically significant it is.

## APPLYING THE NATIONAL REGISTER CRITERIA TO THE WINTER PARK STUDY AREA

The three National Register Criteria (Criteria A, B, and C) relating to historic structures were applied to historic resources in Winter Park surveyed and/or re-surveyed as part of the 2000 architectural survey.

■ Criterion A relates to significance in the broad patterns of history on the national, state, or local level, as well as association with important historical events. For example, the [Alabama Hotel \(OR-224\)](#) is significant under Criterion A for its association with the history of resort hotels and their importance in the economy and social makeup of Winter Park during the 1920s and 1930s. The potential [Park Avenue Historic District](#) is significant under Criterion A for its association with the important commercial history of Winter Park between 1882 and the present. The potential [Hannibal Square/West Side Historic District](#) is significant under Criterion A for its association with the growth and development of the African-American community in Winter Park, as embodied in its churches, businesses, and residences.

■ Criterion B relates to an individual resource's association with a person or persons significant on the local, state, or national level. A

historic district also may contain buildings that are associated with significant individuals. **Osceola Lodge (OR-219)** is eligible under Criterion B for its association with owners Francis B. Knowles and Charles Hosmer Morse, both of whom were important early land owners, developers, philanthropists, and benefactors of Rollins College.

■ Criterion C relates to buildings or historic districts that embody one of more distinctive architectural styles or types, or can be attributed to known architects or master craftsmen. **Casa Feliz (OR-234)** is eligible under Criterion C as an excellent example of Spanish Colonial Revival Style architecture and as the work of architect James Gamble Rogers II. The potential **Virginia Heights Historic District** is significant for its collection of well-preserved examples of Colonial Revival and Mediterranean Revival-style domestic architecture from the 1922-1950 period.

A potential Winter Park historic preservation ordinance may establish criteria for listing as local landmarks that may be the same as those for the National Register or may differ in one or more respects. For example, the National Register does not ordinarily list churches, cemeteries, buildings over 50 years old, moved buildings, or those that are commemorative in nature, unless these buildings are part of a historic district. The local historic preservation ordinance can specify that only the building's significance need be considered, and that architectural integrity is not an issue. Finally, a historic preservation ordinance may establish historic districts that may have a high number of non-contributing buildings in them, such as the Orwin Park area or along certain stretches of Park Avenue.

## **HISTORIC RESOURCES ELIGIBLE FOR LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES AND AS LOCAL HISTORIC LANDMARKS**

The following table lists the historic resources recommended for listing in the National Register and as local historic landmarks. *These resources satisfy one or more of the National Register criteria and retain sufficient architectural integrity.* National Register-listed properties are included in this table, as they should automatically qualify for local landmark listing. The table includes the common/historic name, Florida Master Site File (MSF) number, the street address, and the National Register Criterion (or more) under which it is significant. If the historic resource is located within a potential Winter Park historic district, this also is noted.

TABLE 3  
HISTORIC RESOURCES ELIGIBLE FOR  
LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES AND AS WINTER PARK LANDMARKS

PROPERTY NAME	MSF No.	STREET ADDRESS	CRITERION	IN A DISTRICT?
Osceola Lodge	OR-219	231 Interlachen Ave	A, B, and C	Yes
Dr. Barrows House	OR-220	421 Genius Dr	Relocated	No
Ward Cottage	OR-221	621 Osceola Ave	A	Yes
Knowles Cottage II	OR-222	232 N Knowles Ave	A, C	No
Weatogue	OR-223	701 Via Bella	A, C	No
Alabama Hotel	OR-224	1700 Alabama Ave	A, C	No
Temple Refectory	OR-225	1700 Alabama Ave	A	No
MacCallum House	OR-226	1554 Harris Circle	A, C	No
Webster-Wagner House	OR-227	433 New England Ave	A, C	No
W.C. Temple House	OR-228	1700 Alabama Ave	A, B	No
Lawrence-Chubb House	OR-233	1300 Summerland Ave	Altered	No
Casa Feliz	OR-234	656 Interlachen Ave	Relocated	Yes
Windsong	OR-235	930 Genius Drive	B, C	No
Pioneer Store/White Bldg	OR-236	150-152 N Park Ave	A	Yes
102 Park Ave	OR-237	102 Park Ave	A	Yes
Pinehurst	OR-238	Rollins College	A, C	Yes
Wrenn's	OR-239	202 Park Ave	A	Yes
Morse/WCTU Bldg	OR-240	130 Park Ave	A	Yes
Ripples	OR-241	2400 Forrest Rd	C	No
Temple Grove	OR-242	1290 Palmer Ave	B, C	No
Orchard Place	OR-243	461 E Webster Ave	C	Yes
Annie Russell House	OR-244	1420 Via Tuscany	Demolished	No
Sandscove	OR-245	1461 Via Tuscany	C	No
Carlova	OR-246	916 Palmer Ave	C	Yes
Bonnie Burn	OR-248	314 Salvador Sq	A	No
Pine Needles	OR-249	266 Chase Avenue	C	Yes
Brewer House/The Palms	OR-250	Trismen Ter	NR Listed	No
Geer House	OR-378	155 Brewer Ave	A, C	Yes
Waddell House	OR-379	1331 Aloma Ave	A, C	No
Peckham House	OR-380	552 Osceola Ave	Demolished	No
Griswold House	OR-381	1401 Grove Ter	A, C	No
Comstock House/ Eastbank	OR-470	724 Bonita Dr	NR Listed	No



PROPERTY NAME	MSF No.	STREET ADDRESS	CRITERION	IN A DISTRICT?
	OR-518	481 Alberta Ave	C	No
	OR-520	1306 Aloma Ave	C	No
	OR-531	814 Antonette Avenue	C	Yes
Annie Russell Theater	OR-558	Rollins College	NR Listed	Yes
	OR-595	161 Cortland Ave	Demolished	No
Holt House	OR-604	1430 Elizabeth Drive	C	No
Rollins President's House	OR-618	496 Fairbanks Ave	Demolished	No
	OR-634	920 Georgia Ave	C	No
	OR-630	139 Genius Dr	C	No
	OR-638	1539 Glencoe Rd	C	No
	OR-636	1490 Glencoe Rd	C	No
	OR-642	2210 Glencoe Rd	C	No
	OR-649	424 Henkel Cir	C	Yes
	OR-650	430 Henkel Cir	C	Yes
	OR-651	439 Henkel Cir	C	Yes
Pugsley Hall	OR-661	Rollins College	C	Yes
Rollins Hall	OR-662	Rollins College	C	Yes
Mayflower Hall	OR-663	Rollins College	C	Yes
Winter Park High School	OR-671	Huntington Ave	2 buildings remain	Yes
Bishopstead	OR-673	324 Interlachen Ave	C	Yes
Congregational Church	OR-674	Interlachen Ave	C	Yes
Knowles Chapel	OR-675	Rollins College	NR Listed	Yes
1 <sup>st</sup> United Methodist Church	OR-676	Interlachen Ave	C	Yes
Hamilton Holt House	OR-677	200 Interlachen Ave	Altered	Yes
	OR-678	1 Isle of Sicily	Demolished	No
	OR-686	333 Knowles Ave	C	No
	OR-690	1035 Lakeview Dr	C	Yes
Mt. Moriah Church	OR-709	Lyman Avenue	A	Yes
	OR-717	407 Melrose Ave	C	No
Podmore Bldg.	OR-732	115-121 Morse Blvd	A, C	Yes
Lincoln Apartments	OR-733	189 Morse Blvd	Façade only remains	Yes
Henkel House	OR-737	457 New England Ave	C	No
	OR-749	876 Old England Ave	C	No
	OR-751	1509 Orange Ave	C	No
	OR-752	1565 Orange Ave	C	No

PROPERTY NAME	MSF No.	STREET ADDRESS	CRITERION	IN A DISTRICT?
	OR-753	1675 Orange Ave	C	No
	OR-771	225 Palmer Ave	C	No
	OR-774	630 Palmer Ave	C	No
	OR-775	800 Palmer Ave	C	Yes
	OR-776	843 Palmer Ave	C	Yes
	OR-777	950 Palmer Ave	Very altered	Yes
	OR-778	966 Palmer Ave	C	Yes
	OR-779	1020 Palmer Ave	C	Yes
Union State Bank	OR-783	302-304 Park Ave	A, C	Yes
Parkaire Apartments	OR-784	640 Park Avenue	C	No
	OR-788	306-308 Park Ave	A	Yes
	OR-825	616 Seminole Ave	C	No
	OR-826	666 Seminole Ave	C	No
	OR-836	1499 Summerland Ave	C	No
Chase Hall	OR-849	Rollins College	C	Yes
Carnegie Library	OR-850	Rollins College	C	Yes
	OR-851	1146 Villa Capri	C	No
	OR-852	1247 Villa Capri	C	No
	OR-853	1161 Via Salerno	Demolished	No
	OR-866	147 Virginia Dr	C	Yes
	OR-867	181 Virginia Dr	C	Yes
	OR-868	210 Virginia Dr	C	Yes
	OR-869	247 Virginia Dr	C	Yes
	OR-873	253 Webster Ave	C	Yes
Winter Park Woman's Club	OR-4281	419 Interlachen Ave	NR Listed	No
Winter Park Golf Club	OR-4307	761 Old England Ave	NR Listed	Yes
Alban Polasek Studio	OR-	Osceola Ave	NR Listed	Yes
All Saints Episcopal Church	OR-	Lyman Ave and Interlachen	NR Listed	Yes
	OR-	160 Glen Ridge Way	C; Thematic	No
	OR-9415	2195 Via Tuscany	C; Thematic	No
	OR-9336	301 Interlachen	C;Thematic	Yes
	OR-9358	420 Interlachen	C;Thematic	Yes
	OR-	664 Osceola Ave	Demolished	Yes
	OR-9349	2 Isle of Sicily	Demolished	No
	OR-9226	160 Alexander Pl	C;Thematic	No

PROPERTY NAME	MSF No.	STREET ADDRESS	CRITERION	IN A DISTRICT?
	OR-9374	916 Palmer Ave	C;Thematic	Yes
	OR-	102 Palmer Ave	C;Thematic	Yes
	OR-9340	540 Interlachen Ave	C;Thematic	Yes
	OR-9385	1280 Park Ave	C;Thematic	No
	OR-9386	1290 Park Ave	C;Thematic	No
	OR-	2010 Fawsett Rd	Demolished	No
	OR-9412	911 Seminole Ave	C;Thematic	
	OR-	279 Virginia Dr	C;Thematic	Yes
	OR-9419	325 Vitoria Ave	C;Thematic	Yes
Barbour Apartments	OR-	Swoope and Knowles Aves	C; Thematic	Yes
Hooker Hall	OR-9398	Rollins College	C	Yes
Lyman Hall	OR-9395	Rollins College	C	Yes
Sullivan Hall	OR-9407	Rollins College	C	Yes
Gave Hall	OR-9409	Rollins College	C	Yes
Strong Hall	OR-9407	Rollins College	To be demolished	Yes
Administration Bldg	OR-9404	Rollins College	C	Yes
Rice Hall	OR-9403	Rollins College	C	Yes
Dyer Memorial	OR-9406	Rollins College	C	Yes
Shell-Maltbie Museum	OR-9405	Rollins College	C	Yes
Alumni Hall	OR-9397	Rollins College	C	Yes
Orlando Hall	OR-9398	Rollins College	C	Yes
Cross Hall	OR-9410	Rollins College	C	Yes
Fox Hall	OR-9408	Rollins College	C	Yes
ACL Freight Depot	OR-9358	New England Ave	A	Yes
Mead Gardens	OR-		B	
Kraft Gardens	OR-	Alabama Drive	C	No
Central Park	OR-	Park Avenue	A	Yes
University Club	OR-9360	Park and Webster Aves	C	No
	OR-9290	1211 College Point	Demolished	Yes
	OR-9291	1331 College Point	C	Yes
	OR-9292	1336 College Point	C	Yes
	OR-9293	1350 College Point	C	Yes
Grant Chapel	OR-9357	New England Ave	To be demolished or relocated	Yes
	OR-9363	807 Old England Ave	C	No

PROPERTY NAME	MSF No.	STREET ADDRESS	CRITERION	IN A DISTRICT?
	OR-9376	1665 Palmer Ave	C	No
	OR-9413	1411 Via Tuscany	C	No
	OR-9417	146 Virginia Dr	C	Yes
	OR-9418	250 Virginia Dr	C	Yes
Bethel Baptist Church	OR-9424	Welbourne Ave	A	Yes

TABLE 4  
HISTORIC DISTRICTS ELIGIBLE FOR  
LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES AND AS WINTER PARK LANDMARKS  
(PROPOSED BOUNDARIES FOR THE FOLLOWING HISTORIC DISTRICTS ARE FOUND IN APPENDIX J)

HISTORIC DISTRICT NAME	LOCATION	CRITERION	PERIOD OF SIGNIFICANCE
1. Rollins College Historic District	Rollins College Campus	A, C	1885-1950
2. Golfview Historic District	Golfview Terrace and parts of Webster and Old England Avenues	C	1921-1950
3. Westside/Hannibal Square Historic District	Bounded by CSX tracks, Morse Blvd, Pennsylvania Ave and Comstock Ave	A	1890s-1950
4. Park Avenue Historic District	Park Avenue (east side) and Central Park	A, C	1885-1950
5. Interlachen Avenue Historic District	Interlachen Avenue	C	1880s-1950
6. Osceola Avenue Historic District	Osceola Avenue, Osceola Court	C	1880s-1950
7. Virginia Heights Historic	Virginia Drive, College Point, Stirling, Glencoe, Highland, Essex, Richmond, Oxford, Essex Roads	C	1923-1950
8. College Place Historic District	French, Maryland, Antonette, Vitoria, Holt Avenues	C	1923-1950
9. Palmer Avenue Historic District	Palmer Avenue (South side)	C	1928-1950

# SECTION 10

## Conclusions and Recommendations

### SUMMARY AND CONCLUSIONS

A historic architectural survey, survey update, and National Register evaluation of historic resources in the City of Winter Park, Florida, was conducted between September and November 2000. GAI Consultants-Southeast (GAI) conducted the survey for the City of Winter Park Department of Planning and Community Development. The study area included the entire City of Winter Park and included resources built between 1876 and 1950.

GAI re-surveyed and updated information on 405 historic resources previously surveyed in 1986. Two-hundred-and-forty-five (245) additional historic resources over 50 years old within the Winter Park study area also were surveyed. GAI updated the existing historic context for Winter Park to include the 1930-1950 period of the city's history.

The surveyed historic resources in Winter Park were evaluated according to the National Register Criteria for their eligibility as national and/or local landmarks. GAI also evaluated potential historic districts in Winter Park for national and/or local landmark status. The individual historic resources and historic districts in Winter Park recommended for historic landmark status are discussed in Section 9 of this report.

### RECOMMENDATIONS

■ The City of Winter Park should enact a historic preservation ordinance, with provisions for a Historic Preservation Commission (HPC). The HPC should be empowered to nominate individual historic resources and historic districts as local and/or national historic landmarks.

■ The 128 historic resources in Winter Park listed in Table 3 (Section 9) should be nominated for individual listing in the National Register (Eight of these already are listed in the National Register). Owners of National-Register eligible historic resources should be encouraged to nominate these resources to the National Register. Institutional owners of National Register-eligible properties such as Rollins College or a religious congregation should also be encouraged to nominate their resources to the National Register.

■ The 9 historic districts in Winter Park listed in Table 4 (Section 9) should be nominated to the National Register. These include the Rollins College, Park



Avenue, Osceola Avenue, Virginia Heights, College Quarter, Westside/Hannibal Square, Interlachen Avenue, Palmer Avenue and Golfview Terrace Historic Districts. The

proposed boundaries for these historic districts are shown in Appendix J. The City of Winter Park should educate property owners within an historic district on the advantages and benefits of National Register listing and should encourage historic neighborhoods to nominate historic districts to the National Register. The City of Winter Park should encourage Rollins College to nominate its historic buildings as a Rollins College Historic District, rather than as individual buildings.

■ A thematic National Register nomination: “The Residential Architecture of James Gamble Rogers in Winter Park” should be written for the known residential commissions of architect James Gamble Rogers in Winter Park. This nomination would utilize the extensive historic background information that already exists on James Gamble Rogers. The City of Winter Park should encourage owners of buildings designed by Rogers to be included in this potential thematic National Register nomination.

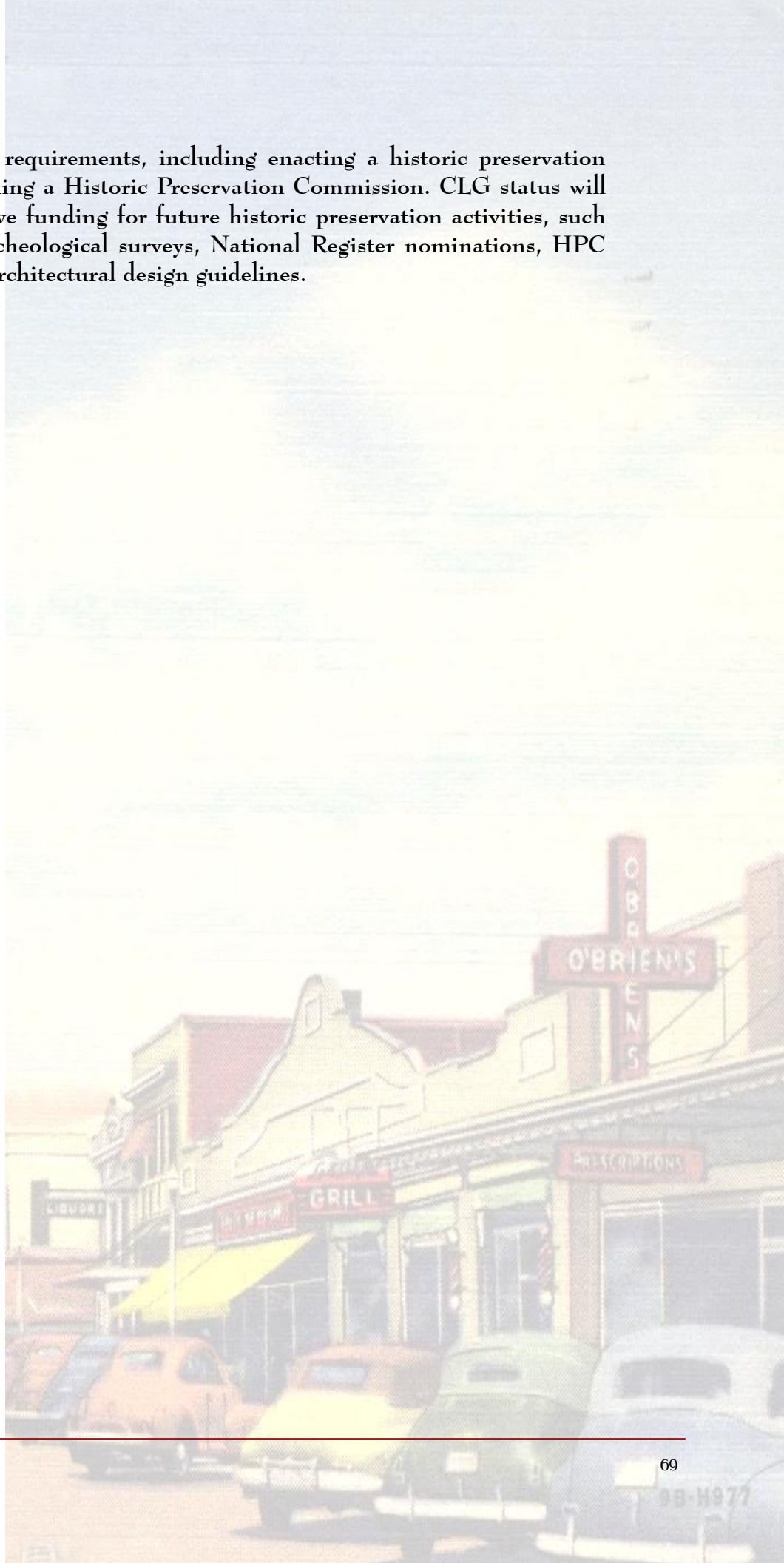
■ The City of Winter Park should designate the 136 individual historic resources in Winter Park listed in Table 3 (Section 9) as local historic landmarks. The HPC should have the power to recommend designation of Winter Park landmarks to the Winter Park City Commission. The HPC should establish a nomination procedure and establish uniform standards and criteria for nomination.

■ The City of Winter Park should designate the 9 historic districts in Winter Park listed in Table 4 (Section 9) as local historic districts. These include the Rollins College, Park Avenue, Osceola Avenue, Virginia Heights, College Quarter, Westside/Hannibal Square, Interlachen Avenue, Palmer Avenue and Golfview Terrace Historic Districts. The proposed boundaries for these historic districts are shown in Appendix J. The HPC should have the power to recommend designation of Winter Park historic districts to the Winter Park City Commission. The HPC should establish a nomination procedure and establish uniform standards and criteria for nomination.

■ The City of Winter Park should develop and implement architectural design guidelines for rehabilitation and new construction within one or more of its designated historic districts and for the rehabilitation of individual historic landmarks. The guidelines should also include provisions regulating the demolition and removal of individual historic landmarks and contributing landmarks in historic districts. The architectural guidelines should follow *Model Guidelines for Design Review* (1998) developed by the Florida Trust for Historic Preservation

■ The City of Winter Park should seek designation as a Certified Local Government (CLG) by the Florida DHR. CLG status is contingent on Winter

Park satisfying certain requirements, including enacting a historic preservation ordinance and establishing a Historic Preservation Commission. CLG status will entitle the city to receive funding for future historic preservation activities, such as architectural and archeological surveys, National Register nominations, HPC training sessions, and architectural design guidelines.



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