

**THE CITY OF WINTER PARK DOWNTOWN  
HISTORIC STRUCTURE SURVEY,  
ORANGE COUNTY, FLORIDA**



**Prepared For:  
The City of Winter Park  
Planning & Community Development Department  
401 Park Avenue South  
Winter Park, Florida 32789**

**May 2009**

**4104 St. Augustine Road  
Jacksonville, Florida 32207- 6609**

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**Bland & Associates, Inc.  
Archaeological and Historic Preservation Consultants  
Jacksonville, Florida ☎ Charleston, South Carolina ☎ Atlanta, Georgia**

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ORANGE COUNTY, FLORIDA**

Prepared for:  
The City of Winter Park  
Planning & Community Development Department

By:  
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May 2009

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## MANAGEMENT SUMMARY

This project was initiated in October of 2008 by Bland & Associates, Incorporated (BAI) of Jacksonville, Florida. The general goal of this project, which was entitled the “Winter Park Downtown Historic Structure Survey,” was to conduct a historic properties survey of the downtown Winter Park area of Orange County, and to make *National Register* recommendations pursuant to this survey. The City was particularly interested in recording these cultural resources pursuant to the development of a *National Register of Historic Places (NRHP)* nomination for downtown Winter Park. Based upon these contract requirements, a project-specific research design was developed before fieldwork commenced. It was necessary to incorporate the specific requests and needs of the City, DHR requirements, the requests of the public, the requests of the local historic advisory committee, the previous results of earlier research within the area, and the time-frame and funding involved within this overall research design. This research design therefore revolved around the numerous goals which we were requested to address. This project also needed to lay the groundwork for additional cultural resource studies, and provide much needed contextual information that would assist the City with its comprehensive planning efforts. In order to meet these specific goals, a number of tasks were outlined and completed.

BAI personnel revisited all previously recorded, historic structures located within the assigned project area. The current phase of fieldwork consisted of physically going to each structure on a public right-of-way (ROW) and verifying its current condition and mapped location; each structure was then digitally photographed in accordance with current DHR, digital photographic standards. An updated SmartForm II computer file for each resource was completed for submission to the FMSF. A large part of this project consisted of the review and reconciliation of large quantities of raw data which were generated by previous historic structure survey work within the project tract. Previously unrecorded, historic structures were documented within the project tract during the current project. Previously recorded historic structures in the project tract were also revisited, and their FMSF forms were updated. In total, 107 resources were updated / recorded with Smartform II files as a result of this project. Finally, this project specifically addressed the creation of a *NRHP* district centered upon downtown Winter Park.

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## ACKNOWLEDGEMENTS

A successful survey of historic properties requires community assistance and cooperation. Among other responsibilities, help is needed to assemble maps, locate sources for local history, and identify old buildings. Inevitably, the survey team accumulates debts that deserve more than our humble acknowledgements. BAI offers our thanks in a spirit of gratitude. Without the financial and administrative support provided by the City of Winter Park the survey would not have occurred. Bland & Associates, Inc. (BAI) is indebted to Mayor David C. Strong, Vice Mayor Margie Bridges, and City Commissioners Phil Anderson, Karen Diebel, and Beth Dillaha, City Manager Randy Knight, CPA, and Assistant City Manager Michelle del Valle for their financial and political support of the project. Dedicated residents, property owners, and members of the Historic Preservation Commission Tom McCacken, Candace Chemtob, Jeffrey Blydenburgh, and Kit Pepper worked closely with Senior Planner Lindsey Hayes, AICP, to help make the project possible and provided leadership to ensure the success of the project. BAI is indebted to the City's staff and elected officials, members of the Historic Preservation Commission, and residents and property owners of the City of Winter Park for funding and promoting the project.

Bland & Associates, Inc. expresses its appreciation to Senior Planner Lindsey Hayes in the Planning and Community Development Department who was especially helpful providing guidance for the direction and goals of project. Several consultations with Ms. Hayes and City Architect Maria Perez supported our efforts to identify historic buildings and produce a comprehensive survey of Winter Park's downtown. BAI is also grateful for the administrative support of City Clerk Cindy Bonham and Administrative Assistant Nancy McLean in granting us with access to minute books and other historical materials to document some of the City's history. At Winter Park Public Library, Archivist Barbara White, MLIS, provided us with access to historic period newspapers, Sanborn Company maps, photographs, city directories, and vertical files regarding Winter Park's important personages and historic places. Marianne Popkins at the Winter Park Historical Association provided us with historical research related to Central Park and the freight depot in which the Winter Park Historical Museum is located. At Rollins College, Professor and Head of Archives and Special Collections Wenxian Zhang and Archivist Specialist Gertrude Laframboise maintain historical materials important in the documentation of the history of Winter Park. In addition, BAI is grateful for the assistance offered by the staff at the office of the Clerk of Court, County of Orange in Orlando who made readily available to us public records in the form of county commission minute books, deeds, and other legal instruments. Additional research was conducted at the Map and Imagery Library and the Special Collections Library at the University of Florida in Gainesville.

We take time to thank several professionals in the design and construction fields for their contributions. Initially, we recognize Jack Rogers, the retired president of Rogers, Lovelock & Fritz (RFL), a nationally recognized architecture, engineering, and interior design firm located in Winter Park. One of Winter Park's most gifted and talented architects, and the son of James Gamble Rogers, II, Jack Rogers graciously provided historical information on several projects completed by his father and RLF in downtown Winter Park. This survey is more complete and comprehensive because of Rogers's contribution. In addition, Grady McClendon, 2008 recipient of the Rhea Marsh and Dorothy Lockhart Smith Winter Park History Research Grant, took time to guide us to some of Peter C. Samwell's 1920s-era design projects in Winter Park, most notably the Park Plaza and the sites of the Lincoln Arm Apartments and St. Mary's Catholic Church. Accompanying McClendon was Scott Crews, AIA, who manages an architectural practice in Winter Park. Nearly two decades ago, Bland & Associates, Inc. contacted William A. McCree, Jr. of McCree General Contractors and Architects, Inc. of Orlando while documenting projects completed by that company in

Orlando. At that time, McCree provided the consultants with a shelf list of projects completed by the company throughout Central Florida, including several in Winter Park. BAI is grateful to McCree for compiling the history of his father's company and projects completed in Central Florida, an effort that helped Bland & Associates, Inc. (BAI) to better document downtown Winter Park.

BAI also thanks the Bureau of Historic Preservation (BHP), especially Fred Gaske, State Historic Preservation Officer (SHPO) and his staff who provided technical assistance and administrative support throughout the project. These most helpful staff members included: Sharyn Heiland, Scott Edwards, Lindsay Hafford, Celeste Ivory, Charly Branham, Allison Vincent, Erin Bailey, Rudy Westerman, Bob Jones, Carl Shiver, Laura Kammerer, Susan Harp, Gerald Brinkley, Samantha Earnest, Crista Hosmer, Jennifer Patnode, and Vincent Birdsong. The historic preservation community in Florida is indebted to Fred Gaske and to Kurt S. Browning, Florida's Secretary of State, for their leadership in maintaining Florida at the forefront of historic preservation in the United States. The Florida Historical Commission (FHC), professionals in archaeology, architecture, history, and other fields in cultural resources appointed by the Secretary of State and Florida's Governor Charlie Crist, provides assistance to the Bureau of Historic Preservation (BHP) by reviewing *NRHP* nominations and making recommendations. Finally, we issue our appreciation and thanks to the many property owners and merchants in downtown Winter Park, who inquired about our activities, patiently answered our questions, and accommodated our site inspections and the photographs which we took. We hope the survey will serve its intended role in the preservation of the cultural legacy of the City of Winter Park.



Carnegie Library, Rollins College, Winter Park, Fla.

**CHAPTER 1**  
**CITY OF WINTER PARK DOWNTOWN HISTORIC STRUCTURE SURVEY**



## I. INTRODUCTION

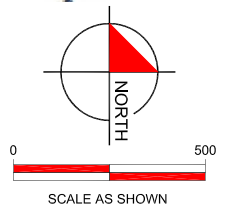
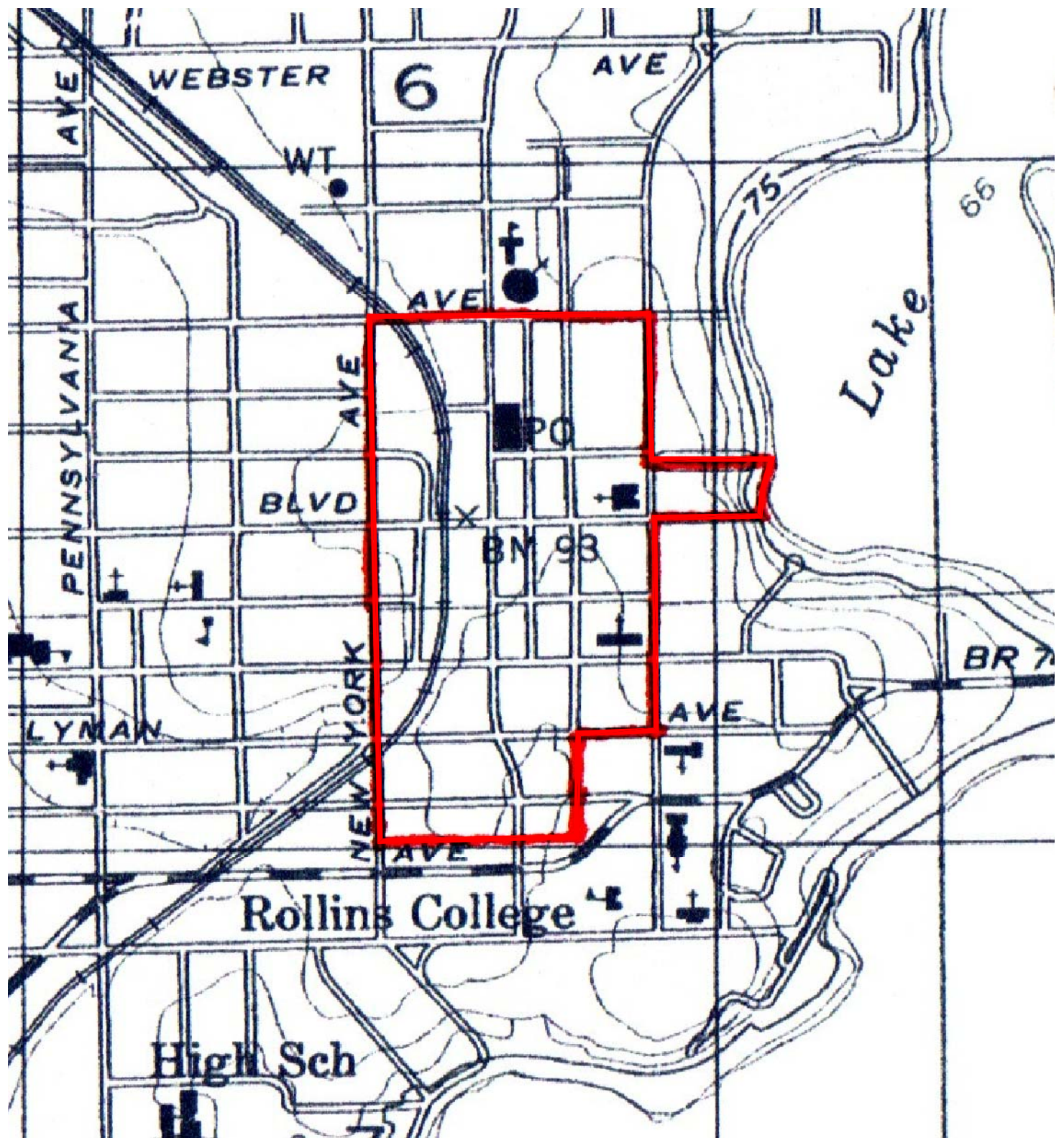
This project was initiated in October of 2008 by Bland & Associates, Incorporated (BAI) of Jacksonville, Florida. The general goal of this project, which was entitled the “Winter Park Downtown Historic Structure Survey,” was to conduct a historic properties survey of the downtown Winter Park area of Orange County, and to make *National Register* recommendations pursuant to this survey. The City was particularly interested in recording these cultural resources pursuant to the development of a *National Register of Historic Places* nomination for downtown Winter Park. The following items were included within the scope of work (SOW) of the current project, which was divided into three separate phases:

- 1) Attend a kick-off meeting with City staff to develop research strategies;
- 2) Working closely with City staff, develop detailed narratives of the historical development of the downtown Winter Park area. This narrative will include architectural development patterns, land use patterns, significant events, and important people and organizations of the community;
- 3) Conduct extensive field survey to identify and record historic structures within the downtown Winter Park area, assess the area for a potential *NRHP* district and the potential boundaries thereof, prepare Florida Master Site File (FMSF) compliant, digital photographs for each structure;
- 4) Complete a FMSF Survey log-sheet and project location map; prepare a CADD map of all structures recorded, in direct coordination with the City architect;
- 5) Update previously recorded sites and submit newly listed sites to the Florida Master Site File (FMSF) in completed, SMARTFORM II database forms for each structure recorded, including required map locations, and photo-documentation. One complete set of FMSF forms will be provided to the City, and one set will be provided to the FMSF;
- 6) Develop a final report including history, methodology, results, and recommendations of the survey. A copy of the report shall be filed with the City, and the FMSF, Division of Historical Resources (DHR), in accordance Chapter 1A-46 of the FAC;
- 7) Based upon the work outlined above, develop and submit a *NRHP* nomination in the final phase of this project.

Based upon these contract requirements, a project-specific research design was developed before fieldwork commenced. It was necessary to incorporate the specific requests and needs of the City, DHR requirements, the requests of the public, the requests of the local historic advisory committee, the previous results of earlier research within the area, and the time-frame and funding involved within this overall research design. This research design therefore revolved around the numerous goals which we were requested to address. This project also needed to lay the groundwork for additional cultural resource studies, and provide much needed contextual information that would assist the City with its comprehensive planning efforts. In order to meet these specific goals, a number of tasks were outlined and completed. These tasks included the following:



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Source: USGS 1:24000, Orlando East, FL 1956 (PR 1980) Quadrangle

1) BAI personnel revisited all previously recorded, historic structures located within the assigned project area. The current phase of fieldwork consisted of physically going to each structure on a public right-of-way (ROW) and verifying its current condition and mapped location; each structure was then digitally photographed in accordance with current DHR, digital photographic standards. An updated SmartForm II computer file for each resource was completed for submission to the FMSF. A large part of this project consisted of the review and reconciliation of large quantities of raw data which were generated by previous historic structure survey work within the project tract.

2) Previously unrecorded, historic structures were documented within the project tract during the current project. Previously recorded historic structures in the project tract were also revisited, and their FMSF forms were updated. In total, 107 resources were updated / recorded with Smartform II files as a result of this project.

3) BAI met with numerous local citizens, and these informants provided a wealth of historic information. Through public requests for assistance, public meetings with local citizens, meetings with local community leaders and pastors, meetings with city staff, cooperation with local law enforcement, and going door to door, BAI strongly encouraged all residents of the project tract to contact us with any historic information. The Planning and Community Development Department, the Property Appraiser's Office, the local public library, state archival facilities, and the Orange County Courthouse were several invaluable, local resources. This level of public involvement was necessary in order to make the report as inclusive as possible, and to address as many of the cultural resource concerns as possible.

4) Extensive historic background research was also conducted on the history of the Winter Park area. Specific, heavy emphasis was placed upon the examination of previously unrecorded architectural styles, as well as synthesizing the historic themes of the area. This data was directly requested by the City in order to facilitate the possible development of recommended architectural guidelines for new construction in the area. The records examined by our historian included architectural renderings and blueprints, articles of incorporation, contracts, leases, and property agreements, deeds, director's minutes, inventory books, legal instruments, ledger books, maps, city directories, maps, newspapers, periodicals, Sanborn Company maps, and microfilm collections of government records and documents. From a cartographic standpoint, we also used old military aerial photographs, military atlases, old geological maps, service maps, Gazetteers, old road maps, city guides, current and old municipal records, and anything else we could locate. The goal of this documentary research was to provide a historic context for the historic development of the Winter Park area. Building-specific information was also developed on many structures, which led to some significant discoveries.

5) Current regulations and laws that apply to historic structures have been incorporated throughout this report. Numerous other topics are addressed in depth within this report in direct response to questions regarding regulatory procedures, eligibility requirements, protective measures, examples of effective ordinances, legal definitions, and due processes. In this manner,



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one function of this report is to serve as a suggested reference library, and to provide regulatory linkages to the historic preservation ordinance and zoning and planning regulations currently in place within the city.

6) A FMSF Survey Log Sheet and a comprehensive report were also prepared and given to the City and DHR.

11) The structural resources of the Winter Park area are a non-renewable resource of growing importance to heritage tourism, and historic structures with above ground remains are especially well suited to public interpretation exhibits. From a land planning standpoint, an up-to-date historic structure survey is the important step in determining how historic structures and their settings should be preserved, used, managed, and interpreted. Historic structure surveys are essential within the urban and heritage tourism planning process, and they are a critical step before more detailed historic preservation plans, interpretive plans, and adaptive use concepts can be developed. This project represents the first phase of a modern, comprehensive management effort on the part of the City to administer its diverse and irreplaceable cultural resources. To this end, BAI has made numerous management recommendations regarding the City's future supervision of its cultural resources, and these recommendations can be found at the end of this report. Many of these recommendations address the creation of a *NRHP* district centered upon downtown Winter Park.



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50<sup>th</sup> Winter Park Sidewalk Art Festival

March 20, 21, 22, 2009

## **CHAPTER 2**

### **CITY OF WINTER PARK DOWNTOWN HISTORIC STRUCTURE SURVEY**

## II. CRITERIA AND METHODOLOGY

All surveys conducted by Bland & Associates, Inc. (BAI) conform with standards adopted by the Bureau of Historic Preservation (BHP), Division of Historical Resources (DHR), Florida Department of State (DOS). BAI surveys utilize the criteria for listing of historic properties in the *National Register of Historic Places (NRHP)* as a basis for site evaluations. In this way, the results of our surveys can be used as an authoritative data bank for those agencies required to comply with both state and federal preservation regulations. The criteria are worded in a somewhat subjective manner in order to provide for the diversity of resources in the United States. The following is taken from criteria published by United States Department of the Interior (DOI) to evaluate properties for inclusion in the *NRHP*.

### 2.1 Criteria for Evaluation

The quality of significance in American history, architecture, archaeology, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, and association, and:

- A) that are associated with events that have made a significant contribution to broad patterns of our history;
- B) that are associated with the lives of persons significant in the past;
- C) that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction;
- D) that have yielded, or may be likely to yield, information important in pre-history or history.

Certain properties shall not ordinarily be considered for inclusion in the *NRHP*. These properties include cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past fifty years. However, such properties will qualify if they are integral parts of districts that do meet the criteria, or if they fall within the following sub-categories:

- A) a religious property deriving primary significance from architectural or artistic distinction or historical importance;
- B) a building or structure removed from its original location, but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event;



C) a birthplace or grave of a historical figure of outstanding importance, if there is no appropriate site or building directly associated with his productive life;

D) a cemetery that derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events;

E) a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a master restoration plan, and when no other building or structure with the same association has survived;

F) a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historical significance; or

G) a property achieving significance within the past fifty years if it is of exceptional importance.

The Bureau of Historic Preservation (BHP) employs the same criteria in a less restrictive manner for selecting properties to be placed in the Florida Master Site File (FMSF), a repository located at the R. A. Gray Building in Tallahassee. The process allows for the recording of properties of local significance that could not be included in the *NRHP*. It should be pointed out that the FMSF is not a state historic register, but a records archive that holds thousands of documents intended for use as a planning tool. The FMSF is the central repository containing data on the physical remains of Florida's history. Each FMSF form represents a permanent record of a resource.

During the course of the Winter Park survey, 107 resources were recorded. Of those, 101 buildings were recorded. The other resources consisted of one historic park, and five historic objects. Of the 107 resources, 28 were previously recorded in the FMSF. The year 1965 was selected as the cut-off date. Traditionally, historic buildings as defined by the United States Department of the Interior (DOI) must be fifty years or older in order to fulfill the fifty-year moving criteria used by the *NRHP* for assessing historic resources, based upon the year in which this project was initiated. The fifty-year old criterion has been codified since 1966 by the National Park Service (NPS) as the basis for survey and for the listing of resources in the *National Register of Historic Places (NRHP)*. But, Criterion Consideration G in *National Register Bulletin 22: Guidelines for Evaluating and Nominating Properties That Have Achieved Significance With the Past Fifty Years* (Sherfy and Luce 1998) permits the inclusion of resources less than fifty years of age if the properties are an integral part of a district which otherwise qualifies for *NRHP* listing. This is demonstrated by documenting that the properties date from within the district's defined period of significance and that they are associated with one or more of the district's defined areas of significance. Properties less than fifty years old may be an integral part of a district when there is sufficient perspective to consider the properties as historic. This is accomplished by demonstrating that: 1) the district's period of significance is justified as a discrete period with a defined beginning and end, 2) the character of the district's historic resources is clearly defined and assessed, 3) specific resources in the district are demonstrated to date from that discrete era, and 4) the majority of district properties are over fifty years old. In these instances, it is not necessary to prove exceptional importance of either



the district itself or the less-than-fifty-year-old properties. Research conducted during the survey indicated that development in downtown Winter Park ended abruptly in 1965 with few if any buildings constructed in the survey area during the late 1960s and 1970s. Instead, commercial development pressures shifted west to U. S. Highway 17/92, Interstate 4, and Fairbanks Avenue, a primary east-west corridor connecting Winter Park with those federal corridors. Resources used to document this shift in local building patterns included newspapers, Sanborn Company maps, city directories.

The inclusion of buildings in the survey was based on criteria established by the United States Department of the Interior (DOI) for listing buildings and properties in the *NRHP*. Extensive additions and modifications, the use of incompatible exterior sidings and windows, and porch removal or enclosure are typical alterations that cause a building to lose its historic character. The term “historic building,” or “historic resource,” means any prehistoric or historic district, site, building, structure, or object included in or determined eligible for inclusion on the *NRHP*. An ordinance of local government may also define historic properties or historic resources under criteria contained in that ordinance. The identification of historic resources begins with their documentation through a survey conducted under uniform criteria established by federal and state historic preservation offices. A survey is a gathering of detailed information on the buildings and structures that have potential architectural or historical significance. The information provides the basis for making judgments about the relative value of the resources. Not all resources identified or documented in this survey process may ultimately be judged “historic.” Still, all resources are subjected to a process of evaluation that results in a determination of those which should be characterized as historic under either federal or local criteria.

The Florida Master Site File (FMSF) is the state’s clearinghouse for information for field surveys and on archaeological sites, historic bridges, cemeteries, and standing structures. The system of paper and computer files is administered by the Bureau of Historic Preservation (BHP), Division of Historical Resources (DHR), Florida Department of State (DOS). The form on which a building is recorded is the FMSF form for standing structures. Other forms are available for bridges, cemeteries, archaeological sites, and groups of associated resources on record group forms. Recording a resource on a FMSF form does not mean that it is historically significant, but that it meets a particular standard for recording. A building, for example, should be fifty years old or more before it is recorded and entered into the FMSF. Lastly, and perhaps most importantly, relatively few buildings or sites included in the FMSF are listed in the *NRHP*, the accepted criterion for a “historic resource.”

The survey process also includes evaluating the condition of each building, which was evaluated according to standards established by the United States Department of the Interior (DOI). A subjective evaluation, the condition of each building is assessed based upon a visual inspection of the structural integrity, roof profile and surfacing, the integrity of the exterior wall fabric, porches, window treatments, foundation, and the general appearance of the building. Not permitted on private property, the surveyors inspected each building in Winter Park’s downtown from the public right-of-way (ROW). No attempt was made to examine the interior of buildings, or closely inspect the foundation or wall systems for the extent of integrity, or deterioration, or





insect infestation; the goal is to conduct the survey in an unobtrusive manner. Consequently, some buildings evaluated as “good” may upon further inspection be found in a “fair,” or even “deteriorated” condition. In like manner, some buildings labeled as fair may indeed possess substantial integrity of wall framing with only inconsequential exterior fabric deterioration.

## 2.2 Methodology

Cultural resource management involves a series of activities carried out in succession. The first activity is survey, which is a systematic examination of historic properties. Survey is undertaken to determine the nature, extent, and character of historic properties, which includes buildings, structures, objects, sites, or districts significant in national, state, or local history. Survey should be clearly distinguished from registration and protection of historic buildings, which is provided through listings in the *NRHP*, and, just as importantly, by enacting historic preservation ordinances.

There are several methodologies for a survey. One approach is the thematic survey, which identifies all historic properties of a specific type, such as a survey of African-American schools, courthouses, or lighthouses in Florida. A more common survey is the geographic type, which results in a comprehensive recording of all significant themes and associated properties within established geographic boundaries, such as a subdivision, neighborhood, or a municipal limit. The goal of this geographic survey was to document downtown Winter Park, which was roughly defined as Canton Avenue, Comstock Avenue, Knowles Avenue, and New York Avenue. As the survey progressed, however, the presence of commercial buildings east of Knowles Avenue resulted in the expansion of the geographic limit to Interlachen Avenue. The goals of the survey were to record all resources within the survey area, update any previously recorded sites in the FMSF, assign resources as either contributing or non-contributing, and prepare a historic district map for a CADD drawing by City Architect Maria Perez in preparation for a *NRHP* Proposal in Phases 2 and 3 of the project.

In addition to establishing architects, builders, and dates of construction for buildings, the survey was intended to correct changes to or inaccuracies in addresses, document any destroyed or altered buildings previously recorded, and record all previously unrecorded resources. In all, 107 resources were recorded in the downtown Winter Park survey. Of those, 28 resources were previously recorded in the FMSF. In addition the survey included documenting resources as either contributing or non-contributing to the historic district. The assessment of historic resources can be compared to a three-legged stool. One leg is age, another is integrity, and the third is significance. If all three legs are present, then the resource is considered contributing. If any one of the legs is missing, however, then the resource is considered non-contributing. To that end, approximately twenty-eight resources recorded during the survey were attributed as non-contributing because they had lost sufficient historic architectural features to the extent that they no longer conveyed any of their exterior historic architectural integrity.

The survey began after BAI met with Senior Planner Lindsey Hayes, AICP, about the purpose of the project. A base map provided by the City, Orange County Property Appraiser maps, Orange



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County Property Appraiser data, city directories, and Sanborn Company maps published in 1964 were obtained and consulted to help determine the dates and locations of historic buildings. The survey route roughly followed a geographical grid pattern starting from the south end of the downtown and moving north along Park Avenue and cross streets. The survey team walked each street, confirming and recording the address posted on a building. Sanborn Company maps assisted in defining the extent of individual buildings and common or party wall systems between buildings. In some cases, alterations made to buildings outside the historic period made it difficult to determine the extent of an original wall system. In cases where the physical address posted on the building differed from the address assigned by Orange County Property Appraiser, the address clearly posted on the building was used. In other cases, buildings displayed no addresses and in those cases the addresses assigned by the Orange County Property Appraiser was used. Consecutive record numbers (RN) were used to organize the resources as they were inventoried on a photographic log sheet. In addition, Central Park was walked and closely examined to document any commemorative monuments or other features and objects from the historic period. To help ensure comprehensive coverage of the downtown survey and historic district map, the footprints of outbuildings, both contributing and non-contributing, were drawn onto the field maps. Similarly, each non-contributing resource, with an approximate footprint and its address, were also noted on the maps. The survey team recorded the architectural data in the field and took a digital photographic image of each resource. All photographs taken of the historic structures during the current project tract were executed by BAI Senior Historian Sidney Johnston, MA. Myles C. P. Bland, RPA, served as the Principal Investigator.

The integrity of each resource inventoried was evaluated on the basis of guidelines established by the *NRHP* and the FMSF. The survey team respected private property rights and recorded the resources from the rights-of-way (ROW). Many residents and property owners expressed considerable interest in the project and provided the survey team with historical data about their homes or buildings. The condition of each building, a subjective evaluation, was assessed based upon visual inspection from the rights-of-way (ROW) for structural integrity, roof surfacing, exterior wall fabric, porches, window systems, foundation, and the general appearance of the building. Not permitted on private property, the surveyors inspected each building from the public right-of-way (ROW), making no attempt to closely inspect foundation or the wall systems for structural integrity.

Analysis of the properties was then conducted by dates of construction and development trends, functions and uses, condition, and architectural styles. Collection of research followed and included the examination of records held by the City of Winter Park, Winter Park Public Library, Blackman's and Macdowell's histories of Orange County and Winter Park, and *NRHP* Nominations. Additional historical research was conducted the P. K. Yonge Library of Florida History at the University of Florida, Florida Photographic Archives, and the Bureau of Historic Preservation (BHP) in Tallahassee.

Following the analysis and evaluation, a report was composed, compiled, and organized with an eye toward preparing the *NRHP* Nomination for the Downtown Winter Park Historic District. Identifying the district's architectural and historical significance, summary significance statements associated with *NRHP* criteria themes and periods of significance were composed.



The Appendix of this report includes the addresses of properties recorded during the current survey; their associated Florida Master Site File (FMSF) number; and their status as contributing or non-contributing to the historic district.





**CHAPTER 3**  
**CITY OF WINTER PARK DOWNTOWN HISTORIC STRUCTURE SURVEY**

### III. HISTORICAL SIGNIFICANCE OF DOWNTOWN WINTER PARK

The Downtown Winter Park Historic District (Figure 3-1) fulfills criteria A and C and Criterion Consideration G at the local level in the areas of architecture, commerce, and community planning/development for listing in the *National Register of Historic Places*. Under criterion A, the district possesses significance for its concentration of historic buildings with a period of significance extending between 1882 and 1965. The period of significance begins with the founding of the city, the laying out of a town plan (Figure 3-2), and the construction of the oldest surviving building (1882) in the historic district (Figure 3-3). A few of the downtown's oldest contributing buildings remain to reveal Winter Park's nineteenth century heritage. Approximately seven buildings remain from the city's Progressive Era (1912-1919) and nearly twenty buildings reveal patterns of construction during the Florida Land Boom (1920-1927). Development fell flat during the Great Depression and World War II, evidenced by three buildings developed during America's bleakest economic downturn and its most extensive war. After the conflict, Winter Park's downtown enjoyed a two-decade-long resurgence of construction. Property owners constructed approximately twenty-nine buildings between 1946 and 1965. Twelve of those buildings were constructed between 1946 and 1958; nineteen were built between 1961 and 1965 after which development abruptly ended. Newspapers reports and building permit records indicate that few buildings were constructed in the historic district during the late-1960s and 1970s.

Associated with Criterion Consideration G, the period of significance closes in 1965 at the end of downtown Winter Park's significant development. Construction in the downtown abruptly ended in 1965, in part, because of the construction of Interstate 4 two miles west of the downtown, and, in part, because of a new era of commercial development along U. S. Highway 17/92 one mile west of downtown Winter Park. The proliferation of the automobile made possible development along the federal highway, which was characterized by the opening of new large new shopping malls anchored by large department stores, such as Ivey's Department Store, and shopping centers radiating around commercial establishments, such as Publix Supermarket. Those new large commercial developments encouraged additional smaller scale commercial buildings adjacent to the highway and mall. Social and transportation patterns evident in Winter Park during the late-1950s and mid-1960s reflected larger patterns in America with the proliferation of automobiles and flight from urban centers to suburbs. Interstate and new commercial development patterns shifted Winter Park's primary commercial area outside of Winter Park's historic downtown. Commercial and transportation changes also wrought the widening and construction of new highways and secondary roads, at least one of which threatened Winter Park's downtown. To help preserve the small-scale picturesque ambiance of Winter Park's downtown, central park, and its relatively narrow two-lane avenues and streets, city leaders in the early 1960s secured the services of Herman Hoyt and Maurice Rotival, prominent national planning consultants. Winter Park's downtown escaped some of the dramatic changes wrought by interstates and highways, although Fairbanks Avenue several blocks south of the downtown was widened and realigned to accommodate increased traffic in Winter Park and Orange County.



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Downtown Winter Park, c. 1925



Winter Park Town Plan, 1883



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The City of Winter Park Downtown  
Historic Structure Survey  
Orange County, Florida

Figure 3-2

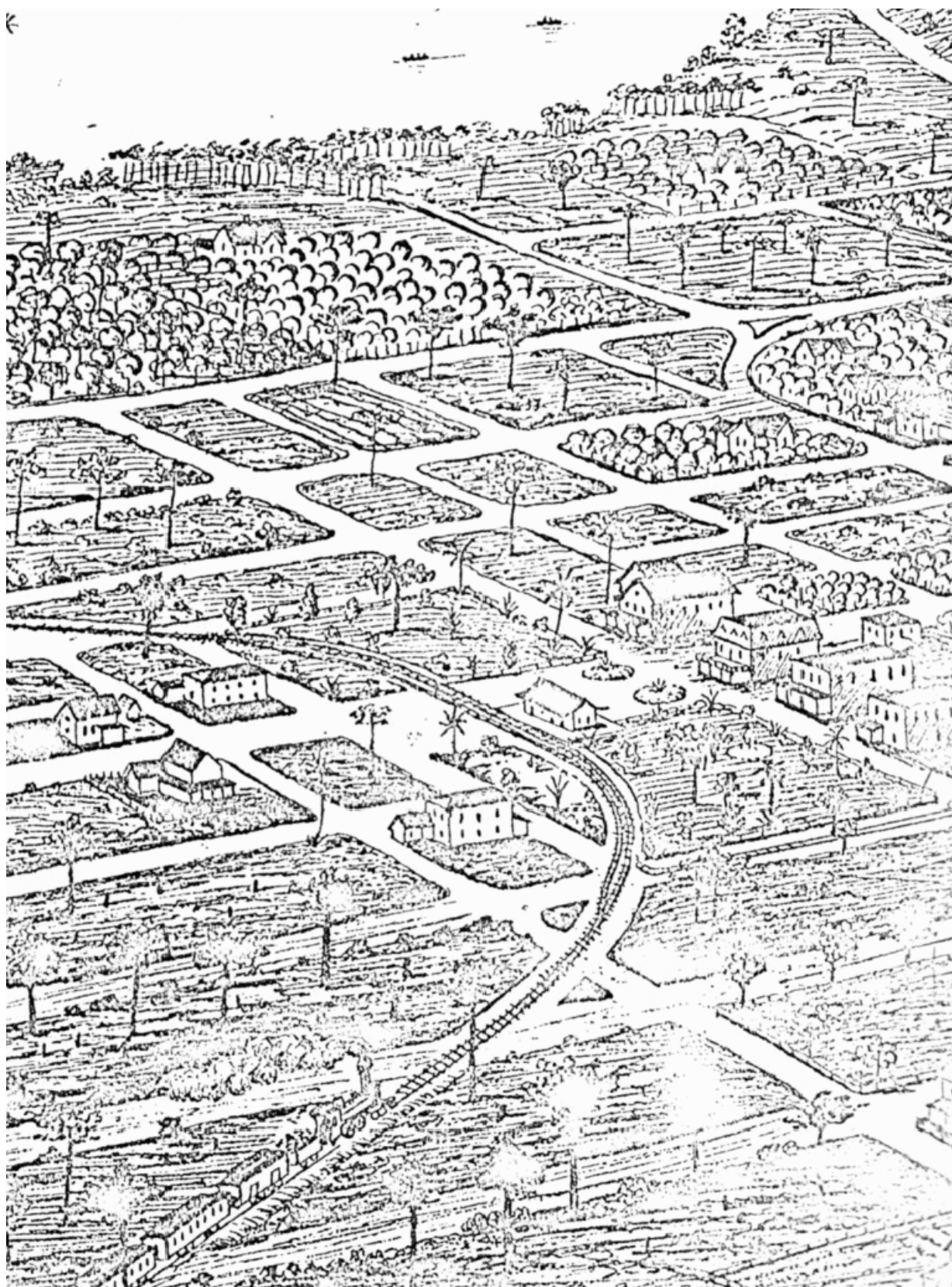
Figure: 3-2

Project No.: BAIJ0910231.01

Scale: Not to Scale

Date: May 2009





Bird's Eye View of Winter Park, 1885



These important trends contribute to a discrete period of significance associated with Winter Park's downtown with a defined beginning in 1882 and closing in 1965 with the end of significant construction. In the early 1960s, Winter Park's downtown experienced significant growth with the construction of several commercial buildings, a city hall, railroad passenger station, federal post office, and multi-story multi-building cooperative apartment buildings. Although development ended in the downtown in 1965, new housing projects replaced aging citrus groves and vacant lands well outside the old downtown and adjacent to Winter Park's city limits. Annexations brought parts of unincorporated Orange County into Winter Park's municipal limits. Outside the historic downtown, commercial development soared in the mid and late 1960s along U. S. Highway 17/92 and Fairbanks Avenue.

Winter Park's founders consist of businessmen and manufacturers in America's Midwest and Northeast who made substantial investments in Central Florida real estate during the 1880s. They included Oliver Everett Chapman, Loring Augusta Chase, William Charles Comstock, Franklin Fairbanks, Francis B. Knowles, Frederick W. Lyman, Charles Hosmer Morse, Alonzo W. Rollins, and William C. Temple. Their combined vision and effort yielded the Town Plan of Winter Park and Rollins College in the 1880s. Much of the impetus for their development came from the construction of railroad tracks through the area. In 1880, the South Florida Railroad Company built tracks between Sanford and Tampa. Civil engineer Samuel Robinson, then Orange County's public surveyor and a contracting engineer for the railroad, laid out the alignment through Winter Park with a sweeping curve west of Lake Osceola around which Winter Park's downtown would later develop. Freight and passenger service opened in Winter Park in November 1880. In 1881, developers Oliver Chapman and Loring Chase hired Robinson to survey, plat, and map the Town Plan of Winter Park, which he completed in August 1881. The plan included a ten-acre park to be planted with flowers and the railroad running through the middle. Completed in 1881, a depot in Winter Park's nascent downtown is often attributed as the first building constructed in Winter Park. Locally known as the Dinky Railroad, the Orlando and Winter Park Railroad built tracks between the towns in 1887. That year, the Town of Winter Park was incorporated and the Winter Park Improvement Association was organized to plant trees to beautify parks. From the inception of Winter Park, the railroad has served as a unifying feature of the city's town plan and heritage.

Incorporated on 28 April 1885, Rollins College was founded in the Winter Park Congregational Church following a contest that pitted Winter Park against the towns of Daytona, Jacksonville, Interlachen, Mount Dora, and Orange City. An offer of \$114,000 in cash and property influenced the committee to plant the Congregational college in Winter Park. Inspirational addresses were delivered by E. P. Hooker, who was appointed as the college's first president, and S. E. Gale of the General Congregational Association of Florida. Over time, the college was led by presidents of various gifts and talents, including E. P. Hooker, Charles G. Fairchild, George Morgan Ward, William Fremont Blackman, and Hamilton Holt. Built in 1884 in downtown Winter Park, White's Hall served as the first recitation building for Rollins College. Trustees acquired a site for the nascent college along the shores of Lake Virginia south of Winter Park's budding downtown. The college built wood-frame buildings named Pinehurst Cottage and Knowles Hall



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in 1885 and the next year constructed Cloverleaf Cottage and Lakeside Cottage. Lyman Gymnasium soon followed. Distinctive and picturesque in their own right, the earliest wood-frame buildings eventually yielded to more permanent masonry buildings reflecting a Mediterranean Revival influence. Architects commissioned with the design of those buildings included Richard Keihnel of Miami Beach and James Gamble Rogers, II and George H. Spohn of Winter Park. The latter two architects also played a role in the development and appearance of downtown Winter Park.

Beyond education, railroads, and real estate, the development of extensive citrus groves helped promote growth in Winter Park. Emblematic of its name, Orange County was a leader in Florida's citrus industry for many decades, interrupted by periodic freezes and pests. Citrus production assumed an increasingly significant role in Orange County's economy during the 1880s, when a green-and-golden crescent of groves and trees were planted between the upper Indian River region and Tampa Bay. In 1889, Orange County ranked first among Florida counties in citrus production with nearly 20,000 acres in planted in citrus. Although a chilling freeze in 1886 destroyed fruit in many groves in Winter Park and Orange County, the 1890s brought more dire consequences. In the early morning hours of 29 December 1894 temperatures dipped throughout Florida and reached 16°F in St. Augustine, 19°F in Rockledge, and 24°F in Orlando. Another report indicated that "A line drawn from Manatee to Titusville would mark the southern limit of temperatures below twenty degrees." The cold ruined vegetable fields and defoliated some citrus trees, causing most trees to drop their fruit. A warm interval followed, which promoted the flow of tree sap. Then, on the morning of 8 February 1895, temperatures again dipped well below freezing. One citrus grower in Winter Park recorded the temperature at 17°F. At DeLand, another planter reported citrus trees split asunder with a noise resembling the sound of cracking walnuts. Even in Key West residents reported a light frost. The second cold blast killed thousands of citrus trees throughout the state. Mature Florida orange trees in 1893 numbered about 3,000,000; by late 1895, that figure had declined to fewer than 90,000. The 1893-1894 season had generated 2,500,000 boxes of fruit; the following year orange trees yielded only 150,000 boxes of fruit. In 1896, only four boxes of citrus were harvested from trees in Apopka, then a leading citrus region of the county. In 1898, Orange County's farmers and citrus growers had replanted only 3,000 trees. Those who replanted their groves endured a subsequent freeze in February 1899, which destroyed some of their efforts. Apocryphal stories of farmers abandoning their homesteads and barns in Orange County to begin afresh in South Florida probably applied to some farmers in Winter Park. Indicative of the diminished status of the North Florida citrus industry, few farmers north of Lake George re-planted groves. Many North Florida farmers turned instead to Irish potatoes and to celery in the Sanford and Oviedo region. Orange County's recovery from the freeze was tied to Orlando's emergence as a regional commercial center, the harvesting and marketing of winter vegetables, and the re-planting of thousands of acres in citrus. By 1910, growers annually shipped nearly 500,000 boxes of oranges from depots in Orange County's cities and towns. Indicative of the rise of citrus culture in Florida, in 1909 the Florida Citrus Exchange was organized as a statewide marketing cooperative. Production levels in Orange County reached 1,000,000 boxes in 1920, accounting for one-quarter of Florida's entire orange crop. That year, however, Polk County surpassed Orange County in citrus production and remained Florida's



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dominant citrus producing county into the middle of the twentieth century. By the mid-1920s, some packing houses in Orange and Polk Counties harvested more fruit in one week than from all of the groves harvested in an entire season in adjoining counties.

Winter Park's historic downtown is associated with the development of these broader trends--citrus, college, and railroad. It contains buildings that historically served a number of purposes, including commercial, governmental, religious, residential, and transportation functions (Figure 3-4). Significant events that shaped the development of the district include the construction of railroad tracks in the 1880s, freezes in the 1890s followed by the revitalization of the citrus industry, the Great Florida Land Boom of the 1920s, the Great Depression of the 1930s and World War II, and a resurgence of growth between the 1940s and 1960s. Development began in the late nineteenth century and was temporarily interrupted in the mid-1890s, the late-1920s, the Great Depression, and World War II. The most active periods of development consisted of the Progressive Era, Florida Land Boom of the 1920s, and the post World War II interval (Figure 3-5). S Development occurred within a picturesque 1880s town plan radiating west of the shore of Lake Osceola. Railroad tracks wending through the region contained several straight stretches, one of which was used by town builders to lay out Winter Park's central park and downtown. Two railroad stations contribute to the transportation heritage associated with the downtown. The downtown developed along the north-south orientation of Park Avenue roughly bounded by Comstock Avenue on the south and Canton Avenue on the north. Most early commercial development occurred along Park Avenue. Over time, the cross streets of Lincoln Avenue, Morse Boulevard, New England Avenue, and Welbourne Avenue accommodated commercial buildings. Residential buildings initially dotting Park Avenue yielded to commercial buildings. Developers and property owners recognizing the value of residential quarters close to the downtown persisted in developing apartments on upper floors of commercial buildings on Park Avenue, and also constructed apartment buildings on Morse Boulevard. The tradition of developing apartments and residential quarters within and in close proximity to the downtown is a defining feature of the city's heritage and is represented by its historic fabric.

The historic district has further significance under criterion C. Although the majority of the buildings display Masonry Vernacular construction, some buildings display the influences the Bungalow, Classical Revival, Mediterranean Revival (Figure 3-6), Mid-Century Modern (Figure 3-7), Mission (Figure 3-8), and Shingle (Figure 3-9) styles. The design skills of many architects are represented in the historic district, including Roy A. Benjamin, Braxton L. Bright, Dudley Matthews, H. M. Reynolds, James Gamble Rogers II, Peter C. Samwell, Joseph Shifalo, George H. Spohn, John Stetson, and Frederick H. Trimble. Builders and contractors associated with historic buildings in the district include Cason & Moore, Henry C. Cone, Hanner Brothers Construction Company of Orlando, Jack Jennings, W. R. Lyon, Marshall-Jackson Company of Lakeland, Lionel V. Mayell, Hilbert J. Sapp, and Allen Trovillion.



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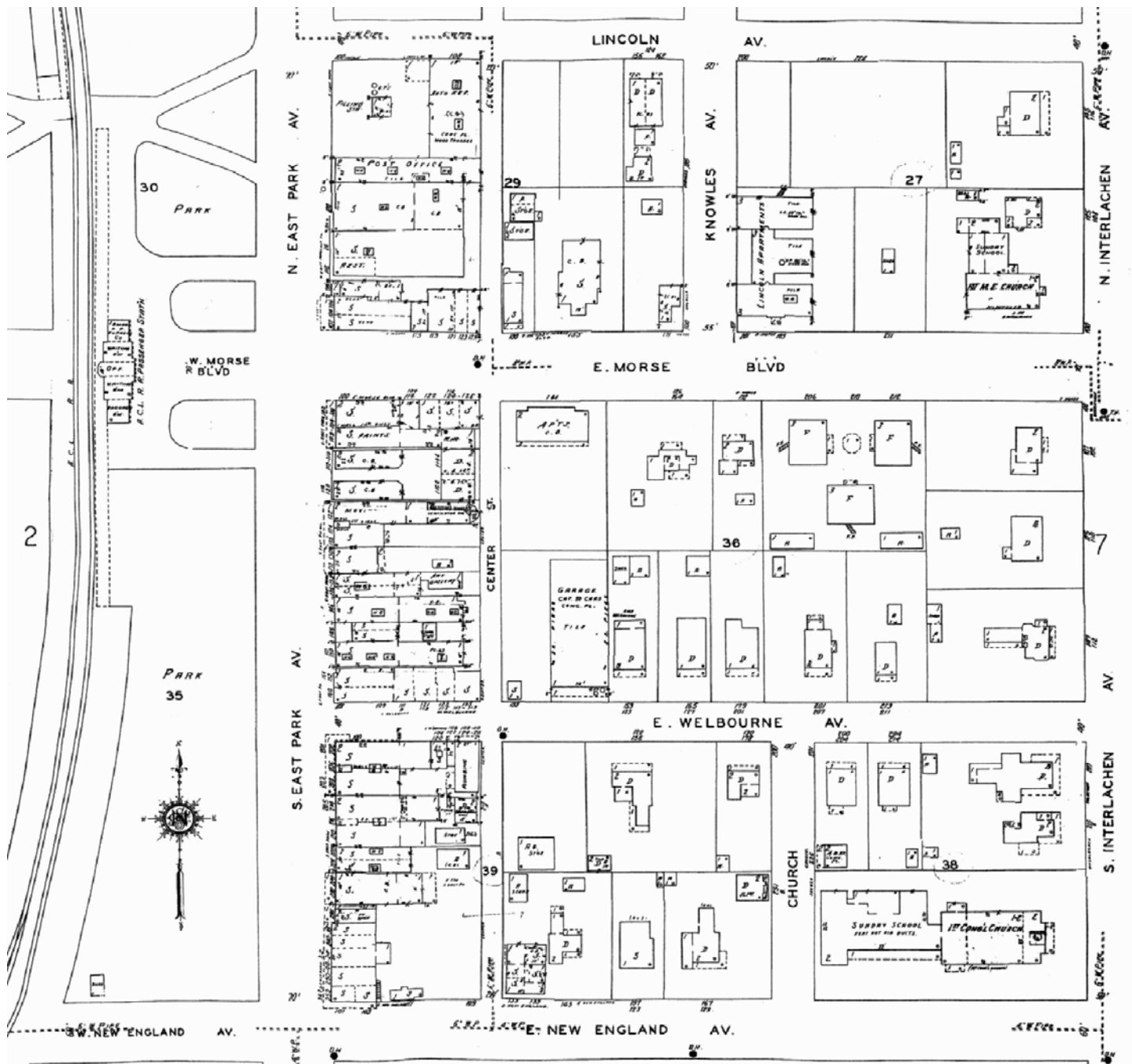
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Downtown Winter Park, 1948



Greeneda Court, 1947



Downtown Winter Park, 1954





Winter Park Mid-Century Modern Style, 153-157 E. New England Ave., RN 21 (OR9894)



Winter Park Mission Style, 125 North Interlachen Ave., RN 74 (OR0676)



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The City of Winter Park Downtown  
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*Figure 3-8*

Figure: 3-8

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Winter Park Shingle Style, 231 North Interlachen Ave., RN 69 (OR9926)

Perhaps no architect has influenced the twentieth-century picturesque appearance of Winter Park as James Gamble Rogers, II. A native of Chicago, Rogers was a nephew of the nationally renowned architect James Gamble Rogers of New York, famed for his works at the campuses of Northwestern, Tulane, and Yale universities. The father of James Gamble Rogers, II was John A. Rogers, a native of Kentucky and a brother of the nationally renowned architect. In 1894, following graduation from the University of Chicago and then the Massachusetts Institute of Technology, John Rogers organized an architecture firm in Chicago styled "Rogers & Woodyatt," which remained in practice nearly twenty years. In 1915, after suffering declining health and intrigued by the prospects afforded professionals in the building trades in Florida, he relocated to Daytona, where his father's family had vacationed for several decades. He opened an architectural firm, and about 1926 moved to Allandale, a small city on the mainland south of Daytona Beach where he built a distinctive Craftsman-styled dwelling. Talented and untiring in his work, Rogers prepared the plans for numerous buildings over the following decades, including the Peninsula Clubhouse, Daytona Beach Golf & Country Club clubhouse, Osceola-Gramatan Hotel, and approximately 100 dwellings. Houses attributed to his craftsmanship include those for C. M. Bray, Fred N. Conrad, T. J. McReynolds, Sr., Frank W. Noble, Ransom Olds, and William Westcott in Daytona Beach, and for Sydney Paul Johnston in DeLand.

His son, James Gamble Rogers, II, graduated from Daytona Beach High School in 1918 and attended Dartmouth College. But, in 1924 Rogers returned to Florida to assist his father, who had suffered a heart attack. Rogers apprenticed in his father's office and became the 1024th architect to register with the Florida State Board of Architecture. In 1928, he opened a branch office of the architectural firm in Winter Park, and in 1935 following the death of his father started his own practice. Rogers is best known for his residential projects, such as the Claybaugh House (1927); "Four Winds," his home (1929) on the Isle of Sicily; Ingram House (1932); "Casa Feliz" (1933) for the Barbour family of Winter Park; the Huttig Estate (NR 1993), the Yerger House (c. 1935), and the McEwan House (1938) near Lake Concord; 833 Seville Place (c. 1940); and the R. D. Keene House at 1030 Lake Adair Boulevard. Best known for his work in the Colonial Revival and Mediterranean Revival genres, Rogers designed approximately 100 dwellings in the Orlando-Winter Park area.

After World War II, when Roger's branched out from his residential designs to larger public buildings, his reputation spread statewide and then to a national clientele. Large projects attributed to Rogers include the Caldwell Building (1947), Florida Supreme Court (1948), and the Holland Building (1949) in Tallahassee; Carlton Student Union Building at Stetson University in DeLand (1956); and academic buildings at Florida State University (1959-1962) and Rollins College (1951-1968). The First Methodist Church of Oviedo is the first ecclesiastical work attributed to Rogers. Military contracts included missile test range facilities at Elgin Air Force Base and guidance towers at Patrick Air Force Base and Antigua Island in the British West Indies. In 1957, he formed Rogers, Lovelock & Fritz, architects and engineers. Roger's design of First United Methodist Church of Oviedo came as his reputation extended to a statewide basis, and at the inception of a new era in the architect's career as he enlarged the company to include associates and engineering services. Rogers's use of the Colonial Revival style for the Oviedo



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church was a departure in stylistic influences employed on his residential works, but shared a similarity with his Colonial-inspired designs of the Florida Supreme Court Building and several banks in Orlando in the previous decade, and the Carlton Student Union Building in DeLand in 1957. Later, in 1960, Rogers, Lovelock & Fritz designed a new sanctuary for Winter Park Methodist Church and later in the decade designed Oviedo Methodist Church (NR 2007).

The buildings contributing to the Downtown Winter Park Historic District display stylistic influences consistent with national and statewide trends in architecture. The historic resources comprising the historic district contribute ambiance, character, and linkage to the district. The historic district meets the three basic requirements for *NRHP* listing: age, integrity, and significance. With regard to age, a majority of the historic buildings are fifty years or older and those that are fewer than fifty years represent a small minority and satisfy Criterion Consideration G. There are seven qualities of integrity: location, design, setting, materials, workmanship, feeling, and association. Although some buildings have been altered over time, the majority retain their qualities of historic physical integrity. The buildings in the historic district possess local significance in the areas of architecture, commerce, and community planning and development. The district possesses a significant concentration and continuity of buildings united historically and by physical development.



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**CHAPTER 4**  
**CITY OF WINTER PARK DOWNTOWN HISTORIC STRUCTURE SURVEY**



## IV. ARCHITECTURAL SIGNIFICANCE OF DOWNTOWN WINTER PARK

### 4.1 *Introduction*

The Downtown Winter Park Historic District contains a comprehensive collection of historic buildings with commercial, governmental, religion, residential, and transportation functions that form a historic downtown built within a town plan laid out in the 1880s. The district contains approximately ninety-three resources with approximately seventy of those contributing. The district takes in parts or all of nineteen blocks and contains approximately 75 acres. The majority of the historic resources are commercial buildings, but the district also includes several churches, two railroad stations, and a city hall and post office. The contributing resources possess significance for their architectural and historical associations. Most are small in size and scale, ranging in height from one to two stories, but one rises four stories. Most are derived from vernacular traditions, but a few display the influences of the Bungalow, Classical Revival, Colonial Revival, Mediterranean Revival, Mid-Century Modern, Mission, and Shingle styles. Associated with themes in landscape architecture, Central Park displays much of its historic design and unites the commercial center with a historic transportation corridor and supporting historic transportation buildings. The district possesses an important concentration, linkage, and continuity of historic resources united historically by plan and physical development. The buildings contribute to Winter Park's sense of time, place, and historical development through their location, design, setting, materials, workmanship, feeling, and association, and provide an important architectural link to the heritage of Winter Park.

### 4.2 *Physical Description*

The historic district contains a relatively large and well-preserved collection of commercial, government, religion, and residential buildings. It takes in all or parts of nineteen blocks of development and measures approximately seventy-five acres. The district has an overall rectangular shape with irregularities, governed, in part, by the historic pattern of development, and, in part, by the demolition of older buildings and relatively recent development. The boundaries of the district are, roughly, Comstock Avenue, Garfield Avenue, Interlachen Avenue, and New York Avenue. Several historic-period residences stand outside the boundaries of the district to the east and north, and the Rollins College campus radiates to the south of the downtown. But, those resources are separated from the downtown by altered buildings from the historic period or buildings of relatively recent construction. In some cases, historic-period resources within the historic district are non-contributing or excluded from the district because of alterations.

The typical historic building rises between one and two-and-one-half stories, but at least one rises four stories. Roofs are typically flat with built-up or tar-and-gravel surfacing or gable and hip covered with composition asphalt shingles. Most facades retain their original detailing with brick, clapboard, drop siding, rough-face cast blocks, stucco, or weatherboard serving as exterior wall fabrics. Concrete blocks and composite asbestos panels appear on some buildings



constructed or altered in the late-1940s and 1950s. Fenestration consists of original casement, double-hung sash, and fixed windows, some with multiple lights. Some larger residences exhibit rooflines with a variety of angles and pitches, combinations of wood shingle and drop siding exterior wall fabrics, and bargeboard, knee braces, and purlins mounted under the eaves. Although some small dwellings display little ornamentation, they are a product of the historic context in which they were built and as such contribute to the historic district.

A majority of the buildings are oriented along an east/west axis, and they display a small or moderate setback from the avenues and streets on relatively narrow lots. The block, lot, and street pattern follow an orthogonal plan. Comprised of a historic town plan in-filled with apartment buildings, churches, commercial buildings, city hall, post office, and dwellings, the district reveals a well-defined concentration of buildings representative of Frame and Masonry Vernacular architecture that contrast with examples of the Bungalow, Classical Revival, Colonial Revival, Mediterranean Revival, Mid-Century Modern, Mission, and Shingle styles. The collection of buildings contributes to the historic character of Winter Park, giving the city a sense of place, charm, and distinction.

An important part of Winter Park's town plan growth, commercial and public building development was centered along Park Avenue facing Central Park. The park and railroad tracks limited development of the primary buildings in the city to the east, north, and south of the landscape features. Some real estate remained planted in citrus into the early twentieth century, when those groves yielded to development. Subdivision activity extended between 1882 with the creation of the town plan and the 1920s. Historic development spanned the years between 1882, when the earliest extant buildings were constructed, and 1965. The latter date, 1965, falls short of the traditional fifty-year moving benchmark used to assess and evaluate historic resources for *NRHP* listing. To that end, Criterion Consideration G from *National Register Bulletin 22* has been used to justify the cut-off date. In short, the year 1965 serves as a cut-off date for the historic district because it corresponds with the end of significant development in Winter Park.

The Great Depression and World War II mark a significant break in architectural styles, building materials, and construction techniques. Largely because of the increased expense of building materials following World War II, post-war buildings out of the Mid-Century Modern genre were constructed in simpler forms and lacked the elaborate architectural detailing that was often applied to earlier buildings. The use of pre-stressed concrete and concrete blocks wall systems, sun panels and *brise soleil* to screen large window systems, jalousie and metal awning windows, asbestos panels and Perma-Stone for finishing and re-siding exterior walls, and other building materials gained popularity. Now historical guideposts to our past, those "modern" buildings reflect broad changes in our culture, particularly reflecting the responses of Florida's architects, builders, and investors to the state's housing needs. This district, then, serves as a microcosm of larger community planning and development trends that, in part, defined Florida's landscape during the late nineteenth century and the first half of the twentieth century.



*Masonry Vernacular*

Buildings of Masonry Vernacular construction accounted for the most commonly recorded form of architecture in the downtown Winter Park survey. The term, Masonry Vernacular, applies to buildings with brick, concrete block, concrete, or hollow tile, or combinations of masonry wall systems that display no formal style of architecture. The style is defined as the common masonry construction techniques of lay or self taught builders. In the eighteenth century, vernacular designs were local in nature, transmitted by word of mouth or by demonstration, and relying heavily upon native building materials. In the early nineteenth century, masonry vernacular commercial buildings emerged as a distinct building type, due largely to the rapid growth of commerce and manufacturing associated with the Industrial Revolution. During the period, mass manufacturers exerted a pervasive influence over vernacular building design. Trade and architectural journals and popular magazines, which featured standardized manufactured building components, flooded building and consumer markets and helped to make construction trends universal throughout the country. The railroad aided the process by providing cheap and efficient transportation for manufactured building materials. Ultimately, the individual builder had access to a myriad of finished architectural products from which to create his own designs. Most Masonry Vernacular commercial buildings in Florida's towns were simple 1-Part or Enframed buildings, but 2-Part and some 3-Part commercial buildings lined downtown streets.

Masonry Vernacular is more commonly associated with commercial buildings than with residential architecture where wood frame dwellings dominate (Figure 4-1). The name applies to a large range of buildings from relatively small one-story stores and shops to four-story buildings that contain a variety of uses, including apartments, offices, and public meeting halls in the upper stories. Elaborate late-nineteenth century models often display heavily accented cornices, window hoods, and iron-framed storefronts. Some display Romanesque or Italianate influences with rounded or heavily accented window lintels. Oriels or bays protrude from corners or wall surfaces. Some examples feature the rough-faced cast concrete block popularized by Henry Hobson Richardson in his Romanesque buildings of the late nineteenth century. In Florida, most early twentieth century models were brick and typically exhibited a symmetrical façade; brick corbeled cornice, stylized panels, belt courses, and storefronts with paneled wood doors, wood kick panels, plate glass, and transoms. Simple enframed blocks with little embellishment were common between the 1920s and 1940s. Nevertheless, some commercial vernacular designs of the 1920s were influenced by Spanish or Art Deco designs of the period, and hollow tile became commonly used in structural systems. During the 1930s, the International, Modernistic, and Streamline styles influenced vernacular design, and reinforced concrete construction techniques became more frequently used to produce a variety of forms.

Beginning in the Great Depression and accelerating after World War II, concrete block construction became a popular masonry building material in Florida. In addition to the common 8"x8"x16" cinder blocks, architects and builders turned to manufacturers to produce lighter products that offered the same strength and insulating value. In the late-1940s, masonry





Masonry Vernacular Style, 122-132 Park Ave. South, RN 27 (OR0240)



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The City of Winter Park Downtown  
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Figure 4-1

Figure: 4-1

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Scale: Not to Scale

Date: May 2009



companies began producing "concrete bricks" measuring 4"x4"x8", 4"x8"x8", and several other dimensions. Manufacturers also produced hard-fire hollow clay tiles in various sizes with a finished brick appearance. Both of these cement and brick products were poured solid with concrete after the completion of the wall system. Many houses were built using simple rectangular plans, or a system of rectangular units stacked or assembled side-by-side to reduce construction costs. To keep up with the state's growth pattern and need for more and modern housing, an effort was made to reduce the number and types of materials used to built homes and buildings. In the process, most architects and builders eschewed architectural accent work and detailing that characterized many nineteenth and early twentieth century homes. Consequently, detailing became more subdued often limited to decorative castcrete panels in wall surfaces or gable ends, brick sills, and false window shutters fashioned with Perma-Stone, a concrete material, or FeatherRock, a carved lava product. A host of new light-weight materials were introduced in the 1950s for applied ornamentation to these relatively simple dwellings. In replacing diminishing supplies of wood reserves, this masonry housing type combined new less expensive construction materials, and resulted in making single family homes more affordable for the average American. Soon concrete block homes filled many lots left vacant during earlier periods of development, and filled newly-created subdivisions. In the process, they became an important part of Florida's pattern of post World War II development.

### *Frame Vernacular*

Frame Vernacular accounts for a small category of architecture recorded in Winter Park during the survey. The term, "Frame Vernacular," the prevalent style of residential architecture in Florida, refers to the common wood frame construction technique employed by lay or self-taught builders. The term does not, however, imply inferior or mundane architecture. Buildings characterized as vernacular lend themselves to categorization by building form associated with a particular era, function, or region of the country, rather than classification within a particular genre of formal architecture. The *Oxford English Dictionary* defines vernacular architecture as "native or peculiar to a particular country or locality...concerned with ordinary domestic and functional buildings rather than the essentially monumental."

Most often associated with houses, vernacular building forms changed with the Industrial Revolution, which brought about the standardization of construction parts and materials, and exerted a pervasive influence over vernacular house design. Popular magazines helped to disseminate information about architectural trends throughout the country. The railroad provided affordable and efficient transportation for manufactured building materials. Ultimately, individual builders had access to a myriad of finished architectural products from which to create their own designs.

In Winter Park, like many other areas of Florida, Frame Vernacular dwellings are typically one or two stories in height, with a balloon or platform frame structural system constructed of pine or cypress (Figure 4-2). They display a variety of footprints and forms including double-pile or single- pile, I-house, irregularly massed, and saddlebag. The double-pile classification defines dwellings two rooms deep, and single-pile smaller houses only one room in depth. Part of





Frame Vernacular Style, 206 East Morse Blvd., RN 40 (OR9904)

double-pile conventions, an I-house plan is based on a central hall and staircase dividing the living spaces. Irregularly massed houses typically display either a composite, cross plan, L-plan, T-plan, or upright-and-wing form. Displaying a side-facing gable roof with a living space one room deep and two rooms wide, the saddlebag cottage often defines housing in African-American neighborhoods in the South.

Most plans of Frame Vernacular dwellings maximize cross-ventilation. Early versions of the style have gable roofs steeply-pitched to accommodate an attic. Horizontal clapboards, drop siding, or weatherboard, or wood shingles are common exterior wall fabrics. Those exterior wall products are often found in combination, especially on large well-executed examples. Often employed as original roof surfacing materials, crimped metal panels, or wood or decorative pressed metal shingles, have nearly always been replaced by composition shingles. The façade is often placed on the gable end, making the height of the façade greater than its width. Porches are also a common feature and include one and two-story end porches and sometimes verandas. Fenestration in the form of windows is often regular, but not always symmetrical. Windows are generally double-hung sash with multi-pane glazing. Decoration, generally limited to ornamental woodwork, can include a variety of patterned shingles, turned porch columns, balustrades, and spindles, knee braces and purlins mounted under the eaves, and exposed rafter ends.

During the Great Depression, Frame Vernacular construction remained an important influence on the architecture of Winter Park. Those buildings, primarily dwellings and apartment houses, reflected a trend toward simplicity. Residences are smaller with more shallow-pitched roof lines than those of the previous decades, and usually only one story in height. Drop siding, weatherboards, and other wood siding products often yielded to composite asbestos-concrete panels for the exterior walls. Metal casement windows began to replace the ubiquitous double-hung sash windows. The decrease in size of the private residence reflected the diminishing size of the American family. After World War II, Frame Vernacular continued to influence residential designs, informed by the proliferation of the automobile, which resulted in the introduction and increased use of garages, carports, and *porte cocheres* within the main body of a house. Dating from several periods of development, Frame Vernacular designs sprinkle Winter Park's downtown landscape exhibiting various designs and sizes. Many contribute ambiance and a historic sense of place, even though some have been slightly altered by the installation of synthetic sidings, window changes, or the additions to porches.

### *Bungalow*

The Bungalow was a popular residential building design in Florida during the first three decades of the twentieth century. The name was derived from the Bengalese language by the British during the eighteenth and nineteenth centuries. The name and general characteristics of the style derives its origins from the Far East, including India and the Orient, which had a profound influence on the style. Japanese construction techniques exhibited at the California Mid-Winter Exposition of 1894 emphasized the interplay of angles and planes and extensive display of structural members that became integral components of the style.



The earliest American dwellings consciously labeled as “Bungalow” appeared in California and New England in the 1890s. They generally were large residences designed by architects, and those buildings were often referred to as “Craftsman” designs. By 1910, publications like *Bungalow Magazine* and *The Craftsman* flooded the building market with plans for relatively inexpensive models. Articles appeared in these magazines about economical use of space, interior features and decoration, and landscaping. About 1911, modest versions of the style were adapted for ready-to-assemble house kits, which were offered by mail order companies, such as Aladdin Homes and Sears, Roebuck and Company. This scaled down version of the Bungalow became pervasive throughout Florida during the early twentieth century.

The most prominent characteristic of the Bungalow is its lack of height. With rare exceptions the Bungalow is a one or one-and-one-half-story dwelling with a shallow-pitch roof. On larger examples, airplanes, camelbacks, or monitors were employed to create more space and provide additional interior lighting. The typical Bungalow has at least two rooms across the main façade, generally of different sizes to accommodate an offset door on the exterior and again emphasizing horizontality at the expense of height. The porch, an integral part of a Bungalow, generally complements the main block. Often the massive masonry piers on which the porch roof rested were continued above the sill line and anchored the porch balustrade. The piers were surmounted by short wood columns upon which the porch roofing members rested.

The vast majority of Bungalows were of wood frame construction. This was due to the availability of wood and the desire for cheap housing. The choice of exterior sheathing materials varied. In New England and the mid-Atlantic areas, brick, horizontal wood siding, and wood shingles were used frequently, while in the South wood shingles, weatherboard, drop siding, and stucco were popular. Fenestration was consciously asymmetrical, with the exception of two small windows flanking the chimney. Double-hung sash windows were frequently hung in groups of two or three, with the upper sash commonly divided into several vertical panes. The main entrance, invariably off-center in the façade, opened directly into the living room, which itself was a new feature. The formal parlor of the nineteenth century largely disappeared with the twentieth century introduction of a less formal lifestyle. A consistent feature of the living room was the fireplace, usually of brick or cobble with a rustic mantel shelf and flanking bookcases. Associated with this fireplace was the inglenook, which had beamed ceilings, built-in furnishings, and wainscoting decorating its interior.

### *Mediterranean Revival*

The Mediterranean Revival style accounts for several buildings inventoried in the Winter Park survey (Figure 4-3). Typically, Mediterranean Revival style buildings represent a significant percentage of the historic building stock in surveys of Florida cities, often ranging between 5% and 20%, depending on the geographic locale of the city in the state. South Florida communities typically will have a higher percentage of Mediterranean Revival buildings than cities in central, north, or west Florida. Thus, the frequency of the Mediterranean Revival style in Winter Park roughly conforms with established statewide trends.







Greeneda Court, Mediterranean Revival Style, 110-118 Park Ave. South, RN 28-30  
(OR9875, OR9874 & OR9379)



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Archaeological and Historic Preservation Consultants

The City of Winter Park Downtown  
Historic Structure Survey  
Orange County, Florida

*Figure 4-3*

Figure: 4-3

Project No.: BAIJ0910231.01

Scale: Not to Scale

Date: May 2009



Mediterranean Revival is an eclectic style containing architectural elements with Spanish or Mid-eastern precedents. Found in those states that have a Spanish colonial heritage, Mediterranean Revival broadly defines the Mission, Moorish, Turkish, Byzantine, and Spanish Eclectic revival styles which became popular in the Southwest and Florida. The influence of those Mediterranean styles found expression through a detailed study in 1915 of Latin American architecture made by Bertram Goodhue at the Panama-California Exposition in San Diego. That exhibit prominently featured the rich Spanish architectural variety of South America. Encouraged by the publicity afforded the exposition, other architects began to look directly to Spain and elsewhere in the Mediterranean basin, where they found still more interesting building traditions.

Mediterranean Revival buildings in Florida display considerable Spanish influence. The style was popular during the 1920s, and its use continued after the collapse of the boom and in the 1930s. It was adapted for a variety of building types ranging from grandiose tourist hotels to two-room residences. The popularity of the style became widespread, and many commercial and residential buildings underwent renovation in the 1920s to reflect the Mediterranean influence. Identifying features of the style include flat or hip roofs, usually with some form of parapet; ceramic tile roof surfacing; stuccoed facades; entrance porches, commonly with arched openings supported by square columns; casement and double-hung sash windows; and ceramic tile decorations.

### *Colonial Revival*

The Colonial Revival style, accounting for several buildings inventoried in Winter Park, was among the dominant building forms in American residential architecture during the first half of the twentieth century. In Florida, however, the popularity of the style was eclipsed by the Bungalow and Mediterranean Revival styles. The term “Colonial Revival” refers to a rebirth of interest in the early English and Dutch houses of the Atlantic Seaboard. The Georgian and Adam styles were the backbone of the revival, which also drew upon Post-medieval English and Dutch Colonial architecture for references.

The Colonial Revival style was introduced at the Philadelphia Exposition of 1876. The centennial of the Declaration of Independence sparked renewed interest in the architecture of the colonial period. Many of the buildings designed for the Exposition were based on historically significant colonial designs. Publicity on the Exposition occurred simultaneously with efforts made by national organizations to preserve Old South Church in Boston and Mount Vernon. Later, a series of articles focusing on eighteenth-century American architecture appeared in *American Architect* and *Harpers*, helping to make the Colonial Revival style popular across the country.

The typical Colonial Revival house in Florida is an eclectic mixture of several colonial designs rather than a direct copy of a single style. The style began to appear in the state in the late 1880s and continues to be built in modified forms today. Some of the identifying characteristics of Colonial Revival architecture include a two-story symmetrical façade with gable, hip, or gambrel



roofs; an accentuated door, normally with a fanlight pediment, or crown and pilaster surrounds; simple entry porches supported by columns; and double-hung sash windows set in pairs, usually with multi-pane glazing in each sash.

### *Classical Revival*

Several buildings with Classical Revival influences were inventoried during the survey. The Classical Revival style evolved from an interest in the architecture of ancient Greek and Roman cultures. The first period of interest in Classical models in the United States dates from the colonial and national periods, which extended between the 1770s and 1850s. A second revival was spurred by the World's Columbian Exposition, held in Chicago in 1893. Many of the best known architects of the day designed buildings for the Exposition based on classical precedents. Examples varied from monumental copies of Greek temples to smaller models that drew heavily from designs of Adam, Georgian, and early Classical Revival residences erected in the early nineteenth century. The Exposition, which drew large crowds, helped make the style fashionable again. In Florida, Classical Revival became a popular design for commercial and government buildings. The application of the style to residences is less common.

Characteristics of the style include a symmetrical façade dominated by a full height porch with classical columns, typically with Ionic or Corinthian capitals. Most examples rise more than one story, and residences often display a central-block-and-symmetrical-extension plan. Balustrades or “widow walks” often adorn roof lines. Gable or hip roofs pierced with dormers and chimneys are finished with cornice returns or boxed eaves, and frequently dentils or modillions set in a wide frieze band surround the building. Doorways feature decorative pediments or transoms and sidelights, and double-hung sash windows, usually with six or nine panes per sash, provide natural interior lighting.

### *Mid-Century Modern*

Several of Winter Park’s largest office and commercial buildings in the downtown are associated with Mid-Century Modern architecture. Florida's Mid-Century Modern architecture is a term construed to encompass a broad range of architectural forms and expressions developed in Florida between the 1940s and 1960s. They included dwellings and commercial, government, office, and public buildings, hospitals, and schools, and large-scale tract housing, merchant-builder, and vernacular housing. Florida Mid-Century Modern architecture is as much a temporal distinction as it is an aesthetic (Figure 4-4). These buildings share few single elements other than to communicate a shared time and place in Florida at the middle of the twentieth century. Part of the distinction arises from the organic regional context into which many of them were purposefully designed and built. Part of the distinction also arises from the vast numbers of buildings developed in Florida during the period, especially modest houses and the extensive use of concrete block as a primary construction material. Perhaps nowhere else in the United States was concrete block used more to construct buildings in the middle of the twentieth century than in Florida, where numerous large concrete block plants were developed using native soils with Portland cement to manufacture the construction material.





Mid-Century Modern Style, 300 North New York Ave., RN 90 (OR9943)



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Archaeological and Historic Preservation Consultants

The City of Winter Park Downtown  
Historic Structure Survey  
Orange County, Florida

*Figure 4-4*

Figure: 4-4

Project No.: BAIJ0910231.01

Scale: Not to Scale

Date: May 2009

The Mid-Century Modern style defines a relatively large collection of buildings constructed in a relatively brief period of time that significantly affected the spread of Florida's commercial centers, urban infrastructure, suburbs, and the formation of new communities. Florida Mid-Century Modern architecture emerged in response to Florida becoming one of the fastest growing states in the nation. Many of the state's architects, builders, and developers enjoyed national attention in professional journals and newspapers as never before in its history. After enjoying a brief period of intense popularity, the Florida Mid-Century Modern expression faded and then went into decline as a New Formalism, Brutalism, and other radical Post-Modernist proposals arose from a new generation of architects in the 1960s. Modernity's value itself was questioned by the historic preservation movement in the 1960s. In 1976, the American Institute of Architects acknowledged the significance of old buildings through annual awards for adaptive reuse.

### *Shingle*

The Shingle style, adapted from the Queen Anne design, found its highest expression and widest popularity in the seaside resorts of the northeastern United States between the 1880s and 1900. The first examples were designed by prominent architects of the late nineteenth century, including H. H. Richardson and the firm of McKim, Mead, and White. The Low House, designed by the latter firm in 1887, was a landmark example in Bristol, Rhode Island. Although a fashionable style, it never gained the popularity of its contemporary the Queen Anne. Shingle designs drew heavily upon Colonial Revival, Queen Anne, and Romanesque precedents; from the Colonial Revival style came gambrel roofs, classical columns, and Palladian windows; derived from the Queen Anne models were hip roofs, wide porches, wood shingle surfaces, and asymmetrical forms; and, Romanesque characteristics applied to Shingle style buildings included an emphasis on irregular, sculpted shapes, eyebrow dormers, Romanesque arches, and cast block applications.

Because the style lost its popularity before the turn of the century, prior to Florida's most intensive period of historical development, relatively few Shingle style residences were constructed in Florida. The Casements, a hotel built in Ormond Beach in the early 1890s, is among Florida's largest Shingle style buildings. Most Shingle style buildings that remain in Florida are located in older communities, including Atlantic Beach, Bartow, Crescent City, Fernandina Beach, DeLand, Lake Helen, Orlando, and Winter Park. Most examples that have survived generally were built for wealthy seasonal residents from the Northeast.

Identifying features of the style include large steeply-pitched roof planes surfaced in wood shingles and often broken by a series of dormers or cross-gable and cross-hip roof extensions that enhance the irregularity of the form. Devoid of picturesque panels and corbels, plain brick chimneys pierce the roof. Although complex in shape, Shingle designs are typically enclosed within a smooth surface of wood shingles. Corner boards are absent; with wall corners rounded or smooth to emphasize horizontality. Polygonal bays and towers often appear as partial bulges or as half-towers. Expansive verandas and porches are clad in wood shingles and decorative detailing is sparse. Fenestration, typically irregular, includes window treatments of double-hung



sashes with multi-light applications, Palladian forms in gable ends, and recessed windows accented by curved walls.

### *Central Park*

Occupying approximately five acres, Central Park is an important physical feature that influenced the development of downtown Winter Park. Displaying a rectangular shape, the park has a primary north-south axis with its narrow profile radiating east-west. Laid out by Samuel A. Robinson and J. H. Abbott and recorded in the Orange County Clerk of Court's office in September 1885, the town plan included central park with overall dimensions of approximately 1,175 feet long by 300 feet wide. An eighty foot railroad right-of-way curved through the center of the park, neatly dividing the site lengthwise in half at Morse Boulevard, but providing 195 feet of green space in the eastern, or primary, part of the park at its north and south ends, respectively. Seventy-foot wide Morse Boulevard bisected the park into north and south halves, reducing the effective length of the green space to 1,100 feet. As defined by the railroad right-of-way, the largest section of the park radiated between the tracks and Park Avenue, which was laid out with a sixty foot wide right-of-way.

The park possesses significance for its association with national trends in community planning and landscape architecture in the late nineteenth and twentieth century (Figure 4-5). Laid out as part of Winter Park's 1880s town plan and formally conveyed to the municipal government in 1906, the park physically and visually divided the railroad tracks and 1880s passenger station from the commercial center along Park Avenue and residences and Rollins College farther east and south, respectively.

Central Park played a primary role in the development of the downtown. Its presence within the town plan provided relief from the dense concentration of commercial buildings along Park Avenue. The park also defined the extent of the African-American community in Hannibal Square to the west, and supported railroad tracks and railroad stations from its inception. Garfield Avenue and New England Avenue historically served as the park's north and south boundaries, respectively. In addition to extending across the respective narrow ends of the park, Garfield Avenue and New England Avenue historically provided access between the downtown and neighborhoods farther west. Downtown Winter Park's central east-west street, Morse Boulevard historically also extended through the center of the park, but was closed in 1913 with the construction of a new railroad passenger station. The closing of Morse Boulevard through Central Park represented a practical as well as symbolic change, having the effect of limiting access into Winter Park's downtown by African-American citizens residing in Hannibal Square west of the railroad tracks. The historic town plan thoroughfare was, however, re-opened in 1962, contemporaneous with the Civil Rights Movement and the construction of Winter Park's third passenger station.

To help achieve the purposes of beautifying and maintaining the park, the municipal government established a park board. Both the board and elected officials reviewed major plantings and changes to the overall landscape feature. Beyond the planting of trees, shrubs, and bushes,





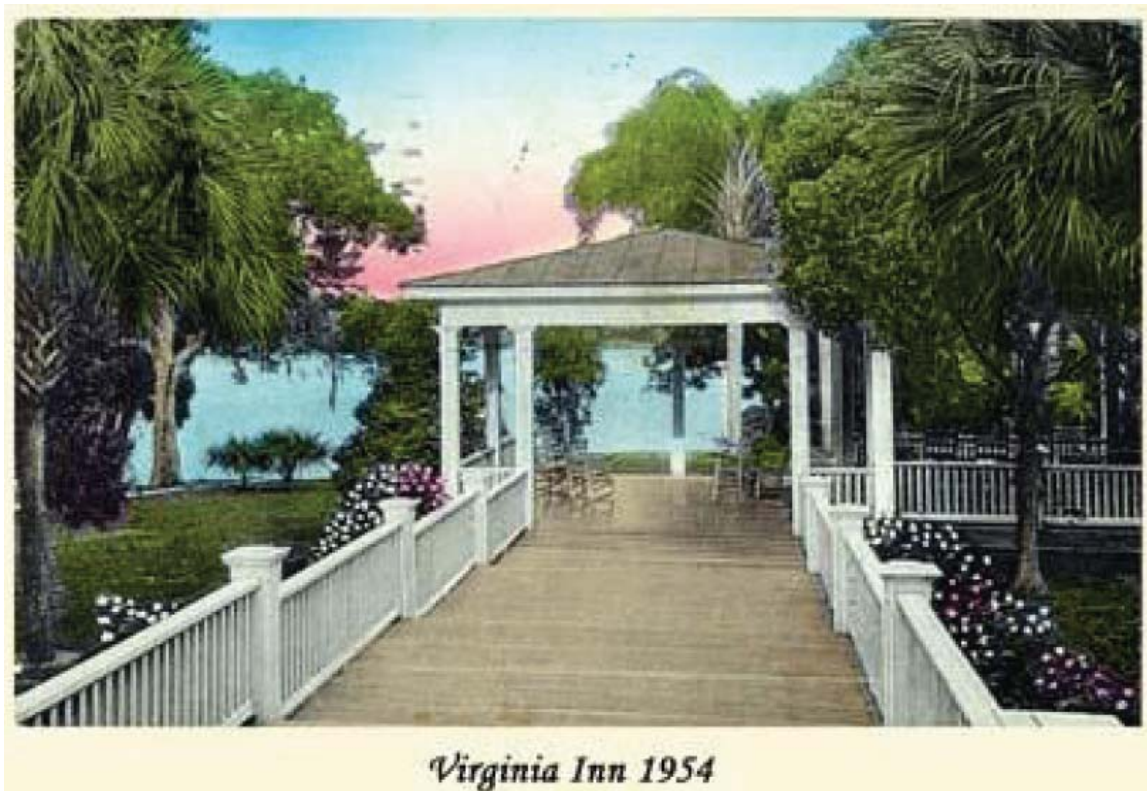


Central Park, RN 101 (OR9748)

changes over time in the park included the construction of new railroad stations in 1913, 1927, and 1962, the development of a United States Post Office to the west of the site in 1965, the design, construction, and changes to a system of sidewalks and planters, the opening of Morse Boulevard the park to facilitate vehicular traffic, a monument to town founder and visionary Charles H. Morse, and a distinctive kiosk for the Winter Park Art Festival. These changes occurred during the Period of Significance (1882-1965) and contribute to the historic development and landscape architecture of the historic park.

Central Park is associated with an early twentieth century movement to beautify America's cities. The so-called City Beautiful movement gained strong support nationwide during the Progressive Era. It sought to mitigate the evils of overcrowding, unsanitary conditions, and general ugliness of American cities through the new science of city planning. The movement included city planners concerned with the extensive and unimaginative application of grid street patterns in the nation's urban centers. Landscape architects took the lead in introducing green spaces and original platting techniques to urban areas. Central Park in Manhattan and the Boston Park system, developed by Frederick Law Olmsted, won national acclaim for providing residents of those cities the opportunity escape from hectic city life without travelling to the country. The World's Columbian Exposition in 1893 introduced the concepts of city planning to Americans on a large scale. The Exposition featured a fully planned and unified collection of public and residential buildings that radiated around parks, and showed thousands of people who attended the Exposition that there were alternatives to their drab and overcrowded cities. The wide publicity that the Exposition received changed the architectural tastes of the nation and led to a new direction in city planning. After 1901, with the redesigned plan of Washington, DC, city planning became an accepted science on a wide scale. In a revision of L'Enfant's original plan for the nation's capital, a group of architects led by D. H. Burnham introduced a number of innovative features including diagonal boulevards, green spaces, circular intersections, and curvilinear streets in residential neighborhoods. The cohesive blending of these platting techniques combined to provide attractive vistas of the public buildings and monuments, and a seemingly peaceful and healthy environment within the city. Ultimately, the establishment of cleaner and more attractive cities became one of the most enduring legacies of the Progressive Era.





**CHAPTER 5**  
**CITY OF WINTER PARK DOWNTOWN HISTORIC STRUCTURE SURVEY**



## V. RECOMMENDATIONS

Historic preservation, the process of protecting and maintaining buildings, sites, structures, and objects of significance, can be separated into three phases: (1) identification; (2) evaluation; and (3) protection. This re-survey of downtown Winter Park constitutes an important continuum in the documentation and preservation of Winter Park's downtown. The documents produced by the survey include this report; an inventory by address with Florida Master Site File (FMSF) numbers; the contributing and non-contributing status of resources surveyed with a brief statement of significance for contributing buildings and resource; and maps that depict inventoried buildings with FMSF numbers and a proposed historic district. These deliverables are designed to provide information which property owners, residents, and municipal staff and officials need to make informed judgments about resources that have value and the means by which they can recognize and protect those resources.

### *Summary of Recommendations*

This section contains a summary of measures that residents and municipal officials can adopt and employ in their preservation programs. It includes our opinion regarding the significance of particular resources, the efficacy of measures that may be taken to protect or to preserve them, and suggestions for programs that will call attention to the city's heritage.

1. The report generated from the survey should be maintained at the Winter Park City Hall and Winter Park Public Library.
2. Property owners, residents, elected officials, and staff of the city government should utilize the information contained within the report to add to their awareness of the City's historic building fabric and act to recognize and protect those historic resources of significance. Public meetings should be held about the survey and a proposed *NRHP* Nomination for the Downtown Winter Park Historic District to help make elected officials, property owners, merchants, and residents aware of changes in the historic fabric of the city, the effects of the preservation process, and the aesthetic benefits and tax incentives afforded property owners of historic buildings.
3. The City of Winter Park should proceed with listing the Downtown Winter Park Historic District in the *National Register of Historic Places*. For over thirty years, various property owners, organizations, and municipal officials have expressed an interest in documenting, recognizing, and preserving the heritage of Winter Park. Since 1978, various spot surveys have been conducted in the downtown, each of those recording a sampling of historic architecture in the downtown. In at least five previous instances between 1978 and 2005, agencies, organizations, and consultants have surveyed only select buildings and sites in Winter Park's downtown. None of those efforts either provided a comprehensive inventory of historic architecture in the downtown or resulted in a National Register Nomination. In an alarming recent development, a 2005 survey by another consultant recorded Central Park and determined by the State Historic Preservation Officer (SHPO) not eligible for the National Register either "individually or as a contributing resource to a



historic district." The consultant and SHPO office determination was made without benefit of surveying the historic downtown. The determination places at risk the heart of what gives Winter Park a distinctive sense of place, a place which BAI believes to be both distinctive and historic. BAI intends to overturn this earlier finding with the National Register Nomination of the Downtown Winter Park Historic District. Time is of the essence. This survey constitutes the first comprehensive survey of historical resources in downtown Winter Park. The listing of the downtown in the *National Register of Historic Places* constitutes a critical next step. Property owners, merchants, municipal officials, and staff should review the properties listed as contributing in the historic district outlined in a subsequent section of the recommendations. *NRHP* listing of significant buildings, and the historic district, will help strengthen the perception of the architectural and historical significance of Winter Park and promote rehabilitation of historic buildings through tax incentives for owners of income-producing historic properties.

## **1. Identifying, Documenting, and Evaluating Historic Resources**

"Historic property" or "historic resource" means any pre-historic or historic district, site, building, structure, or object included in the *National Register of Historic Places (NRHP)*, or determined eligible for listing. An ordinance of local government may also define a historic property or historic resource using slightly less rigorous criteria than those used for listing properties in the *NRHP*.

The identification of historic resources begins with their documentation through a professional survey conducted under uniform criteria established by federal and state historic preservation offices. Survey is a gathering of detailed information on the buildings, sites, structures, objects, and artifacts that have potential historical significance. The information should provide the basis for making judgments about the relative value of the resources. Not all resources identified or documented in the survey process may ultimately be judged "historic," protected by a historic preservation ordinance, listed in the *NRHP*, or even preserved. Still, all such resources should be subjected to a process of evaluation that results in a determination of those which should be characterized as historic under either federal or local criteria.

The Florida Master Site File (FMSF) is the state's clearinghouse for information on archaeological sites, historic standing structures, and reports on field surveys. A system of paper and computer files, the FMSF is administered by the Bureau of Historic Preservation, Division of Historical Resources, and Florida Department of State. The form on which a site or building is recorded is the FMSF form. Recording a site or building on that form does not mean that it is historically significant, but simply that it meets a particular standard for recording. A building, for example, should be fifty years old or more before it is recorded and entered into the FMSF. Relatively few buildings or sites included in the FMSF are listed in the *National Register of Historic Places*, the accepted criterion for a "historic resource."

The *NRHP* is the official federal list of culturally significant properties in the United States. The *NRHP* is maintained by the United States Department of the Interior, National Park Service (NPS). The buildings, sites, structures, objects, and districts listed in it are selected under criteria





established by the NPS. Listing is essentially honorary and does not imply federal protection or control over private properties listed unless federal funds or activities are allocated toward them. Under current law, commercial and other income-producing properties either individually listed in the *NRHP* or contributing to a *NRHP* historic district are eligible for federal tax credits and other benefits if they are certified as contributing to the characteristics of the district. Buildings individually listed in the *NRHP* are automatically considered certified historic structures and, if income-producing, also qualify for federal tax credits and other benefits. Formats for nominating properties to the *NRHP* include the individual nomination; the historic district, which designates a historic area within defined and contiguous boundaries; and the Multiple Property Submission (MPS), which permits scattered resources within a defined geographic region that have common links to history, pre-history, or architecture to be included under one cover nomination.

## **2. The Importance of Historic Preservation to Winter Park**

A historic properties survey and periodic survey updates constitute indispensable steps in a preservation program. The survey provides the historical and architectural data base upon which rational decisions about preservation can be made. Further progress in preserving culturally significant resources in Winter Park will depend on the decisions of local officials, property owners, and residents. To assist them in deciding what steps they can take, BAI presents the following recommendations, which are based on our assessment of the city and its resources and our familiarity with the current status of historic preservation in Florida and the nation.

Since its earliest manifestations in the mid-nineteenth century, historic preservation has experienced an evolutionary change in definition. In its narrow and traditional sense, the term was applied to the process of saving buildings and sites where great events occurred or buildings whose architectural characteristics were obviously significant. In recent decades, historic preservation has become integrated into community redevelopment programs. The recommendations below are framed in the sense of the latter objective.

Arguments on behalf of a program of historic preservation can be placed in two broad categories: (1) aesthetic or social; and (2) economic. The aesthetic argument has generally been associated with the early period of the historic preservation movement that is, preserving sites of exceptional merit. Early legislation protecting historic resources included the Antiquities Act of 1906 (Public Law 59-209), which authorized the president to designate historic and natural resources of national significance located on federally owned or controlled lands as national monuments; and the Historic Sites Act of 1935 (Public Law 74-292), which established as national policy the preservation for public use of historic resources by giving the United States Secretary of the Interior the power to make historic surveys to document, evaluate, acquire, and preserve archaeological and historic sites across the country.

In 1966, the Congress created the National Historic Preservation Act, in part, to extend this early legislation and definitions to include sites or districts of local as well as national distinction for the purpose of maintaining a federal listing of historic properties by the Keeper of the *NRHP*. In 1971, President Nixon by Executive Order 11593 directed federal agencies to adopt measures for



identifying and nominating properties under their control to the *National Register of Historic Places*. The order also created a program for the review of federal programs to insure that those agencies would not adversely affect National Register properties and provided for the mitigation of resources that would be adversely affected. Various other acts and amendments in 1966, 1974, and 1980 strengthened the protection of historic and archaeological resources. Tax credits became available with revisions to the United States Tax Code in 1976, 1978, 1980, 1981, and 1986, which provided incentives for the rehabilitation of historic buildings for income-producing purposes. In this process, there was, concomitantly, a growing appreciation of the importance of districts that expressed architectural or historic value. Although no single building in a district may be significant, together those buildings create a harmonious scene. It is often necessary to preserve the individual elements to maintain the harmony of all.

One reason to preserve historic buildings is to convey a sense of place. Older buildings lend distinction to a city, setting it apart from newer neighborhoods and commercial centers. The ritual destruction of older buildings that has normally accompanied twentieth century urban renewal programs often resulted in the loss of a city's identity. In a modern era of franchised architecture, many areas of Florida have become indistinguishable one from another. The loss of familiar surroundings disrupts the sense of continuity in community life and contributes to feelings of personal and social disorder. The historic buildings associated with Winter Park developed a distinctive and familiar character over a long period of time and that is sufficient reason for their preservation.

A second argument used on behalf of historic preservation is economic. Ours is a profit-oriented society and the conservation of older buildings is often financially feasible and economically advantageous. Current federal tax law contains specific features that relate to the rehabilitation of eligible commercial and income-producing buildings located in a local certified historic district, or a historic district or individual building listed in the *NRHP*.

Beyond pure aesthetic and commercial value, there are additional benefits to reusing older buildings. First, historic buildings frequently contain materials that cannot be obtained in the present market. The materials and craftsmanship that went into their construction generally cannot be duplicated. Historic buildings typically have thicker walls, windows that open, higher ceilings and other amenities not always found in modern buildings. Some older buildings are natural energy savers, having been designed in the pre-air conditioning era. From an economic standpoint, the rehabilitation of older buildings is a labor-intensive activity that contributes to a community's employment base. Preservation tends to spur construction activity, for once a few owners rehabilitate their dwellings or commercial buildings, others often follow suit. The City of Winter Park has experienced much of this pattern of adaptive re-use and rehabilitation of historic buildings. In many cases, these activities occurred without the benefit of a federal tax credit or other tax or incentives.

Historic buildings and districts attract tourists. Studies by the National Trust for Historic Preservation and *Southern Living* confirm that historic buildings rank very high in tourist appeal among Americans. Tours of historic homes sponsored by historical societies and social organizations often draw hundreds of patrons. They often generate thousands of dollars in



revenue, which are often used to educate the public about the history of a city and the benefits of preservation. In northeast and central Florida, annual art festivals including those in Fernandina Beach, Daytona Beach, DeLand, Jacksonville, Mount Dora, Orlando, and St. Augustine, help ensure visitation to the region. Winter Park's picturesque setting and downtown naturally attracts visitors to the city.

Previous heritage tourism studies in Florida have examined the direct economic impact of historic preservation, and concluded that for every \$1.00 awarded in Florida's historic preservation grants, \$2.00 return to the state in direct revenues. On a state level, the total annual revenues from private investment, brick and mortar, and heritage tourism yield over \$4,000,000,000 ([http://dhr.dos.state.fl.us/print/FloridasCommitment\\_print.html](http://dhr.dos.state.fl.us/print/FloridasCommitment_print.html)). According to the American Automobile Association (AAA), vacationers who travel by car come to the Southeast more than any other region in the nation. These visitors become highly significant to the local economy of Winter Park and Orange County when one considers the amount of money they pump into local businesses for gasoline, food, and lodging.

Winter Park should continue to develop and implement its heritage tourism initiatives. Heritage tourism represents a sustainable source of revenue for the City with few negative side effects. Currently heritage tourism is the second most profitable activity that any government can support. The development of heritage tourism is also generally less environmentally damaging than other industries.

Heritage tourism, however, does require the preservation and proper management of cultural resources for a number of reasons. First of all, more sites and outdoor interpretive exhibits should be developed over time, and this cannot occur if the sites are destroyed. These exhibits should be authentic to attract the long-term interest of the public, and new attractions would have to be occasionally added, much as a museum changes its exhibits. New interpretive technologies, which could not be integrated into the facilities at existing sites, would also require the development of new historic sites. Furthermore, as the interests of the public and scholars shift to a new group or time period, this would precipitate the investigation and development of previously overlooked cultural resources. Unfortunately, none of this can occur if most of the significant cultural resources are allowed to be destroyed. Tourists who are interested in history and heritage will simply go somewhere else and take their money with them.

In Florida, where tourism is the state's largest industry and cities must compete vigorously for their share of the market, the preservation of historic resources that give a city distinction cannot be ignored. Historic resources that lend Winter Park its claim to individuality and a unique sense of place ought therefore to have a high civic priority. Millions of tourists pour into central Florida's theme parks and St. Augustine annually, but relatively few seek places outside those areas. Tourists seek out destinations that are often off the beaten track and impart special memories. Winter Park is such a place. Looking for places that possess originality, tourists are often lured to a historic landscape or district, which conveys a sense of place. The continuing destruction throughout Florida of buildings and other historic and cultural resources that give cities in which they are found individuality goes largely ignored. In the process, Florida has begun to acquire a dull sameness.



The effort to preserve the overall historic character of Winter Park will lose ground, or even fail, if elected officials and property owners do not cooperate in taking active measures to forestall and prevent the purposeless or insensitive destruction of historic buildings. Federal and state officials have no authority to undertake a local historic preservation program. Federal authority is strictly limited to federal properties, or to projects requiring federal licenses or the use of federal funds. Under no circumstances can federal or state governments forbid or restrict a private owner from destroying or altering a historic property when federal or state funds are not involved. Since in Florida most zoning and code regulations of private property are vested in municipal governments, specific restrictions or controls designed to preserve significant resources are their responsibility.

It also must be noted that historic preservation does **not** seek to block or discourage change. Preservation does seek to reduce the impact of change on existing cultural resources and to direct changes in a way that will enhance the traditional and historic character of an area. For historic preservation efforts to succeed, the efforts must promote economic development that is sympathetic to the existing built environment.

### **3.       *National Register of Historic Places***

The *National Register of Historic Places (NRHP)* is an official listing of properties throughout the country that reflect the prehistoric occupation and historic development of our nation, states, and local communities. The *NRHP* is maintained by the National Park Service (NPS) under the United States Secretary of the Interior. Affording owners of listed properties with recognition at the national level, the *NRHP* is used primarily as a planning tool in making decisions concerning the development of our communities to ensure, as much as possible, the preservation of buildings, sites, structures, and objects that are significant aspects of our cultural and historic heritage.

Sometimes there are misunderstandings as to what listing in the *NRHP* will mean for a property owner. Derived from the Bureau of Historic Preservation's website, the following is an outline of what it will do and what it will not do:

#### **WILL DO**

The *NRHP* provides recognition that the property is deemed by the federal and state governments to be significant in our history at the national, state, and/or local levels. Most properties are significant because of their local significance. The *NRHP* identifies the properties that local, state, and federal planners should carefully consider when developing projects. Projects involving federal funding, permitting, licensing, or assistance and that may result in damage or loss of the historic values of a property that is listed in the *NRHP* or is eligible for listing are reviewed by the State Historic Preservation Office and the federal Advisory Council on Historic Preservation. A similar review takes place under state law for state or state-assisted undertakings. A typical example of projects that are given



such review is road construction or improvement. For more information, call the Compliance Review Section of the Florida Bureau of Historic Preservation at (850) 245-6333 ([www.flheritage.com/preservation/registration/nr/results.cfm](http://www.flheritage.com/preservation/registration/nr/results.cfm)).

Listing may make a property eligible for a Federal Income Tax Credit. If a National Register property that is income producing undergoes a substantial rehabilitation carried out according to the Secretary of the Interior's Standards for Rehabilitation, the owner may apply for a 20% income tax credit. The credit amounts to 20% of the cost of the rehabilitation. The 1986 Tax Reform Act provides for a 20% credit for certified historic structures and a 10% credit for non-contributing structures built before 1936. National Register listing and inclusion in a historic district may make a property exempt from certain Federal Emergency Management Act (FEMA) requirements and eligible for some American Disabilities Act (ADA) and building safety code adjustments. For more information, contact the Architectural Preservation Services Section of the Florida Historic Preservation at (850) 245-6333.

In 1992, the Florida Legislature passed legislation that allows counties or cities to grant ad valorem tax relief for owners of properties that are listed or eligible for listing in the *NRHP* or in a local district. The legislation is part of a statewide historic preservation ad valorem property tax relief measure available to owners of certified historic properties. When a property is improved its value is increased and the assessment is raised accordingly. The ad valorem tax legislation provides that the increase in assessed value due to the improvement to the property will be exempted up to 100% for up to 10 years from taxation for those portions of the tax bill affected by Local Option county or municipal exemption ordinances. This provision is available for both income and non-income producing properties. Contact your local property appraiser to see if this provision is available. If the City of Winter Park and Orange County's government have not taken advantage of this tax relief measure, both are encouraged to initiate the process by contacting the Bureau of Historic Preservation and holding public meetings regarding its advantages.

Listing or being determined eligible for listing in the *NRHP* is not required for receiving Florida Department of State historic preservation grants. The competition for these grants is intense, however, and the official recognition adds weight to the argument that a property is significant and should be awarded a grant. For more information, call the Grants and Education Section of the Bureau of Historic Preservation at (850) 245-6333.

## **WILL NOT DO**

Listing in the *National Register of Historic Places* or being determined eligible for listing does not automatically preserve a building, and does not keep a property from being modified or even destroyed. Unless an undertaking is state or federally funded, or regulated by local ordinance, private property owners may deal with their property in any way they see fit. Historic Preservation architects are available to provide advice concerning the best ways to approach rehabilitation needs while maintaining the historic character of a property. For more information, call the Architectural Preservation Services Section at (850)



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245-6333. Private owners are not required to open their listed property to the public for visitation. The federal and state governments will not attach restrictive covenants to a property or seek to acquire it because of its listing in the *NRHP* ([www.flheritage.com/preservation/registration/nr/results.cfm](http://www.flheritage.com/preservation/registration/nr/results.cfm)).

The City of Winter Park, the Winter Park Chamber of Commerce, and members of the Winter Park Historical Society should encourage property owners to list their properties in the *NRHP*. The criteria for evaluating buildings, districts, objects, sites, and structures for *NRHP* listing that may possess significance in United States history, architecture, archaeology, engineering, and/or culture if they possess integrity of location, design, setting, materials, workmanship, feeling, and association are: (A) are associated with events that have made a significant contribution to the broad patterns of our history; and/or (B) are associated with the lives of persons significant in our past; and/or (C) embody the distinctive characteristics of type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; and/or (D) have yielded, or may be likely to yield, information important in prehistory or history.

Listing historic districts in the *National Register of Historic Places* is an important tool for recognizing and preserving historic downtowns and residential neighborhoods. Historic building surveys of the downtown have been initiated piecemeal in the City of Winter Park since 1978. The city is on the brink of receiving that well-earned national recognition, and achieving that distinction after a long hiatus. **The results of this survey conclude that a historic district radiates around Winter Park's picturesque downtown with the approximate boundaries of Comstock Avenue, Garfield Avenue, Interlachen Avenue, and New York Avenue.**

Factors that influence the development of a National Register historic district include the ratio of historic buildings (contributing resources) to non-historic buildings (non-contributing resources); historic significance and architectural integrity of buildings; the overall concentration of buildings in the district; and the overall significance of the district to the development of the city. Although the *NRHP* has not established a minimum ratio requirement for districts, the rule of thumb is that contributing resources should constitute no less than 70% of the total number of resources. Buildings identified as contributing must have been erected during the period of historical significance for the district and maintain their architectural integrity and physical appearance associated with the historic period to a high degree.

The establishment of a historic district boundary is an inexact science. With few exceptions, the *NRHP* requires that a boundary follow lines of legal delineation. Because boundaries can follow subdivision lot lines, streets, contours of lakes, fence lines, and rights-of-way, straight-line boundaries, such as those formed by street patterns, are not necessary. Boundaries are predicated on historic built fabric. They are not extended to include sites where historic buildings once stood, or where modern buildings now stand. Using legal delineations, boundaries can meander between buildings and form irregular courses. Historic district boundaries do not, however, follow building footprints, but the lot line or legal boundary that contains them. This system provides maximum latitude for concentrating contributing properties in historic districts. This approach to boundaries offers a number of benefits, such as excluding non-contributing



resources and including a greater number of contributing resources than would be possible without the formation of irregular lines.

Conversely, irregularly-drawn boundaries can contain various types of resources that have little in common with one another. Irregular boundaries often stem from historic patterns of development, but also from modern breaks and changes to that historic continuity from demolition and the introduction of new buildings. In some cases, prominent or even landmark buildings may be excluded from a historic district because they occupy a site outside an established pattern of development or historic concentration of resources, often brought about by demolition or alteration of buildings and now different from those resources contained within the historic district. Similarly, small enclaves of historic buildings removed from the larger concentration of historic resources generally are not included within the larger historic district, but may be contained within their own smaller historic district boundaries. Asymmetric and irregular boundaries can appear indiscriminate and erratic, and can increase the difficulty of determining, without a map, which buildings are included in a historic district. Lastly, the formation of irregular boundary lines to enclose a historic district, while generally acceptable to the *NRHP*, may weaken the perception and nature of a historic district.

#### **4. Conclusion**

Winter Park's elected officials and downtown property owners and merchants are at an important crossroads in the City's preservation history. Failing to proceed with a *NRHP* Nomination for the downtown depreciates the investment made in the 2008-2009 survey. The subsequent phase will produce Florida Master Site File forms for the individual historic buildings and a *NRHP* Nomination for the Downtown Winter Park Historic District. Competition from historic downtowns and merchants operating in Daytona Beach, DeLand, Mount Dora, and St. Augustine, among other nearby cities, leaves Winter Park without an important component in its marketing strategy: a federally-recognized, National Register listed historic downtown. Beyond heritage tourism, marketing strategies in a historic downtown, an appreciation of history, and financial incentives provide a persuasive argument for historic preservation. Federal tax incentives for historic preservation, which have provided a major impetus for rehabilitation of historic buildings since the early-1980s, experienced changes in the Tax Reform Act of 1986. Although the credits for rehabilitation were lowered in the new law, they still offer an attractive investment incentive, particularly for owners who have depreciated their property over a number of years. Between 1995 and 2002, 128 buildings between Key West and Pensacola were rehabilitated using historic preservation tax credits. Those projects represent an investment of \$147,000,000. Notable examples of historic preservation tax credits in Florida include the St. Moritz Hotel in Miami Beach. An investment of rehabilitation amounting to \$9,000,000 yielded a tax credit of \$1,800,000. At West Palm Beach, the property owners of the 1922 Guaranty Building enjoyed a \$498,000 federal tax credit, which was coupled to \$16,000 for tax abatement in local property taxes. Winter Park contains a rich stock of historic buildings worthy of *NRHP* recognition and suitable for historic preservation tax credits.





**CHAPTER 6**  
**CITY OF WINTER PARK DOWNTOWN HISTORIC STRUCTURE SURVEY**

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**Appendix 1:**  
**FMSF Survey Log Sheet**



Ent D (FMSF only)\_\_\_/\_\_\_/\_\_\_



# Survey Log Sheet

Florida Site Master File

Version 2.0 9/97

Survey # (FMSF only)\_\_\_\_\_

Consult *Guide to the Survey Log Sheet* for detailed instructions.

## Identification and Bibliographic Information

Survey Project (Name and project phase) The Winter Park Downtown Historic Structure Survey, Orange County, Florida / Phase I & II

Report Title (exactly as on title page) The Winter Park Downtown Historic Structure Survey, Orange Co., Florida

Report Author(s) (as on title page— individual or corporate; last names first) Bland, Myles and Johnston, Sidney

Publication Date (year) 2009 Total Number of Pages in Report (Count text, figures, tables, not site forms) \_\_\_\_\_

Publication Information (If relevant, series and no. in series, publisher, and city. For article or chapter, cite page numbers. Use the style of *American Antiquity*: see *Guide to the Survey Log Sheet*.) Bland & Associates, Inc. Report of Investigations No. 416. Report on file, DHR-FMSF, Tallahassee.

Supervisor(s) of Fieldwork (whether or not the same as author[s]; last name first) Johnston MA, Sidney

Affiliation of Fieldworkers (organization, city) Bland & Associates, Inc. (BAI)

Key Words/Phrases (Don't use the county, or common words like *archaeology*, *structure*, *survey*, *architecture*. Put the most important first. Limit each word or phrase to 25 characters.) City of Winter Park / Rollins College / Central Park / Downtown Winter Park Historic District

Survey Sponsors (corporation, government unit, or person who is directly paying for fieldwork)

Name The City of Winter Park, Planning and Community Development Department

Address/Phone 401 Park Avenue South, Winter Park, Florida 32789 / Phone: 407-599-3399

Recorder of *Log Sheet* Myles Bland, RPA No. 10650 Date *Log Sheet* Completed 04/ 12 / 09

Is this survey or project a continuation of a previous project? ☒ No ☐ Yes: Previous survey #(s) [FMSF only] \_\_\_\_\_

## Mapping

Counties (List each one in which field survey was done - do not abbreviate; use supplement sheet if necessary) \_\_\_\_\_

Orange County

USGS 1:24,000 Map(s):Map Name/Date of Latest Revision (use supplement sheet if necessary): Orlando East ( 1956, 1980 )

## Description of Survey Area

Dates for Fieldwork: Start 10/18/ 08 End 03/ 05/ 09 Total Area Surveyed (fill in one) \_\_\_\_\_ hectares 100 +/- acres

Number of Distinct Tracts or Areas Surveyed 1

If Corridor (fill in one for each): Width \_\_\_\_\_ meters \_\_\_\_\_ feet Length \_\_\_\_\_ kilometers \_\_\_\_\_ miles

HR6E06610-97 Florida Master Site File, Division of Historical Resources, Gray Building, 500 South Bronough Street, Tallahassee, Florida  
32399-0250

Phone 850-487-2299, Suncom 277-2299, FAX 850-921-0372, Email fmsfile@mail.dos.state.fl.us, Web <http://www.dos.state.fl.us/dhr/msf/>

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## Survey Log Sheet of the Florida Master Site File

## Research and Field Methods

Types of Survey (check all that apply): ☐ archaeological ☒ architectural ☒ historical/archival ☐ underwater ☐ other: \_\_\_\_\_

Preliminary Methods (Check as many as apply to the project as a whole. If needed write others at bottom).

X Florida Archives (Gray Building) X library research- *local public* X local property or tax records X windshield  
 X Florida Photo Archives (Gray Building) X library-special collection - *nonlocal* X newspaper files X aerial photography  
 X FMSF site property search X Public Lands Survey (maps at DEP) X literature search  
 X FMSF survey search X local informant(s) X Sanborn Insurance maps  
 X other (describe) Aerial & historic photographs / title & deed records / historic maps / city and library files

Archaeological Methods (Describe the proportion of properties at which method was used by **writing in** the corresponding letter. Blanks are interpreted as "None.")

F(-ew: 0-20%), S(-ome: 20-50%); M(-ost: 50-90%); or A(-ll, Nearly all: 90-100%). If needed write others at bottom.

X Check here if **NO** archaeological methods were used.

\_\_\_ surface collection, controlled \_\_\_ other screen shovel test (size: \_\_\_) \_\_\_ block excavation (at least 2x2 M)  
 \_\_\_ surface collection, uncontrolled \_\_\_ water screen (finest size: \_\_\_) \_\_\_ soil resistivity  
 \_\_\_ shovel test-1/4" screen \_\_\_ posthole tests \_\_\_ magnetometer  
 \_\_\_ shovel test-1/8" screen \_\_\_ auger (size: \_\_\_) \_\_\_ side scan sonar  
 \_\_\_ shovel test 1/16" screen \_\_\_ coring \_\_\_ unknown  
 \_\_\_ shovel test-unscreened \_\_\_ test excavation (at least 1x2 M)  
 \_\_\_ other (describe): \_\_\_\_\_

Historical/Architectural Methods (Describe the proportion of properties at which method was used by **writing in** the corresponding letter. Blanks are interpreted as "None.")

F(-ew: 0-20%), S(-ome: 20-50%); M(-ost: 50-90%); or A(-ll, Nearly all: 90-100%). If needed write others at bottom.

☐ Check here if **NO** historical/architectural methods were used.

A building permits A demolition permits A neighbor interview A subdivision maps  
A commercial permits \_\_\_ exposed ground inspected A occupant interview A tax records  
 \_\_\_ interior documentation A local property records A occupation permits \_\_\_ unknown  
 \_\_\_ other (describe): \_\_\_\_\_

Scope/Intensity/Procedures Survey of historic structures in the downtown Winter Park area of Orange County / area under investigation pursuant to development of NRHP nomination for downtown Winter Park / new & previously recorded historic structures recorded & updated with SMARTFORM II forms /

## Survey Results (cultural resources recorded)

Site Significance Evaluated? XYes ☐ No If Yes, circle NR-eligible/significant site numbers below.

Site Counts: Previously Recorded Sites 28 Newly Recorded Sites 79

Previously Recorded Site #'s (List site #'s without "8." Attach supplementary pages if necessary) \_\_\_\_\_

28 - all updated with Smartforms - see report for inventory

Newly Recorded Site #'s (Are you sure all are originals and not updates? Identify methods used to check for updates, ie, researched the FMSF records. List site #'s without "8." Attach supplementary pages if necessary.) OR9880 through OR9958 ; FMSF TRS checks in 2008 and 2009.

Site Form Used: X SmartForm ☐ FMSF Paper Form ☐ Approved Custom Form: Attach copies of written approval from FMSF Supervisor.

## DO NOT USE \*\*\*\*\*SITE FILE USE ONLY\*\*\*\*\*DO NOT USE

## BAR Related

☐ 872 ☐ 1A32  
☐ CARL ☐ UW

# \_\_\_\_\_

## BHP Related

☐ State Historic Preservation Grant  
☐ Compliance Review: CRAT

## ATTACH PLOT OF SURVEY AREA ON PHOTOCOPIES OF USGS 1:24,000 MAP(S)

HR6E06610-97 Florida Master Site File, Division of Historical Resources, Gray Building, 500 South Bronough Street, Tallahassee, Florida  
 32399-0250

Phone 850-487-2299, Suncom 277-2299, FAX 850-921-0372, Email fmsfile@mail.dos.state.fl.us, Web http://www.dos.state.fl.us/dhr/msf/

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**APPENDIX 2:**

**Inventory of All Resources Recorded / Updated  
During the Current Project**

RN	FMSF	NO.	STREET	CONSTRUCTION DATE	ARCHITECT	BUILDER	STATUS
1	OR9880	521-527	Park Ave South	c. 1953			Non-Contributing
2	OR9881	513-519	Park Ave South	c. 1954			Non-Contributing
3	OR9882	501	Park Ave South	c. 1950			Non-Contributing
4	OR9883	526-538	Park Ave South	c. 1939			Non-Contributing
5	OR9884	500	Park Ave South	c. 1939			Non-Contributing
6	OR9885	118	West Comstock Ave	c. 1935			Non-Contributing
7	OR0567	120	East Comstock Ave	1925	Krug, George E.	Wellman, James	Non-Contributing
8	OR9886	401	Park Ave South	1964 by Winter Pk Archtcts Collab.		Jennings, Jack	Contributing
9	OR9887	331-339	Park Ave South	1950			Non-Contributing
10	OR9747	329	Park Ave South	1940; altrd 1999			Non-Contributing
11	OR0789	307-327	Park Ave South	1923	Samwell, Peter C.	Lyon, W. R.	Contributing
12	OR9888	141	West Lyman Ave	c. 1923; altrd c. 1966			Non-Contributing
13	OR9889	115-119	East Lyman Ave	c. 1925			Non-Contributing
14	OR9890	147	East Lyman Ave	1958			Contributing
15	OR0783	300	Park Ave South	1917		Hanner Bros. Construction Co.	Contributing
16	OR0788	306-308	Park Ave South	1921			Contributing
17	OR0790	310-326	Park Ave South	1920; altrd 1926			Contributing
18	OR9891	330	Park Ave South	c. 1930			Non-Contributing
19	OR9892	342-346	Park Ave South	c. 1924			Contributing
20	OR9893	348	Park Ave South	1924			Non-Contributing
21	OR9894	153-157	East New England Ave	1956	Stetson, John D.	Sapp, Hilbert J.	Contributing
22	OR9895	214-216	Park Ave South	c. 1918			Non-Contributing
23	OR9896	202-206	Park Ave South	c. 1916			Contributing
24	OR0236	152	Park Ave South	1884; addtns 1885, 1925, 1935, 1956	altrd c.1990		Non-Contributing
25	OR9377	142	Park Ave South	1911			Non-Contributing
26	OR9378	136	Park Ave South	1915			Contributing
27	OR0240	122-132	Park Ave South	1917; renov.1927 by Benjamin, Roy A.	Orig. Trimble, Fred H.		Contributing
28	OR9875	118	Park Ave South	1946	Rogers, James G. II		Contributing
29	OR9874	114-116	Park Ave South	1947	Rogers, James G. II		Contributing
30	OR9379	110-112	Park Ave South	1946	Rogers, James G. II		Contributing
31	OR9380	102-108	Park Ave South	1912			Contributing
32	OR0732	115-123	East Morse Blvd	1926			Contributing
33	OR9897	133	East Welbourne Ave	1958			Non-Contributing
34	OR9898	151	East Welbourne Ave	c. 1927			Non-Contributing
35	OR9899	180	South Knowles Ave	1957	Shifalo, Joseph	Trovillion, Allen	Contributing
36	OR9900	200	South Knowles Ave	c. 1919			Contributing

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37	OR9901	225B	South Interlachen Ave	c. 1950			Non-Contributing
38	OR9902	212	East Morse Blvd	1922			Contributing
39	OR9903	210	East Morse Blvd	1922			Contributing
40	OR9904	206	East Morse Blvd	1922			Contributing
41	OR9905	133	East Morse Blvd	1957			Non-Contributing
42	OR0237	102-106	Park Ave North	1882; brick façade 1914			Contributing
43	OR9906	110-112	Park Ave North	1957			Non-Contributing
44	OR9907	114	Park Ave North	c. 1925			Non-Contributing
45	OR0381	126	Park Ave North	c. 1922; addtn c. 1926			Contributing
46	OR9908	130	Park Ave North	c. 1926			Non-Contributing
47	OR9382	200-218	Park Ave North	1949; addtn 1955			Contributing
48	OR9909	212-234	Park Ave North	1959			Non-Contributing
49	OR9910	236-238	Park Ave North	c. 1925			Non-Contributing
50	OR9911	252-284	Park Ave North	c. 1935			Contributing
51	OR9912	288-290	Park Ave North	c. 1925			Non-Contributing
52	OR0629	121	West Garfield Ave	1916			Contributing
53	OR9913	301-303	Park Ave North	c. 1963			Contributing
54	OR9914	305-307	Park Ave North	c. 1954			Non-Contributing
55	OR9383	312-316	Park Ave North	c. 1950			Non-Contributing
56	OR9915	318	Park Ave North	c. 1926			Contributing
57	OR9916	326-328	Park Ave North	c. 1926			Contributing
58	OR9917	332-340	Park Ave North	c. 1926			Contributing
59	OR9918	346	Park Ave North	c. 1926			Contributing
60	OR9919	348-358	Park Ave North	c. 1926			Non-Contributing
61	OR9920	326-328A	Park Ave North	c. 1961			Contributing
62	OR9921	258	North Center Street	c. 1950			Contributing
63	OR9922	145	East Lincoln Ave	1951; adtns 1959, 1963, 1985, 1991, 1999	Rogers, James G. II		Non-Contributing
64	OR9923	162	North Knowles Ave	c. 1945			Non-Contributing
65	OR0222	232	North Knowles Ave	1887; removed south porch c. 1920	remodeled 1930		Contributing
66	OR9924	235	North Knowles Ave	c. 1925			Contributing
67	OR9925	300	North Knowles Ave	1961	Shifalo, Joseph		Contributing
68	OR0686	333	North Knowles Ave	c. 1888			Non-Contributing
69	OR9926	231	North Interlachen Ave	1882; enlarged c. 1904			Contributing
70	OR9336	301	North Interlachen Ave	c. 1948	JGR II - Possibly		Contributing
71	OR9927	311	North Interlachen Ave	c. 1950			Contributing
72	OR9928	331-341	North Interlachen Ave	c. 1949			Contributing



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73	OR9929	125B	North Interlachen Ave	1962	Rogers, James G. II	Trovillion, Allen	Contributing
74	OR0676	125	North Interlachen Ave	1923	Matthews, Dudley	Stevens, S.A.	Contributing
75	OR9930	135	North Knowles Ave	c. 1920			Non-Contributing
76	OR9931	125C	North Interlachen Ave	1956			Non-Contributing
77	OR9932	150	West Morse Blvd	1962	Bright, Braxton L.		Contributing
78	OR9358	200	West New England Ave	1927		H. A. Peters Construction Co.	Contributing
79	OR9933	219	West Comstock Ave	c. 1942			Contributing
80	OR9934	217	West Comstock Ave	c. 1923			Contributing
81	OR9935	215	West Comstock Ave	c. 1923			Contributing
82	OR9936	213	West Comstock Ave	c. 1923			Contributing
83	OR9937	180	West Lyman Ave	1951			Non-Contributing
84	OR9938	243	West Park Ave	1962			Non-Contributing
85	OR9939	233	West Park Ave	c. 1948			Non-Contributing
86	OR9940	151	South New York Ave	1956; addtns 1961, 1964			Non-Contributing
87	OR9941	222	South New York Ave	c. 1960			Non-Contributing
88	OR9942	125A	North Interlachen Ave	1949	Spohn, George H.	Waterman & Richards	Contributing
89	OR0674	225	South Interlachen Ave	1925; addtn 1940 by Rogers, James G. II	Orig. Reynolds, H. M.	Orig. Marshall-Jackson Co.; addtn Waterman, W. H.	Contributing
90	OR9943	300	North New York Ave	1965	Shifalo, Joseph	Cason & Moore	Contributing
91	OR9944	311	East Morse Blvd, Bldg 1	1961	Rogers, James G. II	Mayell, Lionel V.	Contributing
92	OR9945	311	East Morse Blvd, Bldg 2	1961	Rogers, James G. II	Mayell, Lionel V.	Contributing
93	OR9946	311	East Morse Blvd, Bldg 3	1961	Rogers, James G. II	Mayell, Lionel V.	Contributing
94	OR9947	311	East Morse Blvd, Bldg 4	1961	Rogers, James G. II	Mayell, Lionel V.	Contributing
95	OR9948	311	East Morse Blvd, Bldg 5	1961	Rogers, James G. II	Mayell, Lionel V.	Contributing
96	OR9949	311	East Morse Blvd, Bldg 6	1961	Rogers, James G. II	Mayell, Lionel V.	Contributing
97	OR9950	311	East Morse Blvd, Bldg 7	1961	Rogers, James G. II	Mayell, Lionel V.	Contributing
98	OR9951	311	East Morse Blvd, Bldg 8	1961	Rogers, James G. II	Mayell, Lionel V.	Contributing
99	OR9952	225A	South Interlachen Ave	1964	Rogers, James G. II	Trovillion, Allen	Contributing
100	OR9953		50th Anniv. Rollins Coll. Found. Mnmnt	1935 (Interlachen Ave & Morse Blvd)			Contributing
101	OR9748		Central Park	1886; 1906, 1911			Contributing
102	OR9954		Morse Mnmnt (Central Park)	1949	Rogers, James G. II	Cone, H. C.	Contributing
103	OR9955		White's Hall Mnmnt (Central Park)	1935			Contributing
104	OR9956		Grace O. Edwards Plaque	1948 (100 Blk East Morse Blvd)			Non-Contributing
105	OR0733	125D	North Interlachen Ave	1923; altrd 2003			Non-Contributing
106	OR9957		War Mem. Fountain (Central Park)	1920			Contributing
107	OR9958	124	East Welbourne Ave	c. 1923; altrd c. 1964			Non-Contributing

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			Note: Blue Nos. Are Our New Nos.	Note: The USGS map has the axial streets			
			Black Numbers are updates	of Downton Winter Park mislabeled.			