



# Historic Preservation Board Regular Meeting

## Agenda

**November 13, 2024 @ 9:00 AM**

City Hall Commission Chambers  
401 S. Park Avenue

### welcome

Agendas and all backup material supporting each agenda item are accessible via the city's website at [cityofwinterpark.org/meetings/](http://cityofwinterpark.org/meetings/) and include virtual meeting instructions.

### assistance & appeals

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### please note

Times are projected and subject to change.

**1. Call to Order****2. Consent Agenda**

- a. Approve the minutes of the September 25, 2024 regular meeting. 1 minute

**3. Public Comments (for items not on the agenda): Three minutes allowed for each speaker****4. Public Hearings (Public participation and comment on these matters must be in person.)**

- a. Certificate of Review to enclose the one-car garage at 325 Vitoria Avenue, built in 1933. 15 minutes
- b. A Resolution of the Historic Preservation Board requesting that the City Commission allocate funding from the FY 2025-26 budget for an update to the historic resources survey for the recognition and potential designation of historic properties within the city. 10 Minutes

**5. Action Items**

- a. Discussion of: 30 Minutes  
An ordinance of the City of Winter Park, Florida amending Article VIII Historic Preservation of Chapter 58 of the Land Development Code concerning the process and procedures for certificates of review subject to the public notice and public hearing process, penalties for unauthorized demolitions or significant alterations to existing historic structures.

**6. Non-Action Items****7. Staff Updates****8. Board Comments****9. Upcoming Agenda Items****10. Adjournment**



## Historic Preservation Board

# agenda item 2.a

**item type**

Consent Agenda

**meeting date**

November 13, 2024

**prepared by**

Mary Bush, Administrative Coordinator III

**approved by****subject**

Approve the minutes of the September 25, 2024 regular meeting.

**motion | recommendation****background****alternatives | other considerations****fiscal impact****attachments**

1. Draft Historic Preservation Board Regular Meeting Minutes 09.25.24



# Historic Preservation Board Regular Meeting Minutes

**September 25, 2024 at 9:00 AM**

City Hall Commission Chambers  
401 S. Park Avenue

## **Present**

Aimee Spencer, Kelsey Wolfe, Lee Rambeau, Kim Burst Wood, Fay Pappas,

## **Absent**

John Skolfield, Wade Miller

## **Staff Present**

Director of Planning and Zoning Allison McGillis, Planning Consultant Jeff Briggs,  
Administrative Coordinator Mary Bush

### **1. Call to Order**

Vice-Chair Spencer called the meeting to order at 9:07 a.m.

### **2. Consent Agenda**

- a. Approve the minutes of the regular meeting, August 14, 2024.

Motion made by N. Lee. Rambeau, seconded by Fay Pappas, to approve the August 14, 2024 minutes.

The motion carried unanimously by a 5-0 vote. (Wade Miller and John Skolfield were absent from the meeting.)

### **3. Public Comments (for items not on the agenda): Three minutes allowed for each speaker**

No one from the public wished to speak. The public hearing was closed.

### **4. Public Hearings (Public participation and comment on these matters must be in person.)**

- a. Request for Historic Designation and Certificate of Review for additions to the house at 1500 Sunset Drive, inclusive of variances.

Mr. Briggs provided a summary of the item. He noted that the property is challenging for renovations, additions, or rebuilding due to it having three street setbacks that are

larger than its interior sides. He then reminded the Board that they completed a preliminary review of the request at a prior Board meeting. He indicated that in order to expand and gain living area, the applicant proposed to place the carport closer Sunset Drive. This would expand living area to the north towards the adjacent neighbor's home and to the south towards Edgewater Avenue. He then indicated that there is an extra 10 feet between the curb of the street and the property line, which helps visually to perceive that the house is further away from the street. He added that the applicant proposed to remove and rebuild the sidewalk further into the right-of-way which will increase the visual perception. He then noted that the adjacent neighbor to the property's carport as well as two other neighbors had attended the preliminary review meeting and expressed support of the request. He indicated that the applicant was asking for variances for the Sunset Drive street setback, an interior side setback, the Edgewater Avenue street side setback, and the open front porch exclusion area. He then reviewed the applicant's proposed elevations and noted that the home would stay a one-story mid-century modern home keeping the same roof pitch.

Staff recommendation was for approval with the following condition:

- that the construction plans be subsequently reviewed and approved by the Historic Preservation Board prior to issuance of the building permit.

The applicant, Zane Williams of 1333 Alberta Drive addressed the Board. He noted that the only changes made to the site plans since the last meeting were that the location of the existing carport was more defined and the sidewalk was moved.

The Board expressed favor of the request.

**Motion made by N. Lee Rambeau, seconded by Kelsey Wolfe, for approval of Historic Designation and Certificate of Review for additions to the house at 1500 Sunset Drive, inclusive of variances with the following condition:**

- **that the construction plans be subsequently reviewed and approved by the Historic Preservation Board prior to issuance of the building permit.**

**The motion carried unanimously by a 5-0 vote. (Wade Miller and John Skolfield were absent from the meeting.)**

- b. Request for approval of the construction plans for 2230 Howard Drive.

Mr. Briggs provided a summary of the item. He noted that the applicant was fulfilling the condition of approval for their request heard and approved by the Board at the

June 12, 2024 regular meeting. He explained that the applicant was to provide their construction plans for final Board review and approval prior to issuance of their permit. Mr. Briggs indicated that there were only a few exterior materials to be considered, such as the block siding and the wood material of the windows.

The applicant, Christopher Thomas addressed the Board. He indicated that he was not intending to use any materials that weren't already being used except for the garage doors. He noted that the garage doors would basically be frosted glass. He also noted that the existing air conditioning unit located on the roof would be removed and placed at the rear of the house.

The Board recommended that the applicant obtain a sample of the concrete window sills to be poured prior to the work being started to ensure that they will match the era of the house. The Board then expressed favor of the request.

**Motion made by Fay Pappas, seconded by Kelsey Wolfe, for approval of the construction plans for the additions granted by the Historic Preservation Board at the June 12, 2024 meeting for 2230 Howard Drive.**

**The motion carried unanimously by a 5-0 vote. (Wade Miller and John Skolfield were absent from the meeting.)**

## **5. Action Items**

## **6. Non-Action Items**

## **7. Staff Updates**

Mr. Briggs provided an update on the historic landmark signs. He noted that signs had recently been installed at Dinky Dock, the First Congregational Church of Winter Park, and the Osceola Lodge. He also noted that two more signs were being ordered for Orwin Manor and Hannibal Square. He then added that he was working on getting signs for the All Saints Episcopal Church, Rollins College, The Gardens at DePugh nursing home, and Welbourne Nursery and Preschool.

A brief discussion ensued regarding whether the Rollins College sign would note the significance of Knowles Memorial Chapel, which was designed by Ralph Adams Cram who was a prolific and influential American architect of collegiate and ecclesiastical buildings.

Mr. Briggs then noted that the final design plans for the Park Avenue gateway signs were underway and would be fabricated once finalized. He indicated that the south end sign was estimated to be completed in early 2025 and then the north end sign would be next to be completed. He added that he would try to raise funds for a sign at

Hannibal Square.

The Board inquired about how the signs would be protected from service trucks and weather damage. Discussion then ensued about the clearance and stability of the signs and how a maintenance fund for them could be established.

## **8. Board Comments**

The Board asked about the status of updating the survey of the historic homes in Winter Park. Mr. Briggs noted that staff would work on the scope of the survey with the Board. The Board expressed that they desired to have a working group that would specifically identify the city's 1950s and 1960s historic homes in an effort to propose the city's benefits of historic designation to the owners of those homes.

## **9. Upcoming Agenda Items**

## **10. Adjournment**

The meeting adjourned at 9:38 a.m.

ATTEST:

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/s/ Mary Bush, Recording Secretary



## Historic Preservation Board

# agenda item 4.a

### item type

Public Hearings (Public participation and comment on these matters must be in person.)

### meeting date

November 13, 2024

### prepared by

Jeffrey Briggs

### approved by

Allison McGillis, Director of Planning and Zoning

### subject

Certificate of Review to enclose the one-car garage at 325 Vitoria Avenue, built in 1933.

### motion | recommendation

Staff recommendation is for approval.

### background

Trevor Vietor (owner) is requesting approval to convert the existing one-car garage on the Antonette Avenue side of the 325 Vitoria Avenue property into air-conditioned living space. Many of the very small one-car garages built in the 1920's-1930's, when vehicles were much smaller than they are today, are no longer used as parking. Instead, they are often used for storage of personal items, tools, bicycles, yard supplies, etc.

The exterior change to the one-car garage will only make the exterior look different by removing the garage door and replacing with a matching wood wall and door. It is an attached (not detached garage). See attached pictures.

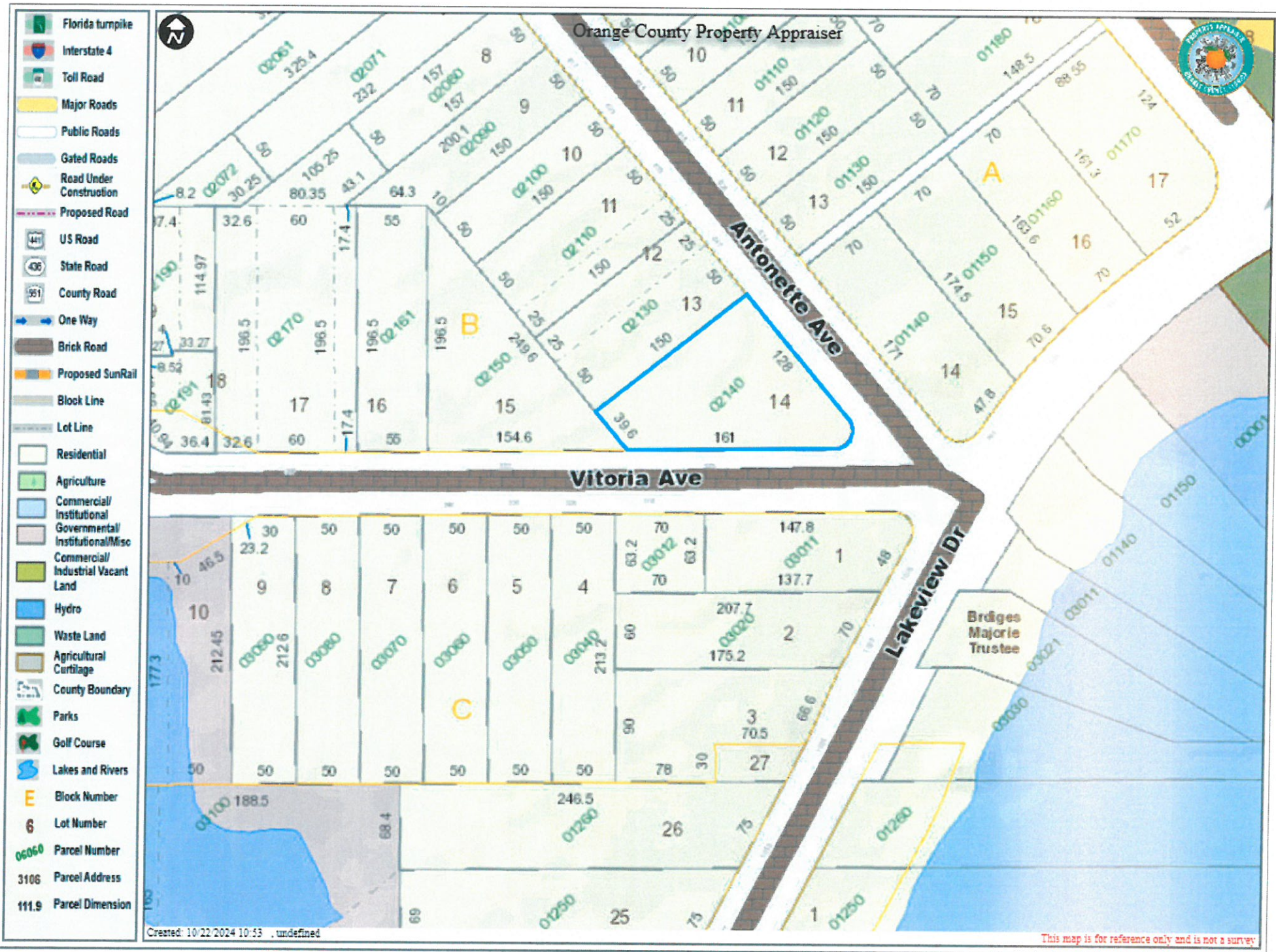
There is a variance requested, as the Code requires one to maintain parking that exists behind a 20-foot street front setback from the property line. There is a considerable amount of parking space on the two brick driveways that exist both on the Antonette and Vitoria street sides.

### alternatives | other considerations

### fiscal impact

## **attachments**

1. Location Map and Aerial
2. Existing Survey
3. Existing Pictures
4. Image of Garage Door replacement

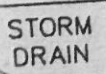




KETCH  
LE



$= 30'$



Property A  
325 Vitoria  
Winter Park  
Page 12 of 132

Front View of 325 Vitoria

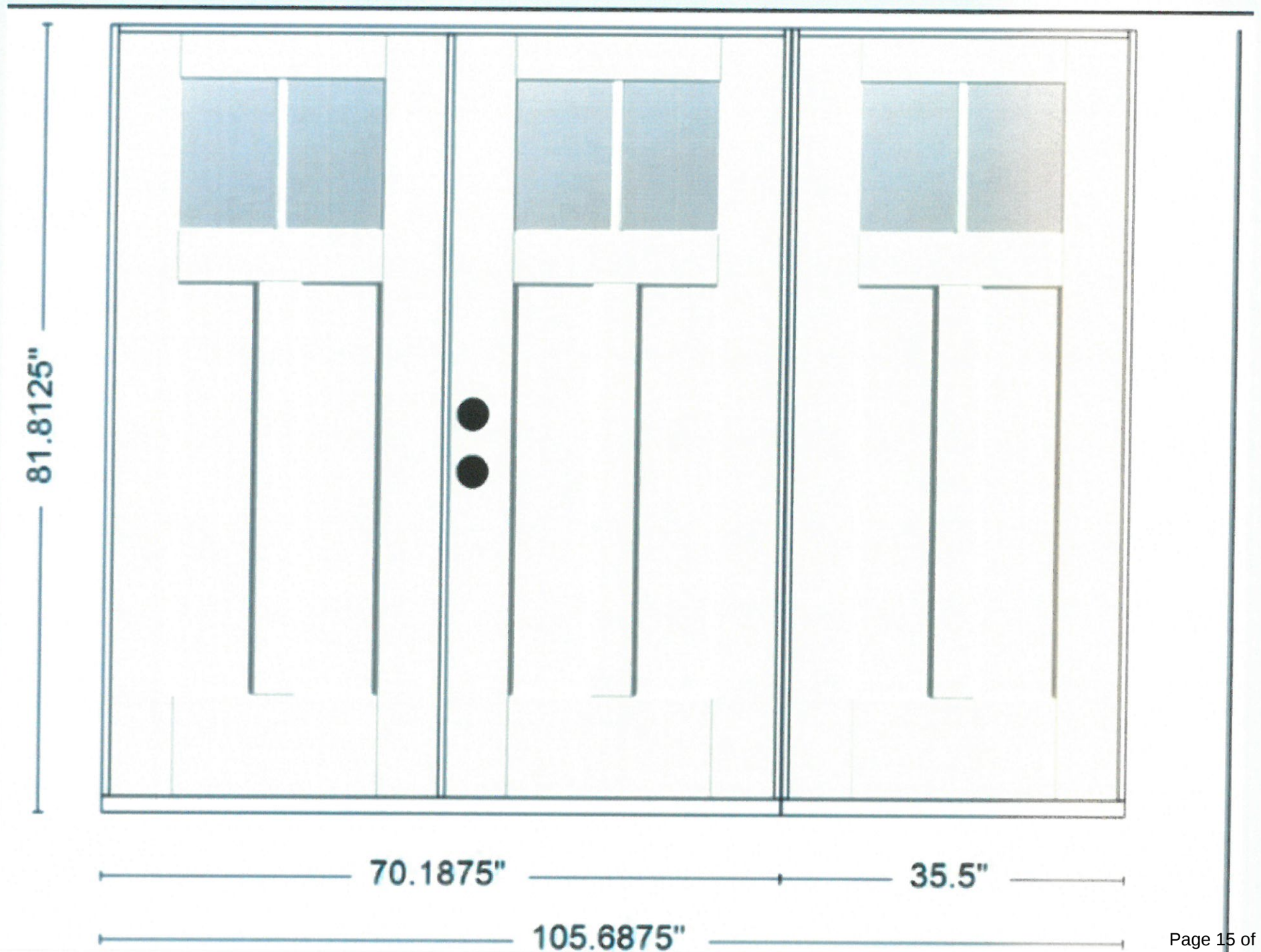


Antonette side with one-car garage to be converted to living space



Vitoria side with additional parking areas







## Historic Preservation Board

# agenda item 4.b

**item type**

Public Hearings (Public participation and comment on these matters must be in person.)

**meeting date**

November 13, 2024

**prepared by**

Jeffrey Briggs

**approved by**

Allison McGillis, Director of Planning and Zoning

**subject**

A Resolution of the Historic Preservation Board requesting that the City Commission allocate funding from the FY 2025-26 budget for an update to the historic resources survey for the recognition and potential designation of historic properties within the city.

**motion | recommendation**

None

**background**

The City has undertaken historic resource surveys in 2001 and 2013 to identify historic preservation candidates and to encourage owners to designate their historic structures. Those survey documents are attached. However, those two historical surveys have focused almost exclusively on the historical buildings from the 1880s through the 1940s.

**Proposed Historic Preservation Survey Update**

One shortcoming of the existing historical surveys is that there was no focus on the Mid-Century Modern architectural styling built in the 1950s–1960s. There is a scattering of such information about 1950s-1960s candidates within the Downtown, as was assembled for the National Register District application, but there has not been a city-wide focus on that era. Another update needed is to remove some properties where demolitions have occurred.

The other shortcoming of the previous historical surveys is that they are simply a listing of the addresses and occasionally a side notation of the original building or architect. However, a pdf list on the city's website lacks any engagement with the public who may be interested in learning generally about the historic properties within the city or interested in researching a particular property. The new survey needs to expand the current listing with pictures of the buildings and whatever architectural styling that it represents and other interesting information that may be available.

**Resolution for Survey Funding**

The method to request funding from the City Commission is to approve a Resolution outlining

the request and rationale. The staff presentation at the HPB meeting will discuss the types of opportunities for funding, such as State grants, in more detail.

## **alternatives | other considerations**

## **fiscal impact**

## **attachments**

1. Resolution for Historic Survey Update
2. Historic Resources Survey 2013
3. Historic Resources Survey\_2001

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE HISTORIC PRESERVATION BOARD  
REQUESTING THAT THE CITY COMMISSION ALLOCATE  
FUNDING FROM THE FY 2025-26 BUDGET FOR AN UPDATE TO  
THE HISTORIC RESOURCES SURVEY FOR THE RECOGNITION  
AND POTENTIAL DESIGNATION OF HISTORIC PROPERTIES  
WITHIN THE CITY.**

**WHEREAS**, the Historic Preservation Board desires to heighten focus on the potential to add properties to the Winter Park Historic Register with an updated listing of candidates for historically designated landmark status within the City; and

**WHEREAS**, the City currently has approximately 200 properties that have been individually designated as Historic Landmark properties on the Winter Park Historic Register and also has another 200 such historic 'contributing' properties within the city's local historic districts; and

**WHEREAS**, the City has previously undertaken surveys of historic properties and buildings in 2001 and in 2013, which focused exclusively on buildings from the 1880's through the 1940's, and

**WHEREAS**, there has not been a historic survey update that is inclusive of the candidates of the Mid-Century Modern architectural styling built in the city during the 1950's-1960's, and

**WHEREAS**, the City needs all of the existing and updated historic building survey information, with addresses, pictures and brief history to be accessible on the city's website.

**WHEREAS**, the Historic Preservation Board believes that recognition of these Mid-Century Modern historic homes and properties are important for a full picture of historically important buildings in the City and to further update the accessibility of such information on the city's website which will be critically important in allowing the public to be aware of, highlight and recognize those historic homes and other historic buildings around the City. As such, the Winter Park Historic Preservation Board is requesting a budget allotment of \$100,000 for these historic preservation activities be included in the upcoming Fiscal Year 2025-2026 Budget.

**NOW, THEREFORE**, be it resolved by the Historic Preservation Board of the City of Winter Park, Florida that:

Section 1. That the Historic Preservation Board requests funding of \$100,000 to be provided in the Fiscal Year 2025-26 Budget for a Historic resource survey update and incorporation of that information readily accessible on the city's website.

**ADOPTED** by a vote of 7-0 at a regular meeting of the Historic Preservation Board of the City of Winter Park held in City Hall, Winter Park on November 13, 2024.

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Wade Miller, Chairman

# HISTORIC RESOURCES SURVEY



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## *An inventory of the City of Winter Park's historic resources*

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Winter Park's Historic Resources Survey is a record of properties that have been identified as historic. This inventory is a "living document" that is regularly updated as properties are added or removed, and as more information about the properties is known.

It also includes tables of listed landmarks and potential landmark buildings and historic districts.

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10. 2013

# HISTORIC RESOURCES SURVEY

Winter Park's Historic Resources Survey is a record of properties that have been identified as historic. This inventory is a "living document" that is regularly updated as properties are added or removed, and as more information about the properties is known. The following tables include a catalog by street of the historic resources that have been identified in surveys and studies. Most listings include the date the property was built. The person's names by the property refer to the first or most significant owner. Architects and and/or builders are also furnished where known.

The identification of historic resources is an ongoing process. Looking back to consider properties over fifty years old is the standard perspective to examine history and the built representatives associated with it although newer buildings may be recognized. Properties may be significant for their local association with a pattern or period of development, for their architectural style or type, or for their association with a person important in history.

In 1977, the Junior League of Orlando-Winter Park with training by the Division of Archives, History and Records Management of the Florida Department of State (now the Division of Historical Resources) undertook a historic site survey of significant properties associated with the early development of Winter Park. In 1986, the city with Florida Preservation Services updated the inventory for the Comprehensive Plan by adding more properties built before 1930. In 2001, the city with GAI Consultants included properties built before 1950 in an overview survey for the Comprehensive Plan update. Subsequent In depth studies by staff have added to the inventory. In 2009, comprehensive research by Bland and Associates took place for the downtown area in preparation for the National Register of Historic Places listing for Downtown Winter Park and Interlachen Avenue. The surveys have all included Winter Park history summaries to place the historic properties in context.

The Florida Master Site File is the State of Florida's record of historic buildings. Florida Master Site File (FMSF) numbers have been noted where available. Individual properties and districts listed on the Winter Park Register of Historic Places are under the oversight of the Historic Preservation Board.

- ❖ Properties that have been individually listed on the Winter Park Register of Historic Places (WPRHP) are highlighted in tan.
- ❖ The College Quarter Historic District is listed in the WPRHP and is highlighted in blue.
- ❖ The Virginia Heights East Historic District is listed in the WPRHP and is highlighted in pink.

| CITY OF WINTER PARK HISTORIC RESOURCES |                                                                                        |
|----------------------------------------|----------------------------------------------------------------------------------------|
| FMSF NO.                               | SITE ADDRESS/NAME                                                                      |
| OR00224                                | 1000 Alabama Avenue, 1924, Alabama Hotel (formerly 921 Palmer Avenue)                  |
| OR00225                                | 1000 Alabama Avenue, 1904, Temple Refectory (formerly 921 Palmer Avenue)               |
| OR0228                                 | 1700 Alabama Drive, c. 1878, 1904, 1922, Packwood-Temple House                         |
| OR0780                                 | 1881 Alabama Drive, 1923, architect Maurice Kressley                                   |
| OR9225                                 | 425 Alberta Drive, 1935, Grace O. Edwards House, architect. James Gamble Rogers II     |
| OR0518                                 | 481 Alberta Drive, 1930                                                                |
|                                        | 1243 Alberta Drive, 1936, U. T. Bradley residence, architect James Gamble Rogers II    |
|                                        | 141 Alexander Place, c. 1936                                                           |
| OR9226                                 | 160 Alexander Place, c. 1934, A. F. McAllaster House, architect James Gamble Rogers II |
|                                        | 161 Alexander Place, c. 1940                                                           |
|                                        | 201 Alexander Place, c. 1949                                                           |
| OR0519                                 | 1034 Aloma Avenue, 1926                                                                |
| OR0520                                 | 1306 Aloma Avenue, J. E. Peterson House                                                |
| OR0379                                 | 1331 Aloma Avenue, 1897, William Waddell House                                         |
| OR0521                                 | 1009 Anchorage Court, Anchorage Garage                                                 |
| OR0522                                 | 739 Antonette Avenue, c. 1925, William Houston House                                   |
| OR0523                                 | 747-749 (751) Antonette Avenue, c. 1924, S. W. Cason House                             |
| OR0524                                 | 754 Antonette Avenue, c. 1925, G. H. Doan House                                        |
| OR0525                                 | 762 Antonette Avenue, 1926, Baldwin Palmer House, indiv. Now in CQHD                   |
| OR9228                                 | 764 Antonette Avenue, 1947                                                             |
| OR0526                                 | 767 Antonette Avenue, c. 1920, 1933                                                    |
| OR0530                                 | 757 Antonette Avenue, 1946                                                             |
| OR0527                                 | 781 Antonette Avenue, 1926, J. E. Blackburn House                                      |
| OR0528                                 | 782 Antonette Avenue, c. 1925, D. N. Barbour House                                     |
| OR0529                                 | 787 Antonette Avenue, c.1925, Robert Poole House                                       |
| OR9229                                 | 796 Antonette Avenue, c. 1925                                                          |
| OR0531                                 | 814 Antonette Avenue, c. 1925, Harold Hair House, architect Harold Hair                |
| OR0533                                 | 818 Antonette Avenue, c. 1920, Eliza Swasey house                                      |
| OR0534                                 | 828 Antonette Avenue, c. 1920, Luther A. Leach House                                   |
| OR0535                                 | 829 Antonette Avenue, c. 1925                                                          |
| OR0536                                 | 834 Antonette Avenue, c. 1925, Annie B. Johnston House                                 |
| OR0537                                 | 835 Antonette Avenue, c. 1925                                                          |
| OR9230                                 | 847 Antonette Avenue, 1941                                                             |

| CITY OF WINTER PARK HISTORIC RESOURCES |                                                          |
|----------------------------------------|----------------------------------------------------------|
| FMSF NO.                               | SITE ADDRESS/NAME                                        |
| OR9232                                 | 925 Aragon Avenue, c. 1925                               |
| OR9233                                 | 947 Aragon Avenue                                        |
| OR9234                                 | 955 Aragon Avenue                                        |
| OR0538                                 | 1425 Berkshire Avenue, c. 1925                           |
| OR0539                                 | 1446 Berkshire Avenue, L. J. Davidson House              |
| OR0540                                 | 1475 Berkshire Avenue, P. J. Ness House                  |
| OR0541                                 | 1500 Berkshire Avenue, 1925, George F. Brass House       |
| OR0542                                 | 1530 Berkshire Avenue                                    |
| OR0543                                 | 1531 Berkshire Avenue, 1925, H. C. Stutz House           |
| OR0544                                 | 1532 Berkshire Avenue, 1926                              |
| OR9237                                 | 1631 Berkshire Avenue                                    |
| OR9238                                 | 1635 Berkshire Avenue                                    |
| OR9248                                 | 1644 Berkshire Avenue                                    |
| OR9239                                 | 1645 Berkshire Avenue, 1925                              |
| OR9247                                 | 1646 Berkshire Avenue                                    |
| OR9240                                 | 1647 Berkshire Avenue                                    |
| OR9246                                 | 1648 Berkshire Avenue                                    |
| OR9243                                 | 1650 Berkshire Avenue                                    |
| OR9244                                 | 1652 Berkshire Avenue                                    |
| OR9241                                 | 1655 Berkshire Avenue                                    |
| OR9242                                 | 1665 Berkshire Avenue                                    |
| OR9249                                 | 711 Bonita Drive                                         |
| OR0470                                 | 724 Bonita Drive, 1883 "Eastbank", Comstock-Harris House |
| OR9250                                 | 152 Brewer Place                                         |
| OR9252                                 | 164 Brewer Place                                         |
| OR9253                                 | 178 Brewer Place                                         |
| OR9254                                 | 192 Brewer Place                                         |
| OR9255                                 | 208 Brewer Place                                         |
| OR9256                                 | 401 Brewer Place                                         |
| OR0545                                 | 443 Broadview Avenue, 1926, Dr. W. A. Myers House        |
| OR0546                                 | 471 Broadview Avenue, W. J. Johnson House                |
| OR9257                                 | 1300 Buckingham Road                                     |
| OR95858                                | 1313 Buckingham Road                                     |
| OR0547                                 | 1363 Buckingham Road, M. C. Taylor House                 |
| OR9259                                 | 1375 Buckingham Road, 1928                               |

| CITY OF WINTER PARK HISTORIC RESOURCES |                                                                                      |
|----------------------------------------|--------------------------------------------------------------------------------------|
| FMSF NO.                               | SITE ADDRESS/NAME                                                                    |
| OR9260                                 | 1404 Buckingham Road                                                                 |
| OR9261                                 | 901 Bungalow Avenue                                                                  |
| OR9268                                 | 930 Bungalow Avenue                                                                  |
| OR9262                                 | 931 Bungalow Avenue                                                                  |
| OR9263                                 | 933 Bungalow Avenue                                                                  |
| OR9264                                 | 935 Bungalow Avenue                                                                  |
| OR9265                                 | 943 Bungalow Avenue                                                                  |
| OR9269                                 | 972 Bungalow Avenue                                                                  |
| OR9270                                 | 1000 Bungalow Avenue                                                                 |
| OR9271                                 | 1022 Bungalow Avenue                                                                 |
| OR9272                                 | 1030 Bungalow Avenue                                                                 |
| OR9267                                 | 1037 Bungalow Avenue                                                                 |
| OR9273                                 | 1331 Canterbury Road                                                                 |
|                                        | 1360 Canterbury Road, 1955                                                           |
| OR0548                                 | 1367 Canterbury Road, J. J. Bettes House                                             |
| OR0549                                 | 1372 Canterbury Road, G. H. Fisher House                                             |
| OR0550                                 | 1379 Canterbury Road, Dr. A. R. Oestricher House                                     |
| OR0551                                 | 1412 Canterbury Road, c. 1927                                                        |
|                                        | 512 West Canton Avenue, 1921, Richard and Olive Mae Charlton House                   |
| OR0552                                 | 506 Capen Avenue, Sarah Harden House                                                 |
| OR9274                                 | 405 Carolina Avenue                                                                  |
| OR0553                                 | 413 Carolina Avenue, Aaron Horton House                                              |
| OR9275                                 | 430 Carolina Avenue                                                                  |
| OR9277                                 | 443 Carolina Avenue                                                                  |
| OR0555                                 | 467 Carolina Avenue                                                                  |
| OR09280                                | 510 Carolina Avenue                                                                  |
| OR9281                                 | 511 Carolina Avenue                                                                  |
| OR9921                                 | 258 Center Street North, c. 1950                                                     |
| OR0559                                 | 200 Chase Avenue                                                                     |
| OR0560                                 | 242 Chase Avenue, Grubbs-Freeman House                                               |
| OR0249                                 | 266 Chase Avenue, 1915, "Pine Needles", Harley Gibbs House, arch. L. Percival Hutton |
| OR0561                                 | 450 Clarendon Avenue, c. 1925 G. M. Canfield House                                   |
| OR9282                                 | 1315 Clay Street                                                                     |
| OR0562                                 | 1320 Clay Street                                                                     |
|                                        | 1345 Clay Street, c. 1925, L. Boyd House (rezoned office)                            |

| CITY OF WINTER PARK HISTORIC RESOURCES |                                                                                  |
|----------------------------------------|----------------------------------------------------------------------------------|
| FMSF NO.                               | SITE ADDRESS/NAME                                                                |
| OR9287                                 | 1386 Clay Street                                                                 |
| OR9286                                 | 1387 Clay Street                                                                 |
| OR0563                                 | 1390 Clay Street                                                                 |
| OR9289                                 | 1404 Clay Street                                                                 |
| OR0288                                 | 1415 Clay Street                                                                 |
|                                        | 1250 College Point, 1955, F. W. Nickel House, architect James Gamble Rogers II   |
| OR9291                                 | 1331 College Point                                                               |
| OR0564                                 | 1336 College Point, R. F. Leedy House                                            |
| OR0293                                 | 1350 College Point, 1933, individually listed now in Virginia Heights East       |
| OR9885                                 | 118 Comstock Avenue West, c. 1935                                                |
| OR0567                                 | 120 Comstock Avenue East, 1925 Winter Park Masonic Temple, architect George Krug |
| OR9936                                 | 213 Comstock Avenue West, c. 1923                                                |
| OR9935                                 | 215 Comstock Avenue West, c. 1923                                                |
| OR0034                                 | 217 Comstock Avenue West, c. 1923                                                |
| OR9933                                 | 219 Comstock Avenue West, c.1942                                                 |
| OR0568                                 | 440 Comstock Avenue West, William Lloyd House                                    |
| OR0569                                 | 451 Comstock Avenue West, Anna Lee Woodley House                                 |
| OR0570                                 | 452 Comstock Avenue West, Harold Jackson House                                   |
| OR0571                                 | 459 Comstock Avenue West, Eddie Hardy House                                      |
| OR0573                                 | 471 Comstock Avenue West, Ross J. Morgan House                                   |
| OR0574                                 | 479 Comstock Avenue West                                                         |
| OR0575                                 | 502 Comstock Avenue West, Alex Wilson House                                      |
| OR0581                                 | 663 Comstock Avenue West                                                         |
| OR0582                                 | 664 Comstock Avenue West, Sullivan Dean House                                    |
| OR0583                                 | 674 Comstock Avenue West, Maxey Day House                                        |
| OR0584                                 | 704 Comstock Avenue West, Wade Wilson House                                      |
| OR0585                                 | 722 Comstock Avenue West, Lonnie Brown House                                     |
| OR0586                                 | 764 Comstock Avenue West, George Bland House                                     |
| OR0588                                 | 816 Comstock Avenue West, Meade Colston House                                    |
| OR0589                                 | 817 Comstock Avenue West                                                         |
| OR0590                                 | 840 Comstock Avenue West, Eugene Sheffield House                                 |
| OR00591                                | 865 Comstock Avenue West, Saint Fleming House                                    |
| OR00592                                | 104 Cortland Avenue                                                              |
| OR00593                                | 140 Cortland Avenue, George Powers House                                         |
| OR00594                                | 150 Cortland Avenue, 1926, Rev. J. B. Thomas House                               |

| CITY OF WINTER PARK HISTORIC RESOURCES |                                                                                         |
|----------------------------------------|-----------------------------------------------------------------------------------------|
| FMSF NO.                               | SITE ADDRESS/NAME                                                                       |
| OR00596                                | 260 Cortland Avenue, 1929, Edward Donnelly House (was 1206 Aloma Avenue)                |
|                                        | 320 Cortland Avenue, 1937, Frederick Smith House, arch. Harold Hair, bldr. Frank Heigel |
| OR00598                                | 1635 Dale Avenue                                                                        |
| OR00599                                | 820 Denning Drive                                                                       |
| OR00378                                | 138 Detmar Drive, c. 1886 Geer House (155 Brewer Avenue historic address)               |
| OR00253                                | 234 Detmar Drive, 1910 "The Palms" Caretaker's House                                    |
|                                        | 1355 Devon Road, 1926                                                                   |
| OR00601                                | 1366 Devon Road                                                                         |
| OR00602                                | 1400 Devon Road                                                                         |
| OR00603                                | 755 Douglas Avenue, Sarah Prince House                                                  |
| OR00604                                | 1430 Elizabeth Drive, 1937, 1941, George Holt House, arch. James Gamble Rogers II       |
| OR00606                                | 1221 Essex Road, A. H. Knight House                                                     |
| OR00607                                | 1235 Essex Road, Mrs. L. B. Fisher House                                                |
| OR00608                                | 1259 Essex Road, S. H. Edes House                                                       |
| OR00610                                | 1349 Essex Road, L. A. Wood House                                                       |
| OR00611                                | 1353 Essex Road, c. 1925                                                                |
| OR00612                                | 1399 Essex Road, C. G. Weston House                                                     |
| OR00613                                | 377 E. Fairbanks Avenue, 1922, Dr. C. E. Coffin House, builder William Waterman         |
| OR00614                                | 401 E. Fairbanks Avenue, Hiram Powers Real Estate Office                                |
| OR00615                                | 407 W. Fairbanks Avenue                                                                 |
|                                        | 421 W. Fairbanks Avenue, c. 1925, J. E. Trotter Triangle Building                       |
| OR09295                                | 416 Fairfax Avenue                                                                      |
| OR09296                                | 450 Fairfax Avenue                                                                      |
| OR00620                                | 470 Fairfax Avenue                                                                      |
| OR00621                                | 1567 Forrest Road, D. A. Ahlgrim House                                                  |
| OR00622                                | 1645 Forrest Road, E. L. Spencer House                                                  |
| OR00241                                | 2400 Forrest Road, 1923, "The Ripples", architectural advisor J.G. Rogers I             |
| OR00623                                | 695 French Avenue, c. 1925                                                              |
| OR00624                                | 719 French Avenue, c. 1925 L.A. Detwiler House                                          |
| OR00625                                | 731 French Avenue, c. 1925 G. C. Dieterly House                                         |
| OR00627                                | 757 French Avenue, c. 1925 Huilda Forbes House                                          |
| OR09297                                | 767 French Avenue, 1942                                                                 |
| OR00629                                | 121 Garfield Avenue West, 1916, Kummer-Kilbourne House                                  |
| OR09298                                | 411 Garfield Avenue West                                                                |
| OR09299                                | 421 Garfield Avenue West                                                                |

| CITY OF WINTER PARK HISTORIC RESOURCES |                                                                                           |
|----------------------------------------|-------------------------------------------------------------------------------------------|
| FMSF NO.                               | SITE ADDRESS/NAME                                                                         |
| OR09200                                | 444 Garfield Avenue West                                                                  |
| OR00628                                | 451 Garfield Avenue West, c. 1910                                                         |
| OR09302                                | 506 Garfield Avenue West                                                                  |
| OR09303                                | 519 Garfield Avenue West                                                                  |
| OR09304                                | 521 Garfield Avenue West                                                                  |
| OR00630                                | 139 Genius Drive                                                                          |
| OR00235                                | 930 Genius Drive, "Windsong", The Genius House                                            |
| OR00632                                | 1000 Genius Drive, c. 1923, Business Men's Club-Martin Hall                               |
|                                        | 802 Georgia Avenue, 1930, 1960, Follett House, arch. David Hyer, addition by J. Rogers II |
| OR09305                                | 851 Georgia Avenue, 1935, Isabelle Sprague Smith House                                    |
|                                        | 890 Georgia Avenue, c. 1953, architect James Gamble Rogers II                             |
| OR00633                                | 901 Georgia Avenue, Edward S. Meyer House                                                 |
| OR00634                                | 920 Georgia Avenue, 1932, architect Maurice Kressley                                      |
|                                        | 921 Georgia Avenue, c.1935, W. C. Sanders House, architect James Gamble Rogers II         |
|                                        | 1430 Glencoe Road, 1952                                                                   |
| OR00635                                | 1479 Glencoe Road, 1925, Oscar Fulgham House                                              |
|                                        | 1450 Glencoe Road, 1952                                                                   |
| OR00636                                | 1470 Glencoe Road, 1924 , individually listed now in Virginia Heights East District       |
| OR00637                                | 1510 Glencoe Road, 1925, H. F. Harris House, indiv. now in Virginia Heights East District |
|                                        | 1520 Glencoe Road, 1930                                                                   |
| OR00638                                | 1539 Glencoe Road, 1925, J. A. Cotting House                                              |
|                                        | 1580 Glencoe Road, 1953                                                                   |
|                                        | 1590 Glencoe Road, 1945                                                                   |
| OR00639                                | 1771 Glencoe Road, 1926, J. J. Caldwell House                                             |
| OR00640                                | 1873 Glencoe Road                                                                         |
| OR00641                                | 2171 Glencoe Road                                                                         |
|                                        | 2174 Glencoe Road, 1950, H. G. Miller House, architect James Gamble Rogers II             |
| OR00642                                | 2210 Glencoe Road                                                                         |
| OR09308                                | 807 Golfview Terrace, 1925, Eugene Phillips House                                         |
| OR00643                                | 817 Golfview Terrace, Herbert M. Barnum House                                             |
| OR00645                                | 837 Golfview Terrace, Maxwell A. Sloan House                                              |
| OR00644                                | 858 Golfview Terrace, Charles A. Spross House                                             |
| OR09310                                | 868 Golfview Terrace                                                                      |
| OR09311                                | 892 Golfview Terrace                                                                      |
| OR09312                                | 897 Golfview Terrace                                                                      |

| CITY OF WINTER PARK HISTORIC RESOURCES |                                                                                      |
|----------------------------------------|--------------------------------------------------------------------------------------|
| FMSF NO.                               | SITE ADDRESS/NAME                                                                    |
| OR09313                                | 901 Golfview Terrace                                                                 |
| OR09314                                | 902 Golfview Terrace                                                                 |
| OR00232                                | 1015 Greentree Drive, 1905, 1918, 1954 "Mi E Taw"                                    |
| OR00381                                | 1401 Grove Terrace, Griswold House                                                   |
|                                        | 1475 Grove Terrace, 1949, E. C. Somers House, architect James Gamble Rogers II       |
|                                        | 126 Hampden Place, 1939                                                              |
| OR09315                                | 201 Hannibal Square East, Lake Hall Lodge                                            |
| OR09316                                | 1471 Harmon Avenue                                                                   |
| OR09317                                | 1481 Harmon Avenue                                                                   |
| OR09318                                | 1515 Harmon Avenue, c. 1942, C. C. Gressange House, architect James Gamble Rogers II |
| OR09319                                | 1629 Harmon Avenue                                                                   |
| OR09320                                | 1643 Harmon Avenue                                                                   |
| OR09321                                | 1721 Harmon Avenue, Winter Park Church of the Brethren                               |
| OR00226                                | 1554 Harris Circle, c. 1886, McCallum-Harris-Edison House                            |
| OR00649                                | 424 Henkel Circle, I. I. Boyce House                                                 |
| OR00650                                | 430 Henkel Circle, 1922, C. C. Cobb House                                            |
| OR00651                                | 459 Henkel Circle                                                                    |
| OR00653                                | 1356 Hibiscus Avenue, F. A. Allison House                                            |
| OR09322                                | 1336 Highland Road                                                                   |
| OR09323                                | 1400 Highland Road, 1925 individual listing now in Virginia Heights. East District   |
|                                        | 1421 Highland Road, 1947                                                             |
|                                        | 1471 Highland Road, 1955                                                             |
| OR09324                                | 1508 Highland Road                                                                   |
|                                        | 1521 Highland Road, 1948                                                             |
|                                        | 1541 Highland Road, 1949                                                             |
| OR09325                                | 1548 Highland Road                                                                   |
| OR00654                                | 1599 Highland Road, 1928, individual listing now in Virginia Heights. East District  |
|                                        | 1601 Highland Road, 1941                                                             |
| OR00655                                | 1537 Hillcrest Avenue, 1926, R. C. Libby House                                       |
| OR00656                                | 1584 Hillcrest Avenue                                                                |
| OR00657                                | 1620 Hillcrest Avenue, Edna Weststore House                                          |
| OR00658                                | 1756 Hollywood Avenue, Percy J. Harris House                                         |
| OR00659                                | 1770 Hollywood Avenue, T. R. Jones House                                             |
| OR00660                                | 1800 Hollywood Avenue, A. B. Anderson House                                          |
| OR00675                                | 1000 Holt Avenue, Knowles Memorial Chapel, Rollins College                           |

| CITY OF WINTER PARK HISTORIC RESOURCES |                                                                                    |
|----------------------------------------|------------------------------------------------------------------------------------|
| FMSF NO.                               | SITE ADDRESS/NAME                                                                  |
| OR00558                                | Holt Avenue, Rollins College, Annie Russell Theater                                |
| OR00238                                | Holt Avenue, Rollins College, 1886, "Pinehurst"                                    |
| OR00850                                | Holt Avenue, Rollins College, Carnegie Library Building                            |
| OR00849                                | Holt Avenue, Rollins College, Chase Hall                                           |
| OR09398                                | Holt Avenue, Rollins College, Hooker Hall                                          |
| OR09395                                | Holt Avenue, Rollins College, Lyman Hall                                           |
| OR09407                                | Holt Avenue, Rollins College, Sullivan Hall                                        |
| OR09409                                | Holt Avenue, Rollins College, Gale Hall                                            |
| OR09404                                | Holt Avenue, Rollins College, Warren Administration Building                       |
| OR09403                                | Holt Avenue, Rollins College, Rice Hall                                            |
| OR09406                                | Holt Avenue, Rollins College, Dyer Memorial                                        |
| OR09495                                | Holt Avenue, Rollins College, Shell Museum-Maltbie                                 |
| OR09397                                | Holt Avenue, Rollins College, Alumni Hall                                          |
| OR09398                                | Holt Avenue, Rollins College, Orlando Hall                                         |
| OR9408                                 | Holt Avenue, Rollins College, Fox Hall                                             |
| OR00661                                | Holt Avenue, Rollins Hall, Rollins College                                         |
| OR00662                                | Holt Avenue, Pugsley Hall, Rollins College                                         |
| OR00663                                | Holt Avenue, Mayflower Hall, Rollins College                                       |
|                                        | 315 Holt Avenue, 1936, College Arms, architect Harold Hair, builder W. H. Waterman |
| OR00664                                | 320 Holt Avenue, 1925, 1939. Hasslinger House                                      |
| OR00665                                | 330 Holt Avenue, 1925, F. J. Lindergreen House                                     |
| OR00666                                | 346 Holt Avenue, 1925, 1983 P. G. Wendland House (now 736 Antonette Avenue)        |
|                                        | 363 Holt Avenue, 1940                                                              |
|                                        | 367 Holt Avenue, 1940                                                              |
|                                        | 375 Holt Avenue, 1943                                                              |
| OR9327                                 | 391 – 393 Holt Avenue, 1941                                                        |
| OR0667                                 | 400 Holt Avenue, c. 1920, S. L. Yon House (now 701 Antonette Avenue)               |
| OR0668                                 | 404 Holt Avenue, c. 1920, Rev. Francis Yarnell House                               |
|                                        | 408 Holt Avenue, 1942                                                              |
| OR9328                                 | 411 Holt Avenue, 1940                                                              |
| OR0669                                 | 422 Holt Avenue, c. 1925, Irvin Pribble House                                      |
|                                        | 425 Holt Avenue, 1953                                                              |
| OR0670                                 | 430 Holt Avenue, c. 1925, B. H. Malin House                                        |
| OR9329                                 | 435 Holt Avenue, 1937                                                              |
|                                        | 450 Holt Avenue, 1946                                                              |

| CITY OF WINTER PARK HISTORIC RESOURCES |                                                                                         |
|----------------------------------------|-----------------------------------------------------------------------------------------|
| FMSF NO.                               | SITE ADDRESS/NAME                                                                       |
|                                        | 451 Holt Avenue, 1951                                                                   |
|                                        | 471 Holt Avenue, 1943                                                                   |
|                                        | 472 Holt Avenue, 1953                                                                   |
|                                        | 479 Holt Avenue, 1940                                                                   |
|                                        | 483 Holt Avenue, 1940                                                                   |
|                                        | 453 Huntington Avenue, 1943                                                             |
|                                        | 455 Huntington Avenue, 1948, 1937                                                       |
|                                        | 461 Huntington Avenue, 1941                                                             |
| OR00672                                | 528 Huntington Avenue, Winter Park High School <i>2 historic buildings remain</i>       |
|                                        | 597 Huntington Avenue, 1947, 1947, duplex and single family house                       |
| OR9330                                 | 1300 Indiana Avenue                                                                     |
| OR9331                                 | 1324 Indiana Avenue                                                                     |
| OR9332                                 | 1334 Indiana Avenue                                                                     |
| OR9333                                 | 1370 Indiana Avenue                                                                     |
| OR9334                                 | 1390 Indiana Avenue                                                                     |
| OR9335                                 | 1545 Indiana Avenue                                                                     |
| OR0676                                 | 125 Interlachen Avenue North, 1923, architect Dudley Mathews, builder S. A Stevens      |
| OR9929                                 | 125B Interlachen Avenue North, 1962, architect J.G. Rogers II, builder Allen Trovillion |
| OR9931                                 | 125C Interlachen Avenue North, 1956                                                     |
| OR0733                                 | 125D Interlachen Avenue, 1923, altered 2003                                             |
| OR0677                                 | 200 Interlachen Avenue North, Hamilton Holt House                                       |
| OR9942                                 | 125A Interlachen Avenue North, 1949, arch. George H. Spohn, bldr. Waterman & Richards   |
| OR0219                                 | 231 Interlachen Avenue North, 1882, 1904 "Osceola Lodge"                                |
| OR9336                                 | 301 Interlachen Avenue North, c. 1948, Mrs. Melville Dewey House, arch. J. G. Rogers II |
| OR9927                                 | 311 Interlachen Avenue North, 1950, R. Sleyster House, architect James Gamble Rogers II |
| OR0673                                 | 324 Interlachen Avenue North, "Bishopstead"                                             |
| OR9928                                 | 331-341 Interlachen Avenue North, c. 1949                                               |
| OR0674                                 | 225 Interlachen Avenue South, 1925, H. M. Reynolds, addition 1940 J.G. Rogers II        |
| OR9952                                 | 225A Interlachen Avenue South, 1964, architect J.G. Rogers II, builder Allen Trovillion |
| OR9901                                 | 225B Interlachen Avenue South c. 1950                                                   |
| OR4281                                 | 419 Interlachen Avenue South, 1921, The Woman's Club of Winter Park                     |
| OR9338                                 | 420 Interlachen Avenue                                                                  |
|                                        | 500 Interlachen Avenue                                                                  |
|                                        | 540 Interlachen Avenue, 1933, William Scott House, architect James Gamble Rogers II     |
|                                        | 617 Interlachen Avenue, 1934, George L. Noyes House, architect James Gamble Rogers II   |

| CITY OF WINTER PARK HISTORIC RESOURCES |                                                                                            |
|----------------------------------------|--------------------------------------------------------------------------------------------|
| FMSF NO.                               | SITE ADDRESS/NAME                                                                          |
|                                        | 716 Interlachen Avenue                                                                     |
|                                        | 816 Interlachen Avenue                                                                     |
| OR9344                                 | 2 Isle of Sicily, 1946, F.A. Hauck House, architect James Gamble Rogers II                 |
|                                        | 1000 Kentucky Avenue South, c. 1925                                                        |
| OR0681                                 | 1115 Kentucky Avenue, J. S. Burkhart House                                                 |
| OR0683                                 | 1200 Kenwood Avenue, c. 1926 , C. Bradford House                                           |
| OR0684                                 | 1207 Kenwood Avenue                                                                        |
| OR0685                                 | 230 Killarney Drive, Arthur M. Hource House                                                |
|                                        | 350 Killarney Drive, 1952, Harry Shearer House, architect James Gamble Rogers II           |
|                                        | 704 Kiwi Court, 1968, John R. Royer House, architect James Gamble Rogers II                |
| OR9930                                 | 135 Knowles Avenue North, 1920                                                             |
| OR9923                                 | 162 Knowles Avenue North, 1945                                                             |
| OR0222                                 | 232 Knowles Avenue North, 1887, south porch removed c. 1920, remodeled 1930                |
| OR9924                                 | 235 Knowles Avenue North, 1925                                                             |
| OR9925                                 | 300 Knowles Avenue North, 1961, architect Joseph Shifalo                                   |
| OR0686                                 | 333 Knowles Avenue North, 1888, N. D. Silsbee House                                        |
|                                        | 544 N. Knowles Avenue, 1938, Barbour Apartments, architect James Gamble Rogers II          |
| OR9899                                 | 180 Knowles Avenue South, 1957, architect Joseph Shifalo, builder Allen Trovillion         |
| OR9900                                 | 200 Knowles Avenue South, 1918 (historic address 204 E. Welbourne Ave.)                    |
|                                        | 1330 Lake Knowles Circle, 1940, J. W. Rankin House, architect James Gamble Rogers II       |
| OR0687                                 | 905 Lakeview Drive, c. 1925 James A. Treat House #1                                        |
|                                        | 937 Lakeview Drive, c. 1925 James A. Treat House #2                                        |
| OR9346                                 | 945 Lakeview Drive, 1937                                                                   |
| OR9347                                 | 965 Lakeview Drive, 1936, 1947                                                             |
| OR9348                                 | 1005 Lakeview Drive, 1940, G. F. Lazarus House, architect Harold Hair, builder F.A. Heigel |
| OR0689                                 | 1023 Lakeview Drive, 1925, H. R. Wainwright House                                          |
| OR0690                                 | 1035 Lakeview Drive, 1926, 1933, J. H. Verigan House                                       |
| OR0692                                 | 1167 Lakeview Drive                                                                        |
| OR0693                                 | 1169 Lakeview Drive, J. M. Billings House                                                  |
| OR0695                                 | 1234 Lakeview Drive, W. C. Bryan House                                                     |
| OR0696                                 | 1270 Lakeview Drive, H. E. Cole House                                                      |
| OR9889                                 | 115-119 Lyman Avenue East, 1925                                                            |
| OR9890                                 | 147 Lyman Avenue East, 1958                                                                |
| OR4178                                 | 388 Lyman Avenue East, All Saints Episcopal Church, architect Ralph Adams Cram             |
| OR0697                                 | 408 Lyman Avenue East, Philip J. Halla House                                               |

| CITY OF WINTER PARK HISTORIC RESOURCES |                                                                                  |
|----------------------------------------|----------------------------------------------------------------------------------|
| FMSF NO.                               | SITE ADDRESS/NAME                                                                |
| OR9888                                 | 141 Lyman Avenue West, c. 1923, 1966                                             |
| OR9937                                 | 180 Lyman Avenue West, 1951                                                      |
| OR0700                                 | 235 Lyman Avenue West, Wade Wilson House                                         |
| OR0702                                 | 403 Lyman Avenue West                                                            |
| OR0703                                 | 404 Lyman Avenue West                                                            |
| OR0705                                 | 674 Lyman Avenue West, Arthur Straughter House                                   |
| OR0706                                 | 706 Lyman Avenue West                                                            |
| OR0707                                 | 732 Lyman Avenue West, William Moran House                                       |
| OR0709                                 | Lyman and Pennsylvania Avenue, Mt. Moriah Church                                 |
| OR9349                                 | 723 Maryland Avenue, 1948                                                        |
| OR9350                                 | 726 Maryland Avenue, 1938                                                        |
| OR9351                                 | 734 Maryland Avenue, 1926, indiv. now in CQHD                                    |
|                                        | 747 Maryland Avenue, 1948                                                        |
|                                        | 757 Maryland Avenue, 1927                                                        |
|                                        | 772 Maryland Avenue, 1948, indiv. Now in CQHD                                    |
| OR09352                                | 774 Maryland Avenue, c. 1925                                                     |
| OR00714                                | 996 Mayfield Avenue                                                              |
|                                        | 1244 Mayfield Avenue, 1941, 1953, W. H. Winslow House, architect J. G. Rogers II |
|                                        | 701 McIntyre Avenue, 1951, triplex                                               |
|                                        | 735 McIntyre Avenue, 1941                                                        |
|                                        | 746 McIntyre Avenue, 1950                                                        |
|                                        | 748 McIntyre Avenue, 1948                                                        |
|                                        | 767 McIntyre Avenue, 1941                                                        |
|                                        | 800 McIntyre Avenue, 1948, 1999                                                  |
| OR00717                                | 407 Melrose Avenue, 1926, Albert D. Proudfit House                               |
| OR00718                                | 420 Melrose Avenue, J. G. Heidner House                                          |
| OR00720                                | 455 Melrose Avenue, Robert Thompson House                                        |
| OR0721                                 | 511 Melrose Avenue                                                               |
| OR0722                                 | 1434 Michigan Avenue                                                             |
| OR0723                                 | 1399 Miller Avenue, H. J. Van Wie House                                          |
| OR0724                                 | 1409 Miller Avenue, W. H. Teskey House                                           |
| OR0725                                 | 1415 Miller Avenue, William Probst House                                         |
| OR0726                                 | 1455 Miller Avenue, F. B. Randall House                                          |
|                                        | 630 Minnesota Avenue, 1937, Girl Scout Little House                              |
|                                        | 640 Minnesota Avenue, 1935                                                       |

| CITY OF WINTER PARK HISTORIC RESOURCES |                                                                                  |
|----------------------------------------|----------------------------------------------------------------------------------|
| FMSF NO.                               | SITE ADDRESS/NAME                                                                |
| OR0727                                 | 650 Minnesota Avenue                                                             |
| OR0728                                 | 660 Minnesota Avenue (formerly listed as 666 Minnesota Avenue)                   |
| OR0729                                 | 730 Minnesota Avenue                                                             |
| OR9353                                 | 955 Minnesota Avenue                                                             |
| OR9355                                 | 1005 Minnesota Avenue                                                            |
| OR0730                                 | 1019 Minnesota Avenue, Miram Davis House                                         |
| OR9357                                 | 1057 Minnesota Avenue                                                            |
| OR0732                                 | 115-123 Morse Boulevard East, 1926, Podmore Building                             |
| OR9905                                 | 133 Morse Boulevard East, 1957                                                   |
| OR0733                                 | 189 Morse Boulevard East, 1926, Lincoln Apartments (façade only)                 |
| OR9904                                 | 206 Morse Boulevard East, 1922                                                   |
| OR9903                                 | 210 Morse Boulevard East, 1922                                                   |
| OR9902                                 | 212 Morse Boulevard East, 1922                                                   |
| OR9944                                 | 311 Morse Boulevard East, Building 1, 1961, "Whispering Waters"                  |
| OR9945                                 | 311 Morse Boulevard East, Building 2, 1961, "Whispering Waters"                  |
| OR9946                                 | 311 Morse Boulevard East, Building 3, 1961, "Whispering Waters"                  |
| OR9947                                 | 311 Morse Boulevard East, Building 4, 1961, "Whispering Waters"                  |
| OR9948                                 | 311 Morse Boulevard East, Building 5, 1961, "Whispering Waters"                  |
| OR9949                                 | 311 Morse Boulevard East, Building 6, 1961, "Whispering Waters"                  |
| OR9950                                 | 311 Morse Boulevard East, Building 7, 1961, "Whispering Waters"                  |
| OR9951                                 | 311 Morse Boulevard East, Building 8, 1961, "Whispering Waters"                  |
| OR9894                                 | 153-157 New England Avenue East, 1956                                            |
| OR0227                                 | 433 New England Avenue East, 1905, Webster-Wagner House (preservation easement)  |
| OR0737                                 | 457 New England Avenue East, T. M. Henkel House                                  |
| OR9358                                 | 200 New England Avenue West, 1927, H.A. Peters Construction, ACL Freight Depot   |
| OR9357                                 | 301 New England Avenue West, Grant Chapel                                        |
| OR0739                                 | 446 New England Avenue West                                                      |
| OR0745                                 | 860 New England Avenue West, Phillips Rental House                               |
| OR9943                                 | 300 New York Avenue North, 1965, architect Joseph Shifalo, builder Cason & Moore |
| OR0746                                 | 1280 New York Avenue North                                                       |
| OR9940                                 | 151 New York Avenue South, 1956, additions 1961, 1964                            |
| OR9941                                 | 222 New York Avenue South, c. 1960                                               |
| OR0747                                 | 1516 Oakhurst Avenue                                                             |
| OR0748                                 | 1109 Oaks Boulevard                                                              |
| OR4307                                 | 761 Old England Avenue, 1914, 1936, Winter Park Country Club and Golf Course     |

| CITY OF WINTER PARK HISTORIC RESOURCES |                                                                               |
|----------------------------------------|-------------------------------------------------------------------------------|
| FMSF NO.                               | SITE ADDRESS/NAME                                                             |
| OR9362                                 | 875 Old England Avenue                                                        |
| OR00749                                | 876 Old England Avenue, 1924, Melville A. Stone House                         |
| OR09363                                | 907 Old England Avenue                                                        |
| OR09364                                | 915 Old England Avenue                                                        |
| OR09365                                | 940 Old England Avenue                                                        |
| OR04307                                | 961 Old England Avenue                                                        |
| OR00750                                | 1485 Orange Avenue                                                            |
| OR00751                                | 1509 Orange Avenue, 1926, Edith Babcock House                                 |
| OR00752                                | 1565 Orange Avenue, Howard A. Gross House                                     |
| OR00753                                | 1675 Orange Avenue                                                            |
| OR00754                                | 373 Osceola Avenue, R. F. Lenfest House                                       |
| OR00755                                | 476 Osceola Avenue, Mrs. W. H. Moore House                                    |
| OR00756                                | 511 Osceola Avenue, Emily Nichols House                                       |
| OR00757                                | 541 Osceola Avenue, H. B. Carleton House                                      |
| OR00758                                | 557 Osceola Avenue, 1927, Ray and Wilhemina Greene House                      |
| OR00759                                | 567 Osceola Avenue, 1912, L. W. Spangler House                                |
| OR09366                                | 585 Osceola Avenue, 1938                                                      |
| OR00221                                | 621 Osceola Avenue, 1883, Rev. Charles A. Ward House                          |
|                                        | 633 Osceola Avenue, Albin Polasek House and Studio                            |
| OR00762                                | 699 Osceola Avenue, Harry M. Sinclair House                                   |
|                                        | 1041 Osceola Avenue, 1921, Claude Gary House, architect Harold Hair           |
| OR00764                                | 222 Osceola Court, Mrs. Edith Brigham House                                   |
| OR00765                                | 239 Osceola Court                                                             |
| OR09368                                | 244 Osceola Court                                                             |
| OR09367                                | 249 Osceola Court                                                             |
|                                        | 255 Osceola Court, c. 1926, M. Noyes House                                    |
| OR00766                                | 247 Osceola Court, 1935                                                       |
| OR00767                                | 163 Overlook Road, B. W. Virts House                                          |
|                                        | 220 Overlook Road, 1938                                                       |
| OR09369                                | 700 Oxford Road                                                               |
| OR09370                                | 1128 Oxford Road                                                              |
| OR09371                                | 1131 Oxford Road                                                              |
| OR00769                                | 1335 Palm Avenue                                                              |
| OR00779                                | 1020 Palmer Avenue, 1939, 1954, "Merrywood", architect James Gamble Rogers II |
| OR09375                                | 1311 Palmer Avenue                                                            |

| CITY OF WINTER PARK HISTORIC RESOURCES |                                                                                     |
|----------------------------------------|-------------------------------------------------------------------------------------|
| FMSF NO.                               | SITE ADDRESS/NAME                                                                   |
| OR09376                                | 1665 Palmer Avenue                                                                  |
| OR00771                                | 225 Palmer Avenue, 1939, M. Mizener House, architect James Gamble Rogers II         |
| OR00772                                | 312 Palmer Avenue, 1935, Charles F. Schmidt House, architect James Gamble Rogers II |
| OR00773                                | 345 Palmer Avenue                                                                   |
| OR00774                                | 630 Palmer Avenue, J. M. Wright House                                               |
|                                        | 740 Palmer Avenue, J. W. Tucker Jr. House, architect James Gamble Rogers II         |
| OR00775                                | 800 Palmer Avenue, c. 1941, C.A. Coddington House, architect James Gamble Rogers II |
| OR09372                                | 834 Palmer Avenue                                                                   |
| OR00776                                | 843 Palmer Avenue, 1927                                                             |
| OR00246                                | 916 Palmer Avenue, 1915, 1936, 1946, "Carlova"                                      |
| OR00778                                | 966 Palmer Avenue, J. C. Beckwith House                                             |
|                                        | 1161 Palmer Avenue, 1950, H. M. Hamilton House, architect James Gamble Rogers II    |
| OR0237                                 | 102-106 Park Avenue North, 1882, brick façade 1914                                  |
| OR9906                                 | 110-112 Park Avenue North, 1957                                                     |
| OR9907                                 | 114 Park Avenue North, c. 1925                                                      |
| OR0381                                 | 126 Park Avenue North, c. 1922, addition 1926                                       |
| OR9908                                 | 130 Park Avenue North, c. 1926                                                      |
| OR9382                                 | 200-218 Park Avenue North, 1949, addition 1955                                      |
| OR9909                                 | 212-234 Park Avenue North, 1959                                                     |
| OR9910                                 | 236-238 Park Avenue North, c. 1925                                                  |
| OR9911                                 | 252-284 Park Avenue North, c. 1935                                                  |
| OR9912                                 | 288-290 Park Avenue North, c. 1925                                                  |
| OR9913                                 | 301-303 Park Avenue North, c. 1962                                                  |
| OR9914                                 | 305-307 Park Avenue North, c. 1954                                                  |
| OR9383                                 | 312-316 Park Avenue North, c. 1950                                                  |
| OR9915                                 | 318 Park Avenue North, c. 1926                                                      |
| OR9916                                 | 326-328 Park Avenue North, c. 1926                                                  |
| OR9920                                 | 326-328A Park Avenue North, c. 1961                                                 |
| OR9917                                 | 332-340 Park Avenue North, c. 1926                                                  |
| OR9918                                 | 346 Park Avenue North, c. 1926                                                      |
| OR9919                                 | 348-358 Park Avenue North, c. 1926                                                  |
| OR9380                                 | 102-108 Park Avenue South, 1912                                                     |
| OR9379                                 | 110-112 Park Avenue South, 1946, architect J.G. Rogers II Greeneda Court            |
| OR9874                                 | 114-116 Park Avenue South, 1947, architect J.G. Rogers II Greeneda Court            |
| OR9875                                 | 118 Park Avenue South, 1946, architect J.G. Rogers II Greeneda Court                |

| CITY OF WINTER PARK HISTORIC RESOURCES |                                                                                        |
|----------------------------------------|----------------------------------------------------------------------------------------|
| FMSF NO.                               | SITE ADDRESS/NAME                                                                      |
| OR0240/0789                            | 122-132 Park Avenue South, 1917, renovated 1927 by Roy A. Benjamin                     |
| OR0786                                 | 126-28-30 Park Avenue South, Morse Building, Baby Grand Theater                        |
| OR9378                                 | 136 Park Avenue South, 1915                                                            |
| OR9377                                 | 142 Park Avenue South, 1911                                                            |
| OR0236/0787                            | 152 Park Avenue South, 1884, additions 1885, 1925, 1935, 1956, alt. c. 1990            |
| OR9896                                 | 202-206 Park Avenue South, c. 1916                                                     |
| OR9895                                 | 214-216 Park Avenue South, c. 1918                                                     |
| OR0783                                 | 300 Park Avenue South, 1917, Union State Bank Building, Hanner Bros. Construction      |
| OR0788                                 | 306-308 Park Avenue South, 1921                                                        |
| OR0789                                 | 307-327 Park Avenue South, 1923, Hamilton Hotel, arch. Peter C. Samwell                |
| OR0790                                 | 310-326 Park Avenue South, 1920, altered. 1926 Standard Garage-United Market Arcade    |
| OR9747                                 | 329 Park Avenue South, 1940, altered c. 1966                                           |
| OR9891                                 | 330 Park Avenue South, c. 1930                                                         |
| OR9887                                 | 331-339 Park Avenue South, 1950                                                        |
| OR9892                                 | 342-346 Park Avenue South, c. 1924                                                     |
| OR9893                                 | 348 Park Avenue South, 1924                                                            |
| OR9886                                 | 401 Park Avenue South, 1964 City Hall, Winter Park Architects Collaborative            |
| OR9884                                 | 500 Park Avenue South, c.1939                                                          |
| OR9882                                 | 501 Park Avenue, South c.1950                                                          |
| OR9881                                 | 513-519 Park Avenue South, c. 1954                                                     |
| OR9880                                 | 521-527 Park Avenue, South, c. 1953                                                    |
| OR9883                                 | 526-538 Park Avenue South, c. 1939                                                     |
| OR0784                                 | 640 Park Avenue North, Park-Aire Apartments                                            |
| OR0785                                 | 1717 Park Avenue                                                                       |
| OR0234                                 | 656 Park Avenue North, 1932 "Casa Feliz", R. B. Barbour House, arch. J.G.Rogers II     |
| OR9360                                 | 841 Park Avenue North, 1948 The University Club, architect James Gamble Rogers II      |
|                                        | 863 Park Avenue North, 1930 "Casa Colina", architect Maurice Kressley                  |
|                                        | 1080 Park Avenue North, 1951 C. R. Ragnitt House, architect James Gamble Rogers II     |
|                                        | 1280 Park Avenue North, 1937, "Treetops", E. L. Jewett House, architect J.G. Rogers II |
|                                        | 1290 Park Avenue North, 1931, E. R. Shippen House, arch. James Gamble Rogers II        |
| OR9939                                 | 233 Park Avenue West, c. 1948                                                          |
| OR9938                                 | 243 Park Avenue West, 1962                                                             |
| OR0793                                 | 1301 Pelham Avenue, 1926, J. C. Harrison House                                         |
| OR9387                                 | 1331 Pelham Avenue                                                                     |
| OR9388                                 | 1333 Pelham Avenue                                                                     |

| CITY OF WINTER PARK HISTORIC RESOURCES |                                                                                         |
|----------------------------------------|-----------------------------------------------------------------------------------------|
| FMSF NO.                               | SITE ADDRESS/NAME                                                                       |
| OR0792                                 | 1335 Pelham Avenue                                                                      |
| OR9393                                 | 1350 Pelham Avenue                                                                      |
| OR9389                                 | 1355 Pelham Avenue, 1926                                                                |
| OR9392                                 | 1378 Pelham Avenue                                                                      |
|                                        | 1400 Pelham Avenue, 1954                                                                |
| OR9390                                 | 1401 Pelham Avenue                                                                      |
| OR0794                                 | 1405 Pelham Avenue, 1925, F. E. Shell House                                             |
| OR0795                                 | 1406 Pelham Avenue, Frances Huber House                                                 |
| OR0799                                 | 1163-65-67-69 Pennsylvania Avenue South                                                 |
| OR0800                                 | 218 Pennsylvania Avenue South, c. 1902, George Wright House                             |
| OR0801                                 | 517 Pennsylvania Avenue South, Hance Baultman House                                     |
| OR0671                                 | 736 Pennsylvania Ave South, c. 1925, H. L. Patty House (relocated from 546 Holt Avenue) |
| OR0802                                 | 778 Pennsylvania Avenue South, 1935, A. A. Wessona House                                |
| OR0803                                 | 843 Pennsylvania Avenue South, 1916                                                     |
| OR0804                                 | 853 Pennsylvania Avenue South, 1924, F. B. Mehler House                                 |
| OR0805                                 | 855 Pennsylvania Avenue South, 1924                                                     |
| OR0806                                 | 865 Pennsylvania Avenue South, 1926                                                     |
|                                        | 867 Pennsylvania Avenue South, 1918                                                     |
| OR0807                                 | 112 Phelps Avenue                                                                       |
| OR0808                                 | 201 Phelps Avenue North, 1927, Harris-Granberry House                                   |
| OR0809                                 | 317 Phelps Avenue                                                                       |
| OR0810                                 | 530 Phelps Avenue, J. D. Foster House                                                   |
| OR0811                                 | 1688 Pine Avenue, L. J. Douglas House                                                   |
| OR0812                                 | 820 Pinetree Road, C. J. Libby House                                                    |
| OR0813                                 | 1264 Richmond Road, c. 1927                                                             |
| OR0814                                 | 1273 Richmond Road, 1925, Lawrence Mackey House                                         |
| OR0815                                 | 1285 Richmond Road, 1926 Winifred Bouter House, bldr. S. A. Stevens                     |
| OR0816                                 | 1295 Richmond Road, Dr. Charles Julian House                                            |
| OR0817                                 | 1304 Richmond Road                                                                      |
| OR0818                                 | 1313 Richmond Road                                                                      |
| OR9394                                 | 1329 Richmond Road                                                                      |
| OR0819                                 | 1351 Richmond Road                                                                      |
| OR0820                                 | 1358 Richmond Road, C. Harmon House                                                     |
| OR0821                                 | 1362 Richmond Road, E. R. Baldwin House                                                 |
| OR0822                                 | 1377 Richmond Road                                                                      |

| CITY OF WINTER PARK HISTORIC RESOURCES |                                                                                      |
|----------------------------------------|--------------------------------------------------------------------------------------|
| FMSF NO.                               | SITE ADDRESS/NAME                                                                    |
| OR9395                                 | 1385 Richmond Road                                                                   |
| OR9396                                 | 1399 Richmond Road                                                                   |
| OR00823                                | 141 Rockwood Way                                                                     |
| OR00824                                | 1624 Roundelay                                                                       |
| OR00248                                | 314 Salvador Square, "Bonnie Burn"                                                   |
| OR00825                                | 616 Seminole Avenue, Fredrick W. Cady House                                          |
| OR00826                                | 666 Seminole Avenue                                                                  |
| OR09411                                | 826 Seminole Avenue                                                                  |
| OR09412                                | 911 Seminole Avenue                                                                  |
| OR00827                                | 475 Shoreview Avenue, Abraham Sharpe House                                           |
| OR00828                                | 518 Shoreview Avenue, A. V. Daugherty House                                          |
| OR00829                                | 1616 Spruce Avenue                                                                   |
| OR00830                                | 144 Stirling Avenue, 1925 Proudfit-Macklin House                                     |
| OR00831                                | 210 Stirling Avenue, 1925 Samuel Goss House                                          |
| OR00832                                | 155 Stovin Avenue, Dr. C. A. Campbell House                                          |
| OR00833                                | 173 Stovin Avenue, Albert Wagner House                                               |
| OR00834                                | 183 Stovin Avenue, Frederick Ward House                                              |
| OR00835                                | 187 Stovin Avenue, C. P. Hutton House                                                |
| OR00233                                | 1300 Summerland Avenue, 1883 Lawrence-Chubb House, (additions and alterations)       |
| OR00836                                | 1499 Summerland Avenue, C. J. Lefevere House                                         |
| OR00837                                | 1315 Sunset Avenue, A. B. Bradley House                                              |
| OR00838                                | 1324 Sunset Avenue, J. F. McDonald House                                             |
| OR00839                                | 1409 Sunset Avenue                                                                   |
| OR00840                                | 1572 Sunset Avenue, Joseph King House                                                |
| OR00842                                | 244 Sylvan Drive                                                                     |
| OR00843                                | 292 Sylvan Drive                                                                     |
|                                        | 301 Sylvan Drive, 1941, Col. E. Lowry House, architect James Gamble Rogers II        |
|                                        | 320 Sylvan Boulevard, 1939, A. B. Trowbridge House, architect James Gamble Rogers II |
| OR00845                                | 852 Symonds Avenue, Ray Beckwith House                                               |
| OR00846                                | 1864 Taylor Avenue                                                                   |
| OR00847                                | 1880 Taylor Avenue                                                                   |
| OR00252                                | 40 Trisman Terrace, 1899, 1924, 1937, "The Palms", E. H. Brewer House                |
| OR00223                                | 701 Via Bella, 1888, "Weatogue", Dr. William A. Guild house                          |
| OR00851                                | 1146 Via Capri                                                                       |
| OR00852                                | 1247 Via Capri, Ernst Schmeltz House                                                 |

| CITY OF WINTER PARK HISTORIC RESOURCES |                                                                                         |
|----------------------------------------|-----------------------------------------------------------------------------------------|
| FMSF NO.                               | SITE ADDRESS/NAME                                                                       |
| OR09413                                | 1411 Via Tuscany, 1926, MacCaughley House, architect Maurice Kressley, bldr. J.J. Banks |
| OR00245                                | 1461 Via Tuscany, 1919 "Sandscope"                                                      |
| OR00854                                | 1551 Via Tuscany, Charles Hyde Pratt House                                              |
| OR09414                                | 1621 Via Tuscany                                                                        |
| OR09416                                | 2150 Via Tuscany                                                                        |
|                                        | 2175 Via Tuscany, 1968, Harold Pate House, architect James Gamble Rogers II             |
| OR09415                                | 2195 Via Tuscany                                                                        |
| OR09417                                | 146 Virginia Drive                                                                      |
| OR00866                                | 147 Virginia Drive, c. 1926, N. L. Bryan House                                          |
| OR00867                                | 181 Virginia Drive, 1928, H. Halverstadt House                                          |
| OR00868                                | 210 Virginia Drive, 1931, A. M. Breneman, arch. Harold Hair                             |
| OR00869                                | 247 Virginia Drive, 1926, W. B. Joiner House                                            |
| OR09418                                | 250 Virginia Drive                                                                      |
|                                        | 301 (formerly 279) Virginia Drive, 1947, architect James Gamble Rogers II               |
| OR00855                                | 318 Vitoria Avenue, 1922, Dr. Alfred Kent House                                         |
| OR09419                                | 325 Vitoria Avenue, 1933, Dr. Lucius Clark House, arch. James Gamble Rogers II          |
| OR00856                                | 326 Vitoria Avenue, c. 1925, D. A. Woodward House 2 <sup>nd</sup> floor addition        |
| OR00857                                | 333 Vitoria Avenue, c.1925, altered                                                     |
| OR0858                                 | 338 Vitoria Avenue, c. 1925, Albra Whitmore House                                       |
| OR00859                                | 346 Vitoria Avenue, c. 1925, Walger Johnston House 2 <sup>nd</sup> floor addition       |
| OR00860                                | 357 Vitoria Avenue, c. 1925, H. C. Winslow House                                        |
| OR00861                                | 358 Vitoria Avenue, 1925, 1941 F. D. Merrill House 2 <sup>nd</sup> floor addition       |
| OR00863                                | 368 Vitoria Avenue, 1930                                                                |
| OR00864                                | 378 Vitoria Avenue, 1925, 1948, R. C. Baker House                                       |
| OR00865                                | 391 Vitoria Avenue, c. 1925, W. C. Nickolson House 2 <sup>nd</sup> floor addition       |
| OR00870                                | 1721 Walker Avenue                                                                      |
| OR00871                                | 1800 Walker Avenue                                                                      |
| OR00872                                | 111 Webster Avenue, 1921, Dr. R. F. Hotard House                                        |
| OR00873                                | 253 Webster Avenue, E. R. Phillips House                                                |
| OR00874                                | 341 Webster Avenue, E. E. Hayes House                                                   |
| OR00243                                | 461 Webster Avenue, 1915, "Orchard Place", Benjamin Edwards House                       |
|                                        | 490 Webster Avenue, 1930, W. H. Tappen House, architect James Gamble Rogers II          |
| OR9958                                 | 124 Welbourne Avenue East, c. 1923 altered c. 1964                                      |
| OR9897                                 | 133 Welbourne Avenue West, b. 1958                                                      |
| OR9898                                 | 151 Welbourne Avenue West, c. 1927                                                      |

| CITY OF WINTER PARK HISTORIC RESOURCES |                                                                                                 |
|----------------------------------------|-------------------------------------------------------------------------------------------------|
| FMSF NO.                               | SITE ADDRESS/NAME                                                                               |
| OR00876                                | 308 Welbourne Avenue West, Caroline Jackson House                                               |
|                                        | 425 Welbourne Avenue West, Bethel Baptist Church                                                |
| OR00879                                | 455 Welbourne Avenue West, Mary Brown House                                                     |
| OR00880                                | 1455 Westchester Avenue                                                                         |
| OR00881                                | 1477 Westchester Avenue                                                                         |
| OR00882                                | 1482 Westchester Avenue, 1927                                                                   |
| OR00883                                | 1517 Westchester Avenue                                                                         |
| OR00884                                | 1520 Westchester Avenue, B. H. Blosch House                                                     |
| OR00885                                | 1540 Westchester Avenue                                                                         |
| OR00886                                | 1621 Westchester Avenue, George Smith Jr. House                                                 |
|                                        | 1710 Westchester Avenue, 1940, Walter Gager House                                               |
|                                        | 2414 Winter Park Road East, 1928, 1951                                                          |
|                                        | 2600 Winter Park Road East, c. 1925                                                             |
| OR00220<br>OR00631                     | Windsong Preserve, Dr. Nathan Barrows-Ward House and Citrus Barn                                |
| OR9953                                 | 50 <sup>th</sup> Anniversary of Rollins College Monument, 1935 (Interlachen Ave. & Morse Blvd.) |
| OR9748                                 | Central Park, Park Avenue, 1886, 1906, 1911                                                     |
|                                        | Kraft Memorial Azalea Gardens, Alabama Drive, 1931, 1937, 1939                                  |
|                                        | Mead Garden, Denning Drive, 1937, 1940                                                          |
| OR9954                                 | C. H. Morse Monument, 1949 (Central Park) architect J.G. Rogers II, builder H. C. Cone          |
| OR9955                                 | White's Hall Monument, 1935                                                                     |
| OR9956                                 | Grace O. Edwards Plaque, 1948 (100 block Morse Boulevard East)                                  |
| OR9957                                 | World War I Memorial Fountain, c. 1923 c. 1964 (Central Park)                                   |

## Eligible and Listed Historic Landmarks and Districts

**Landmark Evaluation.** The 1986 and 2001 survey evaluations identified a number of buildings deemed eligible for listing on the National Register of Historic Places (NRHP) or as landmarks on the Winter Park Register of Historic Places. Historic resources in Winter Park were evaluated according to *National Register Bulletin 15-How to Apply the National Register Criteria* and *National Register Bulletin 21-Defining Boundaries for National Register Properties*. Historic resources were evaluated for their eligibility for individual listing, listing as part of a historic district, or as part of a thematic nomination. The thematic nominations noted would be for residential buildings designed by James Gamble Rogers II. Since 2001, additional buildings have been identified that potentially meet the criteria for landmark status, and 12 potential landmark buildings were demolished and removed from the table.

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

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

**Historic Significance and the National Register Criteria.** The National Register lists individual landmarks and historic districts that satisfy specific criteria for significance and standards for architectural integrity. The significance of an individual landmark or a historic district is assessed against the historic context established for the surrounding city, county, region, or state. The historic context updated for the 2001 Architectural Survey and National Register Evaluation of the City of Winter Park establishes several important historical themes and time periods against which Winter Park's historic resources can be evaluated. The 2009 downtown area survey update resulted in the successful National Register listings for Downtown Winter Park and the lower area along Interlachen Avenue.

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

## Applying the National Register Criteria to Winter Park

The three National Register Criteria (Criteria A, B, and C) relating to historic structures were applied to historic resources in Winter Park.

- ❖ **Criterion A** relates to significance in the broad patterns of history on the national, state, or local level, as well as association with important historical events. For example, the Alabama Hotel is significant under Criterion A for its association with the history of resort hotels and their importance in the economy and social makeup of Winter Park during the 1920s and 1930s. The Downtown Historic District is significant under Criterion A for its association with the important commercial history of Winter Park between 1882 and 1965.
- ❖ **Criterion B** relates to an individual resource's association with a person or persons significant on the local, state, or national level. A historic district also may contain buildings that are associated with significant individuals. Osceola Lodge is eligible under Criterion B for its association with owners Francis B. Knowles and Charles Hosmer Morse, both of whom were important early land owners, developers, philanthropists, and benefactors of Rollins College.
- ❖ **Criterion C** relates to buildings or historic districts that embody one or more distinctive architectural styles or types, or can be attributed to known architects or master craftsmen. Casa Feliz is eligible under Criterion C as an excellent example of Spanish Eclectic Revival Style architecture and as the work of architect James Gamble Rogers II. The "Thematic" properties represent a collection of Rogers' designs. The Virginia Heights Historic District is significant for its collection of well-preserved examples of domestic Architecture including Colonial Revival and Mediterranean Revival styles from the 1922-1955 periods.

## Historic Resources Eligible for Listing in the National Register of Historic Places and as Local Historic Landmarks

The following table includes NRHP or locally listed historic resources and those recommended for listing in the National Register and as local historic landmarks. Future study of other resources in the survey and mid-century buildings may elevate more historic buildings to landmark status. Demolition or major alterations may cause building to be removed for this record. The table includes the common/historic name, Florida Master Site File (FMSF) number if available, the street address, and the National Register Criterion under which it is significant. If the historic resource is located within a potential historic district, this also is noted. The Protective Status column indicates if the landmark is listed in the Winter Park Register of Historic Places individually or in a designated district, or if there is a conservation easement. "WPRHP" indicates individual local designation, "CQHD" is the College Quarter Historic District and "VHEHD" is the Virginia Height East Historic District.

# Listed & Potential Winter Park Landmarks

| PROPERTY NAME                | MSF NO. | STREET ADDRESS              | CRITERION           | IN A DISTRICT? | PROTECTIVE STATUS |
|------------------------------|---------|-----------------------------|---------------------|----------------|-------------------|
| Osceola Lodge                | OR-219  | 231 Interlachen Avenue      | A, B, C, NRHP Dist. | Yes            |                   |
| Dr. Barrows House            | OR-220  | Genius Drive (Preserve)     | A, B                | No             |                   |
| Ward Cottage                 | OR-221  | 621 Osceola Ave             | A                   | Yes            |                   |
| Knowles Cottage II           | OR-222  | 232 N Knowles Ave           | A, C                | Yes            |                   |
| Weatogue                     | OR-223  | 701 Via Bella               | A, C                | No             |                   |
| Alabama Hotel                | OR-224  | 1700 Alabama Avenue         | A, C                | No             |                   |
| Temple Refectory             | OR-225  | 1700 Alabama Avenue         | A                   | No             |                   |
| MacCallum House              | OR-226  | 1554 Harris Circle          | A, C                | No             | WPRHP             |
| Webster-Wagner House         | OR-227  | 433 New England Avenue      | A, C                | Yes            | Easement          |
| W.C. Temple House            | OR-228  | 1700 Alabama Avenue         | A, B                | No             |                   |
| Lawrence-Chubb House         | OR-233  | 1300 Summerland Avenue      | A, B, and C         | No             |                   |
| Casa Feliz                   | OR-234  | 656 Park Avenue, North      | C, NRHP             | No             | WPRHP             |
| Windsong                     | OR-235  | 930 Genius Drive (Preserve) | B, C                | No             |                   |
| Pioneer Store/White Building | OR-236  | 150-152 N. Park Avenue      | A, NRHP Dist.       | Yes            |                   |
| 102 Park Avenue, N.          | OR-237  | 102-106 Park Avenue, N.     | A, NRHP Dist.       | Yes            |                   |
| Pinehurst                    | OR-238  | Rollins College             | A, C                | Yes            |                   |
| Wrenn's                      | OR-239  | 202 – 206 Park Avenue, S.   | A, NRHP Dist.       | Yes            |                   |
| Morse/WCTU Building          | OR-240  | 122 – 132 Park Avenue, S.   | A, NRHP Dist.       | Yes            |                   |
| Ripples                      | OR-241  | 2400 Forrest Road           | C                   | No             | WPRHP             |
| Temple Grove                 | OR-242  | 1290 Palmer Avenue          | B, C                | No             |                   |
| Orchard Place                | OR-243  | 461 E. Webster Avenue       | C                   | Yes            |                   |
| Sandscope                    | OR-245  | 1461 Via Tuscany            | C                   | No             |                   |
| Carlova                      | OR-246  | 916 Palmer Avenue           | C                   | Yes            |                   |
| Bonnie Burn                  | OR-248  | 314 Salvador Square         | A                   | No             |                   |
| Pine Needles                 | OR-249  | 266 Chase Avenue            | C                   | Yes            |                   |
| Brewer House/The Palms       | OR-250  | Trismen Terrace             | NRHP listed         | No             |                   |
| Geer House                   | OR-378  | 155 Brewer Avenue           | A, C                | Yes            |                   |
| Waddell House                | OR-379  | 1331 Aloma Avenue           | A, C                | No             | WPRHP             |
| Griswold House               | OR-381  | 1401 Grove Terrace          | A, C                | No             |                   |
| Comstock House/ Eastbank     | OR-470  | 724 Bonita Drive            | NRHP listed         | No             | WPRHP             |
|                              | OR-518  | 481 Alberta Avenue          | C                   | No             |                   |
|                              | OR-520  | 1306 Aloma Avenue           | C                   | No             |                   |
|                              | OR-531  | 814 Antonette Avenue        | C                   | Yes            | CQHD              |
| Annie Russell Theater        | OR-558  | Rollins College             | NRHP listed         | Yes            |                   |
| George Holt House            | OR-604  | 1430 Elizabeth Drive        | C; Thematic         | No             |                   |
|                              | OR-634  | 920 Georgia Avenue          | C                   | Yes            |                   |
|                              | OR-630  | 139 Genius Drive            | C                   | No             |                   |
|                              | OR-638  | 1539 Glencoe Road           | C                   | Yes            | VHEHD             |
|                              | OR-636  | 1470 Glencoe Road           | C                   | Yes            | VHEHD             |
|                              | OR-642  | 2210 Glencoe Road           | C                   | No             |                   |
|                              | OR-649  | 424 Henkel Circle           | C                   | Yes            |                   |
|                              | OR-650  | 430 Henkel Circle           | C                   | Yes            | WPRHP             |
|                              | OR-651  | 459 Henkel Circle           | C                   | Yes            |                   |

| PROPERTY NAME                           | MSF NO. | STREET ADDRESS               | CRITERION        | IN A DISTRICT? | PROTECTIVE STATUS |
|-----------------------------------------|---------|------------------------------|------------------|----------------|-------------------|
| Pugsley Hall                            | OR-661  | Rollins College              | C                | Yes            |                   |
| Rollins Hall                            | OR-662  | Rollins College              | C                | Yes            |                   |
| Mayflower Hall                          | OR-663  | Rollins College              | C                | Yes            |                   |
| Winter Park High School                 | OR-671  | Huntington Ave (2 buildings) | A, C             | Yes            |                   |
| Bishopstead                             | OR-673  | 324 Interlachen Avenue       | C                | Yes            |                   |
| Congregational Church                   | OR-674  | Interlachen Avenue           | C, NRHP Dist.    | Yes            |                   |
| Knowles Memorial Chapel                 | OR-675  | Rollins College              | NRHP listed      | Yes            |                   |
| 1 <sup>st</sup> United Methodist Church | OR-676  | Interlachen Avenue           | C, NRHP Dist.    | Yes            |                   |
| Hamilton Holt House                     | OR-677  | 200 Interlachen Ave          | B                | Yes            |                   |
|                                         |         | 2 Isle of Sicily             | C                | No             |                   |
|                                         | OR-686  | 333 Knowles Avenue           | C                | No             |                   |
|                                         | OR-690  | 1035 Lakeview Drive          | C                | Yes            | CQHD              |
| Mt. Moriah Church                       | OR-709  | Lyman Avenue                 | A                | Yes            |                   |
| Podmore Bldg.                           | OR-732  | 115-121 Morse Blvd           | A, C, NRHP Dist. | Yes            |                   |
| Lincoln Apartments facade               | OR-733  | 189 Morse Blvd               | C, NRHP Dist.    | Yes            | WPRHP             |
| Henkel House                            | OR-737  | 457 East New England Ave     | C                | Yes            |                   |
|                                         | OR-749  | 876 Old England Avenue       | C                | Yes            | WPRHP             |
|                                         | OR-751  | 1509 Orange Avenue           | C                | Yes            | WPRHP             |
|                                         | OR-752  | 1565 Orange Avenue           | C                | Yes            |                   |
|                                         | OR-753  | 1675 Orange Avenue           | C                | Yes            |                   |
|                                         | OR-771  | 225 Palmer Avenue            | C                | Yes            |                   |
|                                         | OR-774  | 630 Palmer Avenue            | C                | Yes            |                   |
|                                         | OR-775  | 800 Palmer Avenue            | C                | Yes            |                   |
|                                         | OR-776  | 843 Palmer Avenue            | C                | Yes            | WPRHP             |
|                                         | OR-778  | 968 Palmer Avenue            | C                | Yes            |                   |
|                                         | OR-779  | 1020 Palmer Avenue           | C                | Yes            |                   |
| Union State Bank                        | OR-783  | 302-304 Park Avenue          | A, C, NRHP Dist. | Yes            |                   |
| Park-Aire Apartments                    | OR-784  | 640 Park Avenue              | C                | No             |                   |
|                                         | OR-788  | 306-308 Park Avenue          | A, NRHP Dist.    | Yes            |                   |
|                                         | OR-825  | 616 Seminole Avenue          | C                | Yes            |                   |
|                                         | OR-826  | 666 Seminole Avenue          | C                | Yes            |                   |
|                                         | OR-836  | 1499 Summerland Ave          | C                | No             |                   |
| Chase Hall                              | OR-849  | Rollins College              | C                | Yes            |                   |
| Carnegie Library                        | OR-850  | Rollins College              | C                | Yes            |                   |
|                                         | OR-851  | 1146 Villa Capri             | C                | No             |                   |
|                                         | OR-852  | 1251 Villa Capri             | C                | No             |                   |
|                                         | OR-866  | 147 Virginia Drive           | C                | Yes            |                   |
|                                         | OR-867  | 181 Virginia Drive           | C                | Yes            |                   |
|                                         | OR-868  | 210 Virginia Drive           | C                | Yes            |                   |
|                                         | OR-869  | 247 Virginia Drive           | C                | Yes            |                   |
|                                         | OR-873  | 253 Webster Avenue           | C                | Yes            |                   |
| Winter Park Woman's Club                | OR-4281 | 419 Interlachen Avenue       | NRHP listed      | Yes            | WPRHP             |
| Winter Park Golf Club                   | OR-4307 | 761 Old England Ave          | NRHP listed      | Yes            | WPRHP             |
| Alban Polasek House & Studio            |         | 633 Osceola Ave              | NRHP listed      | Yes            |                   |
| All Saints Episcopal Church             |         | Lyman Ave and Interlachen    | NRHP listed      | Yes            |                   |
|                                         |         | 160 Glenridge Way            | C; Thematic      | No             |                   |

| PROPERTY NAME                | MSF NO. | STREET ADDRESS                        | CRITERION      | IN A DISTRICT? | PROTECTIVE STATUS |
|------------------------------|---------|---------------------------------------|----------------|----------------|-------------------|
|                              | OR-9415 | 2195 Via Tuscany                      | C; Thematic    | No             |                   |
|                              | OR-9336 | 301 Interlachen Avenue                | C; Thematic    | Yes            |                   |
|                              | OR-9358 | 420 Interlachen Avenue                | C; Thematic    | Yes            |                   |
|                              | OR-9226 | 160 Alexander Place                   | C; Thematic    | Yes            |                   |
|                              | OR-9374 | 916 Palmer Avenue                     | C; Thematic    | Yes            |                   |
|                              |         | 102 Palmer Avenue                     | C; Thematic    | Yes            |                   |
|                              | OR-9340 | 540 Interlachen Avenue                | C; Thematic    | Yes            |                   |
|                              | OR-9385 | 1280 Park Avenue                      | C; Thematic    | No             |                   |
|                              | OR-9386 | 1290 Park Avenue                      | C; Thematic    | No             |                   |
|                              | OR-9412 | 911 Seminole Avenue                   | C; Thematic    | Yes            |                   |
|                              |         | 279 Virginia Drive                    | C; Thematic    | Yes            |                   |
|                              | OR-9419 | 325 Vitoria Ave                       | C; Thematic    | Yes            | CQHD              |
| Barbour Apartments           |         | Swoope and Knowles Aves               | C; Thematic    | Yes            | WPRHP             |
| Hooker Hall                  | OR-9398 | Rollins College                       | C              | Yes            |                   |
| Lyman Hall                   | OR-9395 | Rollins College                       | C              | Yes            |                   |
| Sullivan Hall                | OR-9407 | Rollins College                       | C              | Yes            |                   |
| Gale Hall                    | OR-9409 | Rollins College                       | C              | Yes            |                   |
| Warren Administration Bldg.  | OR-9404 | Rollins College                       | C              | Yes            |                   |
| Rice Hall                    | OR-9403 | Rollins College                       | C              | Yes            |                   |
| Dyer Memorial                | OR-9406 | Rollins College                       | C              | Yes            |                   |
| Shell-Maltbie Museum         | OR-9405 | Rollins College                       | C              | Yes            |                   |
| Alumni Hall                  | OR-9397 | Rollins College                       | C              | Yes            |                   |
| Orlando Hall                 | OR-9398 | Rollins College                       | C              | Yes            |                   |
| Cross Hall                   | OR-9410 | Rollins College                       | C              | Yes            |                   |
| Fox Hall                     | OR-9408 | Rollins College                       | C              | Yes            |                   |
| ACL Freight Depot            | OR-9358 | New England Ave                       | A, NRHP Dist.  | Yes            | WPRHP             |
| Mead Gardens                 |         | Denning Drive                         | B              | No             |                   |
| Kraft Gardens                |         | Alabama Drive                         | C              | No             |                   |
| Central Park                 |         | Park Avenue                           | A, NRHP Dist.  | Yes            |                   |
| University Club              | OR-9360 | Park and Webster Aves                 | C              | No             | WPRHP             |
|                              | OR-9291 | 1331 College Point                    | C              | Yes            |                   |
|                              | OR-9292 | 1336 College Point                    | C              | Yes            |                   |
|                              | OR-9293 | 1350 College Point                    | C              | Yes            | VHEHD             |
| Grant Chapel                 | OR-9357 | New England Avenue (may be relocated) | A              | Yes            |                   |
|                              | OR-9363 | 807 Old England Avenue                | C              | Yes            |                   |
|                              | OR-9376 | 1665 Palmer Avenue                    | C              | No             |                   |
|                              | OR-9413 | 1411 Via Tuscany                      | C              | No             |                   |
|                              | OR-9417 | 146 Virginia Drive                    | C              | Yes            |                   |
|                              | OR-9418 | 250 Virginia Drive                    | C              | Yes            |                   |
| Bethel Baptist Church        | OR-9424 | Welbourne Avenue                      | A              | Yes            |                   |
| Walter Tappen House          |         | 490 Webster Avenue                    | C; Thematic    | Yes            |                   |
| William Follett House        |         | 802 Georgia Avenue                    | C              | Yes            |                   |
| Isabelle Sprague-Smith House |         | 851 Georgia Avenue                    | C, B           | Yes            |                   |
| Greeneda Court               | OR-9379 | 110-112 Park Avenue, South            | A,C NRHP Dist. | Yes            |                   |

# Historic Districts

Historic districts recognize collections of historic buildings and their entire setting. The 2001 evaluation and subsequent studies have identified a number of potential historic districts. The College Quarter Historic District was listed on the local register in 2003 and the Virginia Heights East Historic District in 2010. The Downtown and Interlachen Historic Districts have been listed on the National Register of Historic Places. If the Downtown and Interlachen Historic Districts were listed on the local register, the boundaries could be organized differently from the NRHP boundaries. The Hannibal Square area has lost a significant number of historic resources since 2001. The Ellno-Willno district abuts Virginia Heights and could be incorporated in a Virginia Heights district expansion or as a separate district.

| Historic District Name                                               | General Location                                                                               | Criterion | Period of Significance |
|----------------------------------------------------------------------|------------------------------------------------------------------------------------------------|-----------|------------------------|
| Rollins College Historic District                                    | Rollins College Campus                                                                         | A, C      | 1885-1955              |
| Golfview Historic District                                           | Golfview Terrace and parts of Webster, Old England, Georgia and Seminole Avenues               | C         | 1921-1955              |
| Westside/Hannibal Square Historic District                           | Bounded by CSX tracks, Canton Avenue, Denning and Comstock Ave                                 | A         | 1890s-1950             |
| Downtown Historic District<br><b>NRHP Listed</b>                     | Park Avenue, Central Park and parts of Knowles, Welbourne, Lincoln, Center, and Morse          | A, C      | 1885-1965              |
| Interlachen Avenue Historic District<br><b>Partially NRHP Listed</b> | Interlachen Avenue                                                                             | C         | 1880s-1950             |
| Osceola Historic District                                            | Part of East New England Avenue<br>Alexander Place, Osceola Avenue, Osceola Court              | C         | 1880s-1950             |
| Virginia Heights Historic District<br><b>Partially WPRHP Listed</b>  | Generally Virginia, College Point, Stirling, Glencoe, Highland, Richmond, Oxford, Essex Roads  | C         | 1923-1955              |
| College Quarter Historic District<br><b>WPRHP Listed</b>             | French, Maryland, Antonette, Vitoria, McIntyre, Holt, Lakeview and part of Pennsylvania Avenue | C         | 1923-1950              |
| Palmer Avenue Historic District                                      | Portion of Palmer Avenue                                                                       | C         | 1928-1950              |
| Orwin Manor Historic District                                        | Generally bounded by Orange Avenue, Clay Street, and Harmon                                    | C         | 1925 - 1955            |
| Ellno-Willo Historic District                                        | Virginia, Forrest, Hillcrest                                                                   | C         | 1925-1955              |

# Architectural and Historic Resources Survey

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

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

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

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

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

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

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by Geoffrey B. Henry, GAI Consultants-Southeast, March 2001*

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# SECTION 1

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## SECTION 2

### Introduction and Project Location

#### INTRODUCTION

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

#### PROJECT LOCATION

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



Figure 1. Project Location



## GEOGRAPHIC OVERVIEW

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

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

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

# SECTION 3

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

### PREVIOUS CULTURAL RESOURCE SURVEYS IN WINTER PARK

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

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

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

### NATIONAL REGISTER-LISTED PROPERTIES IN WINTER PARK

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

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

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



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

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



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

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



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



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



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

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



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

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



F).

*Plate 6. Winter Park Country Club and Golf*



O

*Id England Avenue*

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

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

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



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

## SECTION 4

### Survey Methodology

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

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

#### MEETINGS

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

#### BACKGROUND RESEARCH

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

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

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

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

## FIELD SURVEY AND DATA ENTRY

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

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

## NATIONAL REGISTER EVALUATION

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

## PRESENTATION OF FINDINGS

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

# SECTION 5

## Historical Overview of the City of Winter Park

### INTRODUCTION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

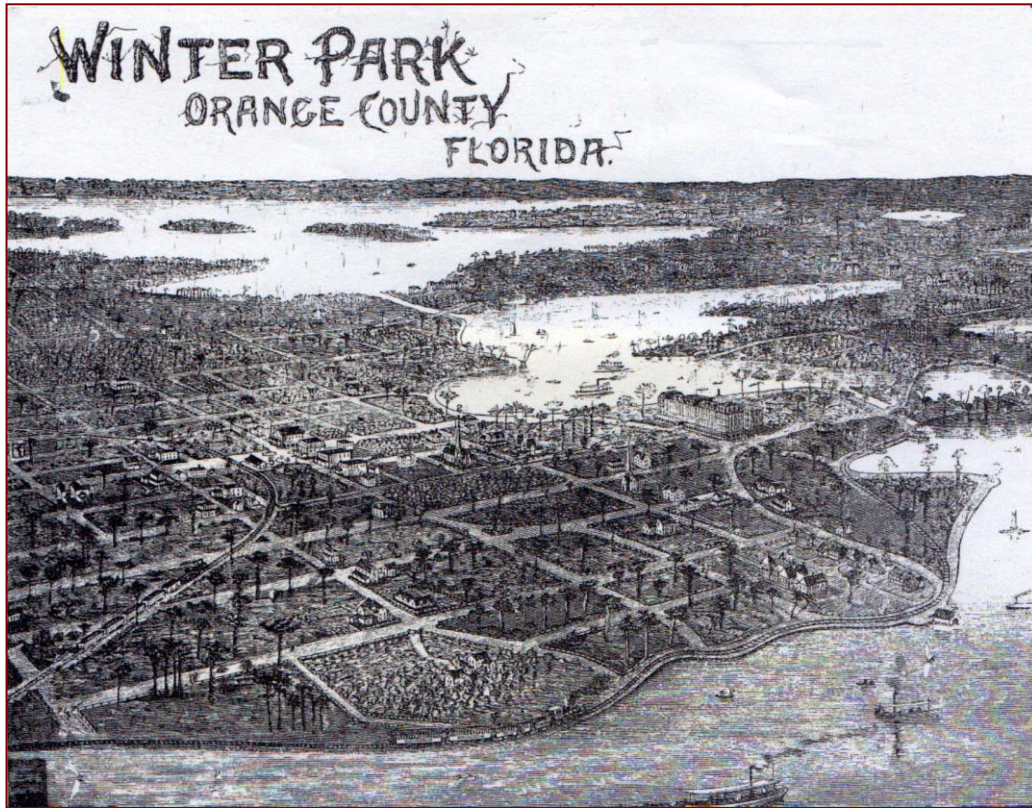


Figure 2. City of Winter Park, 1884. Source: *Winter Park Florida* (1884)

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

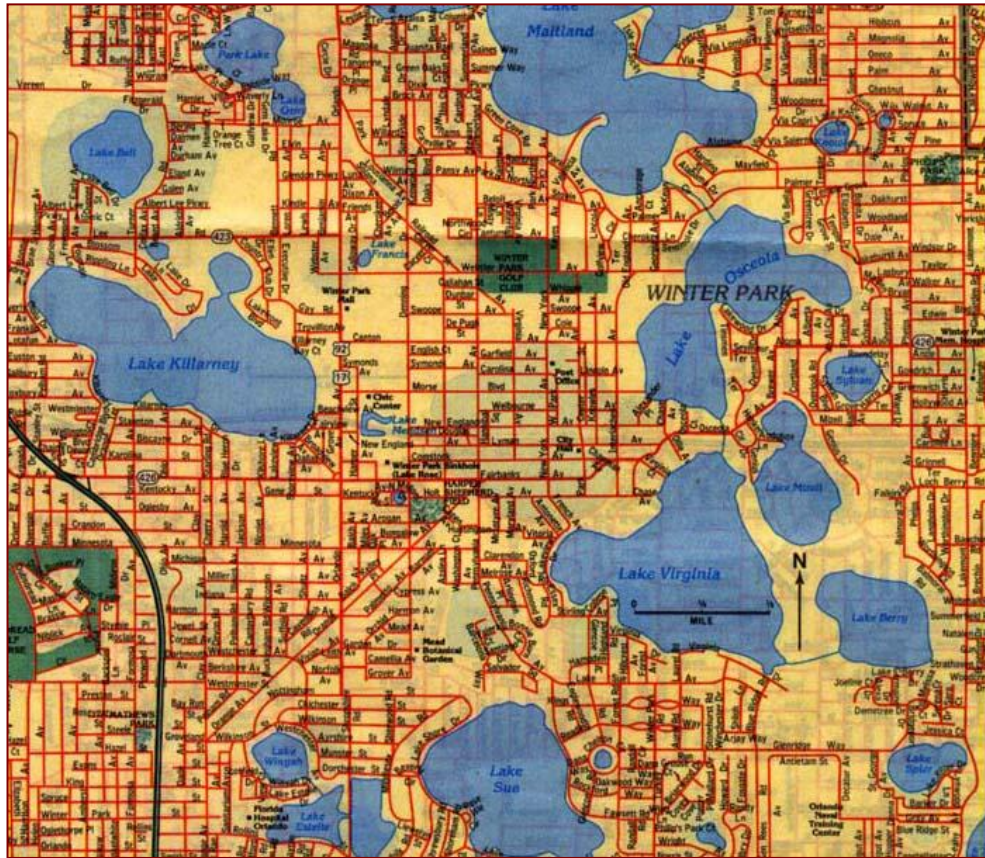


Figure 3. Modern (1998) Street Map of Winter Park.

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

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

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

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

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



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

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



*Plate 10. Geer Cottage, 155 Brewer Place*

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

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



*Plate 11. Osceola Lodge, 231 Interlachen Avenue*

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

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

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

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

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



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

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

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

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



*Plate 13. Pinehurst, Rollins College Campus*

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



*Plate 15. Park at Golfview Terrace*

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



*Plate 16. House in College Quarter*

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

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



*Pla*

*te 17. Bryan House, 155 Virginia Drive*

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

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

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

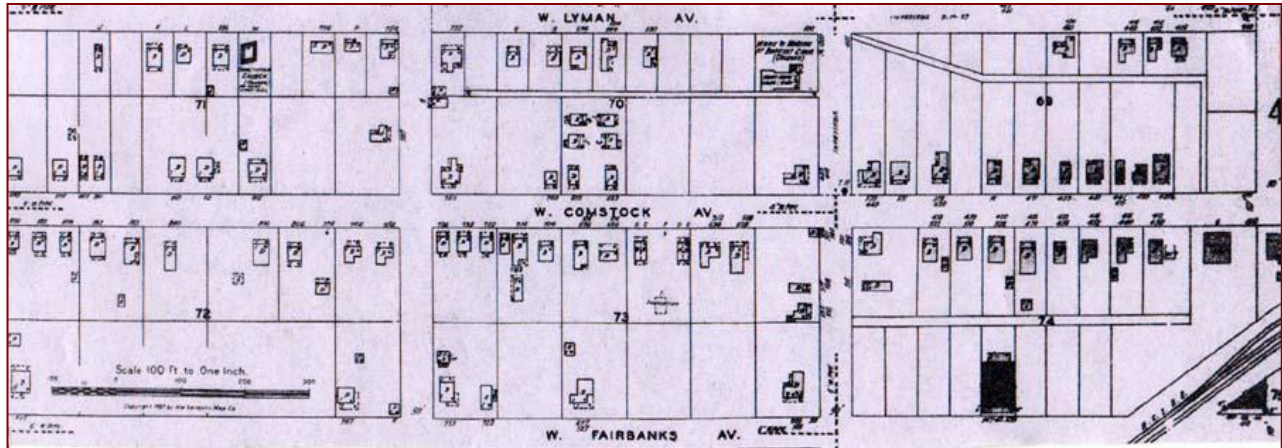


Figure 4. 1927 Sanborn-Perrin Insurance Map Showing Extensive Development in the Hannibal Square/Westside Area of Winter Park.

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

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



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

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

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



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

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

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



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

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

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



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

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

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



*Plate 22. Webster House, 461 Webster Avenue*

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

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

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

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

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



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

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



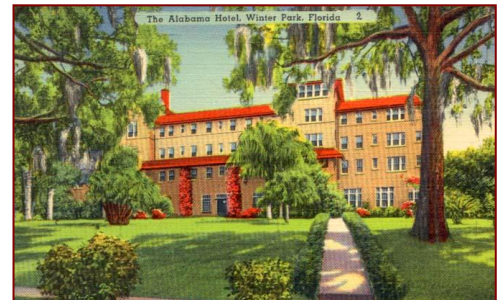
for historic landmark status both for its architectural qualities and for its association with Miss Russell.

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

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

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

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



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

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

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

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

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



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

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

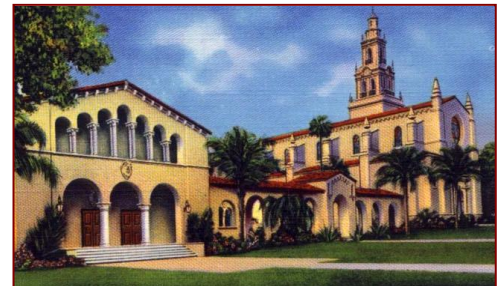
This twenty-year period spanned both the Great Depression and the World War II aftermath. It was marked by continued physical expansion of the Rollins College campus, further development of residential subdivisions (although at a slower rate than in the 1920s), and retention of Winter Park's status as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

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

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

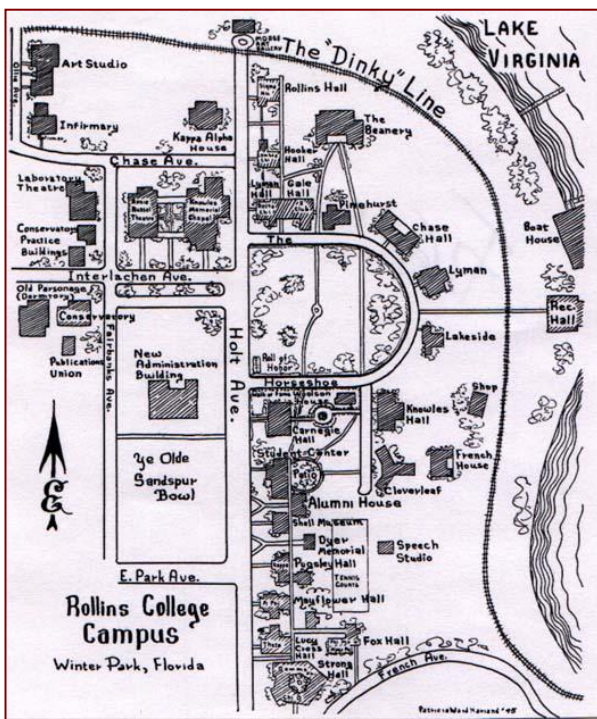
Rollins College, which before 1925 had been a financially struggling college best known for its music program, gained a national reputation in the 1930s and 1940s due to its forward-looking president Hamilton Holt. The building campaign carried out under Holt's presidency in the 1930s and 1940s resulted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

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



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

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



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

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

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

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

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

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

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

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

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

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

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

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



a local landmark.

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

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



*Plate 29. McAllaster House, 160 Alexander Place*

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

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

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



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

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

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



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

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

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



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

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

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

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



## SECTION 6

### Significant Individuals or Organizations

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



# SECTION 7

## Previously Surveyed Resources

TABLE 1  
PREVIOUSLY SURVEYED RESOURCES  
IN THE CITY OF WINTER PARK

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

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

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

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

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

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

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

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

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

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

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

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

# SECTION 8

## Newly Identified Resources

TABLE 2  
NEWLY IDENTIFIED RESOURCES  
WITHIN THE CITY OF WINTER PARK

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

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

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

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

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

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

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

# SECTION 9

## Evaluation for National Register Potential

### INTRODUCTION

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

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

### BENEFITS OF THE NATIONAL REGISTER

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

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

## HISTORIC SIGNIFICANCE AND THE NATIONAL REGISTER CRITERIA

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

# SECTION 10

## Conclusions and Recommendations

### SUMMARY AND CONCLUSIONS

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

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

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

### RECOMMENDATIONS

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

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

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

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

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

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

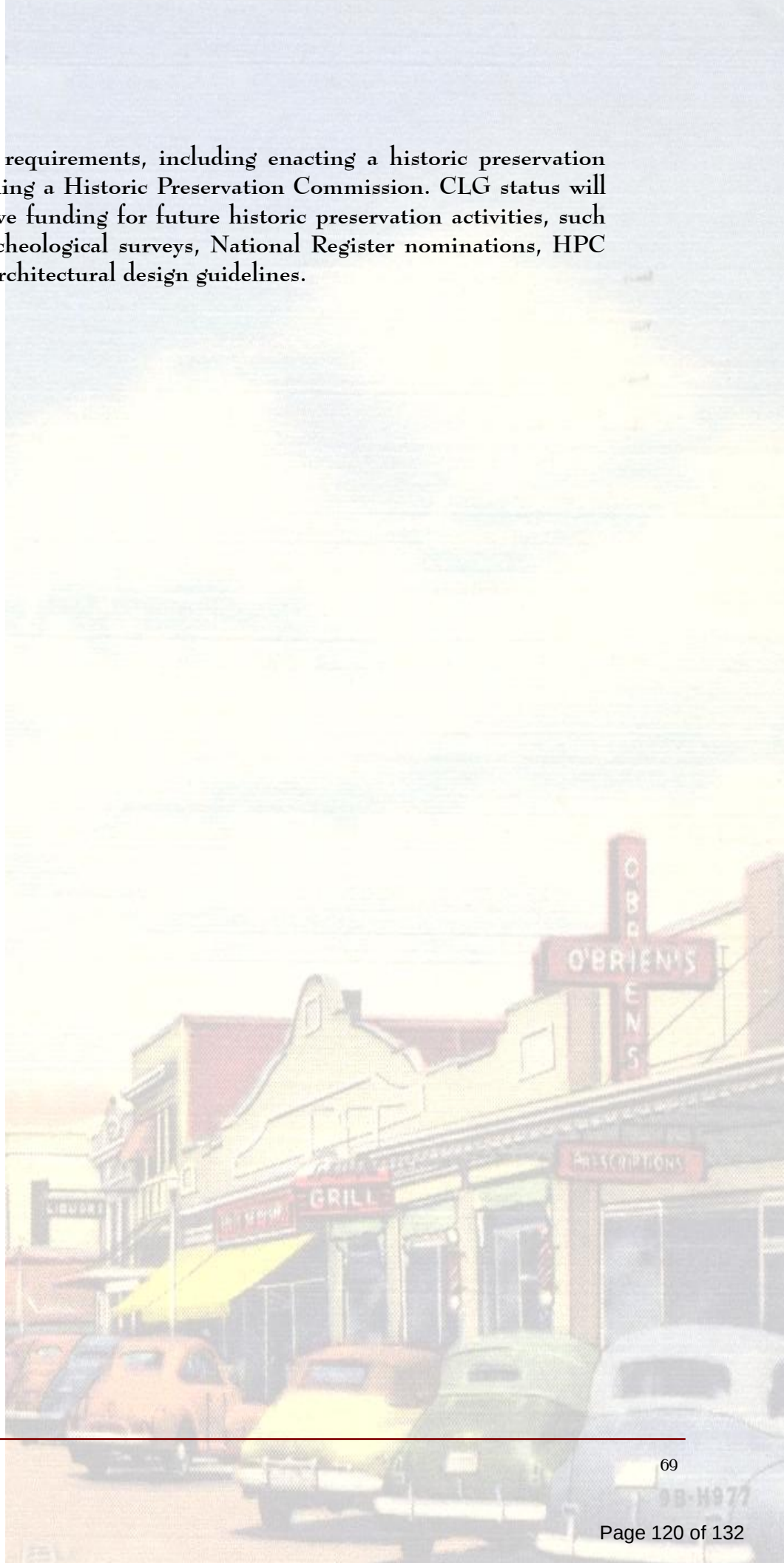
■ The City of Winter Park should designate the 136 individual historic resources in Winter Park listed in Table 3 (Section 9) as local historic landmarks. The HPC should have the power to recommend designation of Winter Park landmarks to the Winter Park City Commission. The HPC should establish a nomination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

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

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

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

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



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## Historic Preservation Board

# agenda item 5.a

**item type**

Action Items

**meeting date**

November 13, 2024

**prepared by**

Jeffrey Briggs

**approved by**

Allison McGillis, Director of Planning and Zoning

**subject**

Discussion of:

An ordinance of the City of Winter Park, Florida amending Article VIII Historic Preservation of Chapter 58 of the Land Development Code concerning the process and procedures for certificates of review subject to the public notice and public hearing process, penalties for unauthorized demolitions or significant alterations to existing historic structures.

**motion | recommendation**

Direct staff to advertise for public hearing at next month's meeting.

**background**

The Historic Preservation Board (HPB) has asked to review potential ordinance changes to incorporate the procedures to be used in the review of applications for construction on historic properties referred to in the code as 'certificates of review' and to incorporate procedures and penalties for unauthorized alterations or demolitions.

**Proposed Review Process Codification**

The existing code sets forth a procedure that asks applicants to meet with the HPB staff prior to application and then the code sets forth the process with notice requirements, etc. for the public hearing at which the HPB may act on the application. The HPB has suggested incorporating a recommendation for a preliminary review prior to the formal public notice application and a post-approval review of the building permit plan submissions. However, for many small requests that do not involve additions to the existing structures, the staff may allow the applicant to combine the preliminary and final approvals.

**Review of Construction Plans**

This code amendment will now specify that as part of any certificate of review approval (whether specifically conditioned or not) the subsequent approval of the construction plan detail is required by the Historic Preservation Board prior to issuance of the building permit. This change in the code is welcomed by the staff as many issues that have occurred in the past relate to changes made during the construction plan completion process that made changes deemed undesirable to the HPB but were deemed okay or just missed by the staff.

This should not result in a time delay for applicants as the building permit review time is typically more than one month in length, and this step can occur at the same time as the other departments of the city are reviewing the initial permit submission.

### **Authentic Reconstructions when Non-Contributing Structures are Demolished**

The code is not clear that any permitted demolitions of non-contributing structures in a historic district must be replaced with authentic replicas of architectural styling from the era of development of the district, which typically is the 1920's-1940's. It has been the practice and policy of the HPB to require such, and this will codify that requirement.

### **Unauthorized Alteration or Demolition Penalties**

While the code is clear that an HPB approval is needed for significant alterations to the exterior of historic structures or for demolitions in whole or in part, there is no code text dealing with the outcome or penalties for unauthorized exterior alterations or demolitions exceeding the scale and scope of what may have been approved. This ordinance would codify such penalties as may be applied for such occurrences.

There is also some confusion about the overlapping roles of the Code Compliance Board and the Historic Preservation Board. There are two scenarios. One scenario is that "out of the blue" someone demolishes part of all of a historically designated structure with no permit and no approval by the HPB. This is a scenario that occurred when the front porch was demolished from the 1910 Victorian farmhouse at 1331 Aloma Avenue. Workers showed up on a Saturday and by Sunday the porch was in ruins. In such cases, the referral is to the Code Compliance Board, who can require an authentic replica to be reconstructed (which was done) and who may also impose a fine or penalty of up to \$500/day until such is completed.

Another scenario is when a certificate of review has been approved by the HPB and demolition or significant alterations have occurred that were not been permitted by the HPB. The code is clear that one must restore or replicate what has been demolished. That is exactly what HPB fears. That if there is no other penalty for unauthorized demolitions, they can occur and the City does not achieve preservation but only reconstruction of replicas. This code amendment clarifies that if there were setback variances granted, then HPB may revoke such setback variances previously approved, in whole or in part, (because those setback variances would not have been granted if the structure had been approved to be demolished). The code amendment also clarifies that a financial penalty may be appropriate and the method of determining such penalty would be based upon the value of the building demolished. There is fairness and equity linking such penalties to the value of the building demolished.

There can be legitimate disagreements over valuations of structures (cost to rebuild) and to avoid such disagreements, so that the HPB does not have to arbitrate them, the value of the improvements (not land) on the OCPA tax rolls is what the City has used in other code sections. As an example, the OCPA building value for the prior building improvements at 965 Lakeview Drive was \$462,064. The proposed code penalty could be up to a maximum percentage (such as 30%) of the OCPA value, in addition to incorporating the authentic replication of the previous structure. Perhaps just one room would be demolished without HPB approval and then the HPB can agree on a much lesser penalty. It would be at the discretion of the HPB as to the level of any penalty, but this would be a not to exceed, amount. It is also

important to note that any such financial penalty decision by the HPB can be appealed to the City Commission, which was also the prior option for the 965 Lakeview Drive occurrence.

## **alternatives | other considerations**

## **fiscal impact**

## **attachments**

1. Update to Historic Preservation Regs. Ord.

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA  
AMENDING ARTICLE VIII HISTORIC PRESERVATION OF CHAPTER  
58 OF THE LAND DEVELOPMENT CODE CONCERNING THE  
PROCESS AND PROCEDURES FOR CERTIFICATES OF REVIEW  
SUBJECT TO THE PUBLIC NOTICE AND PUBLIC HEARING PROCESS,  
PENALTIES FOR UNAUTHORIZED DEMOLITIONS, PROVIDING FOR  
CONFLICTS, CODIFICATION, SEVERABILITY AND AN EFFECTIVE  
DATE.**

**WHEREAS,** the City Commission of the City of Winter Park (the "City") recognizes that the preservation of historic homes is important to the health, safety and general welfare of the community; and

**WHEREAS,** the City Commission recognizes that the Historic Preservation Board plays an important role in the review of changes, modification to historically designated structures and contributing structures within historic districts; and

**WHEREAS,** the City Commission has received a recommendation from the Historic Preservation Board for improvements to the Historic Preservation regulations concerning the process for certificates of review and for occasions of unauthorized demolitions; and

**WHEREAS,** in accordance with section 163.3174, Florida Statutes, and section 58-372 of the City Code of Ordinances, the City's local planning agency, which is the designated Planning and Zoning Board, has also reviewed and made recommendations as to the amendments set forth herein;

**NOW, THEREFORE, BE IT ENACTED BY THE CITY OF WINTER PARK, FLORIDA:**

**SECTION I:** RECITALS. The above recitals are true and correct, are adopted and incorporated herein, and constitute the legislative findings of the City Commission of the City of Winter Park.

**SECTION II:** Portions of Chapter 58, Land Development Code, Article VIII, Historic Preservation, is hereby amended to read as shown below, and words with single underlined type shall constitute additions to the original text and ~~strike-through~~ shall constitute deletions to the original text.

**SECTION III:** Chapter 58, Land Development Code, Article VIII, Historic Preservation, Division 4 – Certificate of Review, Section 58-467; Section 58-473 (d); Section 475; Section 58-479 (6); Section 58-481 (9); Section 58-482 and Section 58-500 are hereby amended to read as follows:

**DIVISION 4. - CERTIFICATE OF REVIEW**

### **Sec. 58-466. - Purpose.**

The purpose of the certificate of review process is to assist owners of historical landmarks or resources and owners in historic districts who plan to rehabilitate, restore or redevelop their property for contemporary use to achieve their goals and take advantage of incentive programs while preserving the historic character, architecture and materials, to the greatest extent possible.

### **Sec. 58-467. - Pre-application conference.**

Before entering binding commitments or incurring substantial expense in the preparation of plans, surveys and other data, and before submitting an application for a certificate of review, an applicant shall confer with the city HPB staff to obtain information and guidance. The purpose of such conference is to further discuss and clarify conservation objectives and design guidelines in cases that do not conform to established objectives and the Land Development Code. In no case shall any statement or representation made prior to the official application review be binding on the HPB, the city commission or any city departments. Applicants must submit to the HPB for a preliminary review of the design concept prior to the formal advertised and noticed review in order to receive input on the design direction in order to understand what features of the plan and variance requests which may appear to be acceptable and what aspects of those requests may not be advised. However, for minor requests that do not include additions to any structures, the staff may allow an applicant to combine the preliminary and final approvals.

### **Sec. 58-473. - Certificates of review.**

(a) An applicant for a special certificate of review whether for new construction, exterior alteration, rehabilitation, restoration, renovation, addition, demolition, or relocation shall submit an application to the HPB accompanied by photographs, elevations, site plans, floor plans, and samples of materials as deemed appropriate by the HPB to fully describe the proposed appearance, materials and architectural design of the building(s), other outbuildings and site plan. The application shall include floor area ratio, impervious lot coverage and height and setback calculations as well as landscape and hardscape plans if applicable. The applicant shall provide adequate information to enable the HPB to visualize the effect of the proposed action on the applicant's building and its adjacent buildings and streetscapes. If such application involves a designated archaeological zone, the applicant shall provide full plans and specifications of work that may affect the surface and subsurface of the archaeological site.

(b) In the event that the applicant is requesting a special certificate of review for demolition, the HPB shall be provided with the details for the proposed disposition of the site. The HPB may require architectural drawings, financial plans or other information regarding any proposed new construction. Proposed demolitions shall be reviewed subject to the considerations in section 58-479.

(c) The HPB will rule upon applications for a certificate of review during a public hearing. A notice of the hearing shall be published in a newspaper of general circulation within the city at least 13 days in advance of the hearing. Written notice of the time and place of the hearing and the proposed action to be taken shall be mailed to all owners of record of property within 500 feet of the property requesting a certificate of review. A notice shall also be posted upon the property at least 15 days in advance of the hearing.

(d) All approvals of certificates of review shall be conditioned (whether specifically enumerated or not) upon a subsequent review and approval by the HPB of the construction plans in order to insure the plans and representations made at the public hearing are in fact being incorporated accurately into the building permit plans and application submissions. This review of the building permit plans may occur during the same time period that such plans are undergoing review by city departments for the building permit so as not to add time or delay for the project. Applicants are advised to insure such submittals to HPB and for building permit include specific detail on the exterior materials to be used for the project including roof type, wall materials and coverings, window detail including fenestration and mullin detail, garage and other doors, shutters, if applicable, and all other relevant details as shown on the plans previously approved by the HPB. The certificate of review shall not become effective until such building permit review and approval by the HPB is accomplished. An approved certificate of review and any accompanying variance(s) shall expire one year after the date of approval if the approved construction, rehabilitation, restoration, renovation, addition, demolition, or relocation has not physically commenced on the property within such time period. Upon the request of the property owner, staff may administratively extend the approval for an additional year. Thereafter, upon request by the property owner one additional one-year extension may granted by the HPB upon good cause.

#### **Sec. 58-475. - Time limit.**

The HPB shall act upon an application within 60 days of receipt of the proposed action from the date of the initial advertised and noticed public hearing by the HPB. The HPB shall act upon a request for building permit approval of a complete and comprehensive permit submittal within 60 days of the initial date scheduled for such review by the HPB. The time limit may be waived at any time by mutual written consent of the applicant and the HPB.

#### **Sec. 58-479. - Guidelines for demolition of designated properties or properties within historic districts.**

In addition to all other provisions of this article, in determining whether to approve or deny an application involving the demolition of designated structures on properties or properties located within designated historic districts, the HPB shall consider the following criteria:

(1) The structure is of such interest or quality that it would reasonably meet national, state or local criteria for designation as a historic landmark.

(2) The structure is of such design, craftsmanship or material that it could be reproduced only with great difficulty and/or expense.

(3) The structure is one of the last remaining examples of its kind in the city, the county, or the region.

(4) The structure contributes to the historic character and scale of a designated historic district.

(5) Retention of the structure promotes the general welfare of the city by providing an opportunity for study of local history, architecture, and design, or by developing an understanding of the importance and value of a particular culture and heritage.

(6) There are definite plans for reuse of the property presented to the HPB for approval, if the proposed demolition is carried out, and such plans shall be for an authentic re-creation of architectural styling prevalent during the era of the predominant development of the district and there is an explanation of what the effect of those plans will be on the character of the surrounding area.

Noncontributing elements (see section 58-481 (9)) are exempt from the provisions of subsections (1) through (5) above.

**Sec. 58-481. - Procedure for demolition of buildings and structures on properties designated on the Winter Park Register of Historic Places, or located within designated historic districts or as identified in the Florida Master Site File or the historic survey.**

(9) *Noncontributing structures.* Owners of noncontributing structures within any historic district shall not be required to show economic hardship in applying for a certificate of approval for demolition for such structures. However, the new construction proposed as a replacement must conform to the adopted design guideline standards of the historic district, when such design standards have been adopted and if no design standards have been adopted, then the replacement shall be an authentic re-creation of an architectural style that reflects a prevalent architectural style of the era of development of the district.

**Sec. 58-482. - Reconstruction of destroyed historic landmarks.**

The loss of local historic landmarks, resources or contributing structures within a historic district that have been destroyed by fire or other natural disaster may be ameliorated by efforts to reconstruct the resource. Reconstruction means the process of reproducing by new construction the exact form and detail of a

demolished building structure or object as it appeared at a certain point in time. The HPB shall encourage reconstruction when deemed appropriate and when such reconstruction is based upon evidence of the size, form, architectural style and detail of the demolished building. The reconstruction will be recognized as such in the Winter Park Register of Historic Places. This section shall only apply as indicated above to circumstances an individually designated historic landmark structure or a contributing historic structure within a local or national register historic district has been damaged or destroyed by fire, tornado or other natural disaster.

## **Sec. 58-500. - Violations.**

(a) Any person who carries out or causes to be carried out any work in violation of this article shall be required to restore the subject improvement, landscape feature or site either to its appearance prior to the violation or in accordance with a certificate of review approved by the HPB. This civil remedy shall be in addition to and not in lieu of any criminal prosecution and civil penalty otherwise provided in section 2-107 in this Code.

(b) Any person who carries out or causes to be carried out any work in violation of this article that causes irreparable or irreversible damage, such as unauthorized removal or significant alteration to the exterior of a structure or demolition in part or in whole, to a designated historic structure resource, or to any contributing or noncontributing structure resource within a designated local or national register historic district may be referred to the Code Compliance Board with the authority to levy a fine for each day until the structure is restored to exactly the same condition and exterior materials as existed prior to the alteration or demolition. In cases where there exists a certificate of review approval by the HPB for said property or structure and no such specific HPB approval has been granted for such unauthorized alterations or demolitions, the HPB may resolve the matter by revoking any variances that had been granted or may impose a financial penalty at the discretion of the HPB following advertisement and notice of such public hearing not to exceed three times the amount per violation provided for in section 2-107 in this Code thirty (30) percent of the value of the building improvement on the most recent tax roll of the Orange County Property Appraiser in addition to e reconstruction of an authentic replica with authentic exterior materials of the structure previously granted a certificate of review approval by the HPB.

**SECTION IV: CONFLICTS.** If any Ordinances or parts of Ordinances are in conflict herewith, this Ordinance shall control to the extent of the conflict.

**SECTION V: SEVERABILITY.** If any section, subsection, sentence, clause, phrase, provision, or word of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, then such invalidity or unconstitutionality shall not be held to invalidate or impair the validity, force, or effect of any other remaining provisions of this Ordinance.

**SECTION VI:** CODIFICATION. Sections III of this Ordinance shall be codified and made a part of the City of Winter Park Land Development Code, and the sections of this Ordinance may be renumbered or re-lettered to accomplish this intention. The word "Ordinance" may be changed to "Section," "Article," or other appropriate word. The City Clerk is given liberal authority to ensure proper codification of this Ordinance, including the right to correct scrivener's errors.

**SECTION VII:** This Ordinance shall become effective immediately following approval by the City Commission at its second reading.

**ADOPTED** at a regular meeting of the City Commission of the City of Winter Park, Florida, held in City Hall, Winter Park, on this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

**City of Winter Park**

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Sheila DeCiccio, Mayor

Attest: \_\_\_\_\_  
Rene Cranis, City Clerk