



Historic Preservation Board Regular Meeting

Agenda

August 13, 2025 @ 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/ and include virtual meeting instructions.

assistance & appeals

Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office ([407-599-3277](tel:407-599-3277)) at least 48 hours in advance of the meeting.

"If a person decides to appeal any decision made by the Board with respect to any matter considered at this hearing, a record of the proceedings is needed to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." (F.S. 286.0105).

please note

Times are projected and subject to change.

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

- a. Approve the minutes of the July 9, 2025 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. COR 25-07. Request by El Cortez, Ltd. to demolish the buildings located at 210 E Morse Boulevard, zoned R-4, which are listed as 'contributing' structures in the Interlachen Avenue National Register District. 1 minute

The applicant has requested to table this item until next month, September 10, 2025.

- b. HDA 25-03/COR 25-08. Request by Jordan Lofton to individually designate her home at 1645 North Park Avenue, zoned R-1A, as a historic resource on the Winter Park register, and to add an exterior mechanical lift to the rear of the property as a secondary access to second story inclusive of a side setback variance of seven (7) feet in lieu of the ten feet required. 20 minutes

5. Action Items**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

August 13, 2025

prepared by

Mary Bush, Administrative Coordinator III

approved by**subject**

Approve the minutes of the July 9, 2025 regular meeting.

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

1. Draft Historic Preservation Board Regular Meeting Minutes



Historic Preservation Board Regular Meeting Minutes

July 9, 2025 at 9:00 AM

City Hall Commission Chambers
401 S. Park Avenue

Present

John Skolfield, Kelsey Wolfe, Kim Burst Wood, Fay Pappas, Margie Bridges, Rhett Delaney

Absent

Lee Rambeau

Staff Present

Director of Planning and Zoning Allison McGillis, Planner I Corinna Lundgren,
Administrative Coordinator Mary Bush

1. Call to Order

Chairman Skolfield called the meeting to order at 9:00 a.m.

2. Consent Agenda

- a. Approve the minutes of the June 11, 2025 regular meeting.

Motion made by Rhett Delaney, seconded by Fay Pappas, to approve the June 11, 2025 meeting minutes.

The motion carried unanimously by a 5-0 vote. (Kim Burst Wood was not present for the approval of the minutes. Lee Rambeau was 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. COR 25-05. Request by Ryan and Zamantha Phillips to amend the condition of approval granted by HPB on June 12, 2024 related to the wood siding required to be used on the exterior of the home at 965 Lakeview Drive, zoned R-1AA.

Mrs. McGillis provided a brief summary of the request. She noted that at the Historic Preservation Board meeting in June 2024, the Board approved additional conditions

related to the reconstruction of the home. The conditions were that the applicant had to adhere to staff's supplement to the existing building permit and that only wood siding or a 3/4-inch shiplap was allowed. The applicant complied with the requirements and installed wood siding consistent with the Board's directive. However, following installation, the product has since failed in certain sections of the exterior of the home. The specific cause of the failure is unclear, but the applicant provided documentation and photographs indicating significant issues with the material's durability and performance. Given the documented failure of the approved wood siding product despite adherence to the Board's original condition, staff reassessed the situation.

Staff recommendation was to revise the June 2024 condition, given the circumstances to-date with the wood siding utilized, and permit the applicant to use a smooth cement fiber siding that closely matches the profile and reveal of the original siding of the home.

The applicant's builder, Charlie Clayton at 940 Old England Avenue, Winter Park, FL 32789, addressed the Board and provided a detailed explanation of the request. He provided information about the shiplap product that the applicant wanted to use, the response from the manufacturer regarding the issue that caused the failure of the initial siding, how much of the siding was affected on the house, and whether the siding that was used was Hardie board.

The Board heard public comment from the following resident in favor of the request:

Paige Viotor of 325 Vitoria Avenue, Winter Park, FL 32789.

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

Motion made by Rhett Delaney, seconded by Fay Pappas, to approve amending the condition of approval granted by HPB on June 12, 2024 related to the wood siding required to be used on the exterior of the home at 965 Lakeview Drive, zoned R-1AA, with the following condition:

- **applicant must use a smooth cement fiber siding that closely matches the profile and reveal of the original siding of the home.**

The motion carried unanimously by a 6-0 vote. (Lee Rambeau was absent from the meeting.)

- b. COR 25-06. Request by Catherine Mitchell to add a two-story accessory dwelling unit in the rear of the lot at 865 South Pennsylvania Avenue, zoned R-2, located in the College Quarter District, inclusive of a rear setback variance in order to

accommodate parking between the structures.

Mrs. McGillis provided a summary of the request. She noted that the item had been presented to the Board as a discussion item two months prior, which is where the variance request resulted from. She added that there are currently two units in the home and the applicant wanted to remove one unit in order to build the detached accessory dwelling unit in the rear. She indicated that the applicant was asking for a variance in the rear, instead of complying with a 10-foot first floor and 20-foot second floor setback in the rear. She then explained that the applicant was requesting a 7-foot setback for both the first floor and second floor to accommodate the two 9-foot by 18-foot parking spaces in between the two units. She also noted that the applicant had provided a letter of support from one neighbor and staff had not received any neighbor letters for or against the request.

Staff recommendation was for approval with the following condition:

- There can only be two total units on the property, and that the zoning final inspection/Certificate of Occupancy for the rear house cannot be issued until the second kitchen and second utility meter that exists today for the front house be removed, and a zoning final inspection be completed for the permit associated with the front home to ensure the second unit has been removed.

The applicant's architect, Gary Hancock at 2142 Chinook Trail, Maitland, FL 32751 addressed the Board. Mr. Hancock provided details of the project and noted that they were trying to match the front structure as closely as possible.

The Board inquired about the proposed parking spaces and the material to be used for the siding. The Board shared their thoughts about the request and were overall in favor of it.

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

The Board inquired about responses from the neighbors regarding the request.

Motion made by John Skolfield, seconded by Margie Bridges, to approve the request to add a two-story accessory dwelling unit in the rear of the lot at 865 South Pennsylvania Avenue, zoned R-2, located in the College Quarter District, inclusive of a rear setback variance in order to accommodate parking between the structures, with the following conditions:

- **There can only be two total units on the property, and that the zoning final inspection/Certificate of Occupancy for the rear house cannot be issued until the second kitchen and second utility meter that exists**

today for the front house be removed and a zoning final inspection be completed for the permit associated with the front home to ensure the second unit has been removed.

- **That the Hardie board siding be one of the Hardie manufacturer's Artisan Collection products or a similar manufacturer that has nearly identical profiles.**

The motion carried unanimously by a 6-0 vote. (Lee Rambeau was absent from the meeting.)

5. Action Items

6. Non-Action Items

- a. Request of Barefoot Brothers Construction for a preliminary review of renovations/additions to 786 Antonette Ave, zoned R-1AA, located within the College Quarter Historic District.

Mrs. McGillis provided a summary of the item. It was noted that the applicants intend to preserve the front elevation of the existing home while demolishing and reconstructing much of the rear, adding a second-story addition and a two-story garage at the back of the property. Although the proposal largely complies with zoning requirements, variances are needed for side and rear setbacks related to the accessory structure. The applicant emphasized that the home is in poor condition and lacks modern amenities, and their intent is to revitalize it while respecting the neighborhood's character. The applicant had already received generally positive feedback from neighbors and was seeking preliminary Board guidance before making significant design investments. The Board supported the applicant's effort to preserve the street-facing facade but emphasized the importance of maintaining the scale and massing consistent with the historic nature of the neighborhood. The Board was particularly focused on ensuring that the distinctive arches on the front of the house remained untouched and that the general scale of the structure—especially from the street view—remained appropriate for the neighborhood. Concerns were raised about the height and visual impact of the rear addition, with suggestions offered to manage perceived scale through architectural strategies.

The Board heard public comment from the following resident in favor of the item:

Paige Vietor of 325 Vitoria Avenue, Winter Park, FL 32789.

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

No formal decisions were made, as this was a non-action item intended to solicit feedback prior to a full application.

- b. Request of the property owner of 1645 N Park Ave, Jordan Lofton, to discuss the potential historic designation of her 1924 home and proposed renovations.

Mrs. McGillis provided a summary of the item. She noted that the applicant was considering applying for historic designation for her home and sought preliminary feedback on potential renovations and how the designation might impact her plans. The applicant shared her restoration efforts, which have focused so far on structural and safety improvements, including rewiring, re-plumbing, grading, roof repair, and more. She also discussed planned exterior changes, such as replacing windows and French doors, adding gutters, and repainting, as well as installing either an exterior staircase or a lift to address a steep, narrow, and potentially unsafe interior staircase. The Board expressed strong appreciation for her commitment to preserving the home and praised her for following through on her intention to maintain its character rather than sell it for redevelopment. While encouraging her to designate the home, the Board also acknowledged the trade-offs, such as reduced future resale flexibility. They emphasized that the city and Board are generally supportive and flexible when working with designated properties, and that grants may be available to assist with certain restoration costs. The Board recommended exploring additional contractor bids and possibly reconsidering interior stair modifications as alternatives to external solutions. Overall, the Board was supportive, with no objections raised to her renovation plans, and a clear encouragement to move forward with historic designation, honoring both her restoration work and preservation values.

No formal decisions were made, as this was a non-action item intended to solicit feedback prior to a full application.

7. Staff Updates

8. Board Comments

9. Upcoming Agenda Items

10. Adjournment

The meeting adjourned at 10:32 a.m.

ATTEST:

/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

August 13, 2025

prepared by

Allison McGillis, Director of Planning and Zoning

approved by

Allison McGillis, Director of Planning and Zoning

subject

COR 25-07. Request by El Cortez, Ltd. to demolish the buildings located at 210 E Morse Boulevard, zoned R-4, which are listed as 'contributing' structures in the Interlachen Avenue National Register District.

The applicant has requested to table this item until next month, September 10, 2025.

motion | recommendation

Staff recommends approval of the request, contingent upon the applicant installing a historic marker on-site to commemorate the historical significance of the property and shall be installed prior to the issuance of a Certificate of Occupancy for any new construction on the site.

background

The applicant is requesting approval to demolish the existing three-story multifamily buildings located at 210 East Morse Boulevard, zoned R-4, which is a contributing structure within the Interlachen Avenue National Register Historic District. This request is being submitted in advance of a forthcoming Conditional Use application for the redevelopment of the site, which is proposed to include a series of townhomes fronting Morse Boulevard and a synagogue at the rear of the property facing Knowles Avenue.

The buildings are known today as the El Cortez apartments but were originally constructed in 1922 and were known as the Boulevard Apartments. The buildings were developed as upscale apartments, at the time, to meet the growing demand for downtown residential accommodations near Park Avenue and Rollins College. Over the years, the property underwent several ownership and name changes, eventually becoming known as the El Cortez Apartments in 1928. The buildings are historically significant for its association with Winter Park's early 20th-century development, its prominent past residents, and its overall influence within the fabric of the historic district.

The structures are listed as 'contributing' to the Interlachen Avenue National Register Historic

District. It reflects the residential expansion and urbanization of Winter Park in the 1920s, a period marked by increased demand for downtown housing during the Florida land boom. The buildings have housed professionals, educators, and business leaders, including figures associated with Rollins College and local commerce.

While demolition of ‘contributing’ structures in historic districts is discouraged, the Historic Preservation Ordinance allows for removal when it is determined that preservation is not feasible and/or the loss can be mitigated in a meaningful way. The applicant has provided the attached documentation to support their request. They state that while the buildings are of frame vernacular style, they have been significantly altered over time, with no original exterior materials or features remaining. The applicant states that the structures lack architectural significance and no longer retain historical integrity. The proposed redevelopment includes reducing the residential density by replacing the apartments with townhomes along Morse Boulevard and a synagogue fronting Knowles Avenue—both designed to meet the City’s recently adopted design standards.

Given the structure’s current condition and the proposed redevelopment, staff acknowledges the potential for change in this area. Furthermore, this is one of the last remaining R-4 zoned properties that has the opportunity to redevelop. To mitigate the loss of this historically significant resource, staff recommends installation of a permanent on-site historic marker that commemorates the building’s legacy and its contribution to the district and its role in Winter Park’s early 20th-century residential development.

It’s also important to note that in 1989, the City Commission approved the rezoning of this property from R-3 to R-4 to allow for the construction of a hotel, which inherently involved the demolition of the existing buildings. However, construction never commenced, and the associated conditional use approval expired in 1991. This approval occurred prior to the property’s inclusion in the Interlachen Historic District.

alternatives | other considerations

fiscal impact

attachments

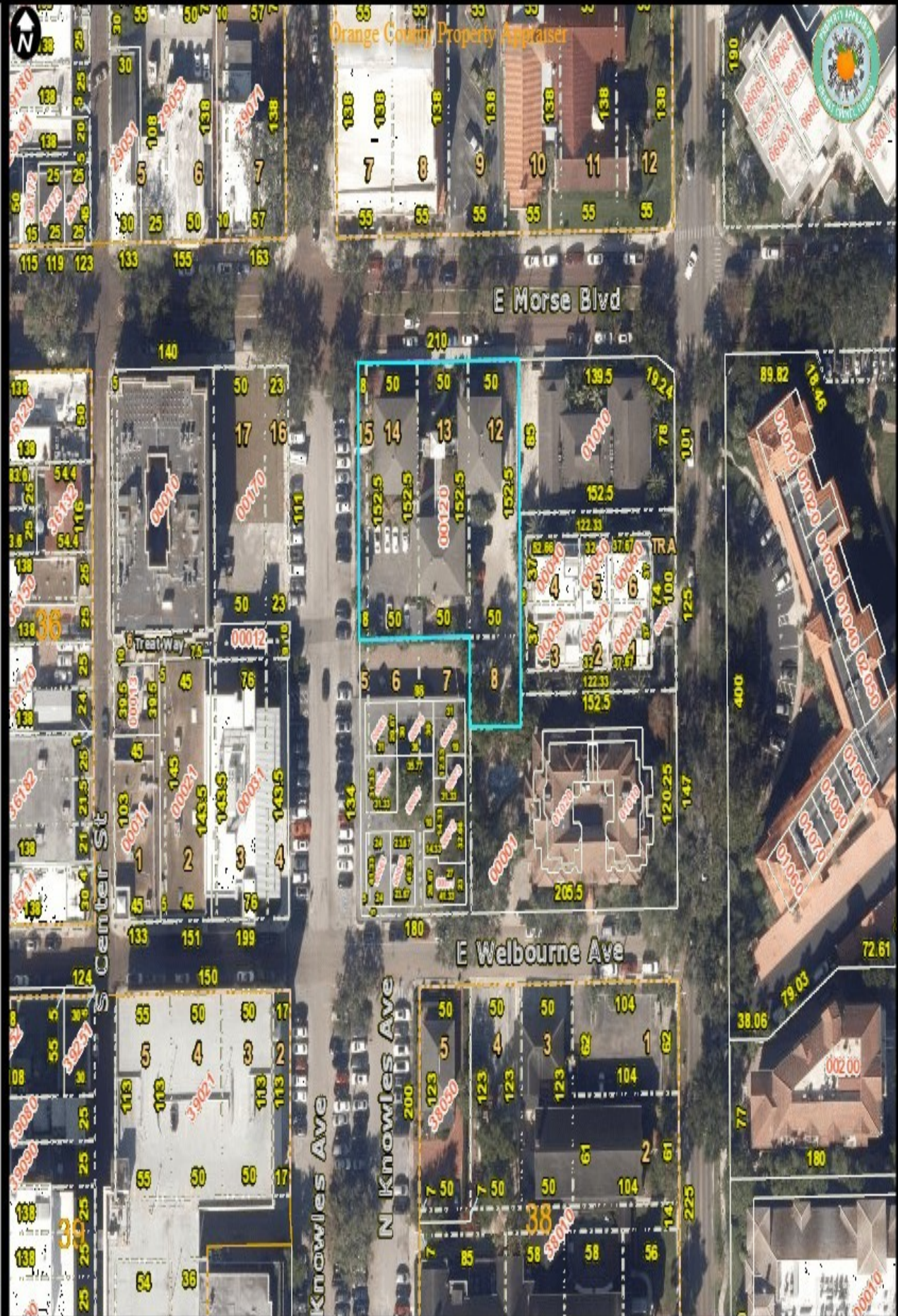
1. Aerial Map - 210 E Morse
2. Applicant Letter - El Cortez doc(15169222.1)
3. View from Morse
4. View from Knowles
5. Office
6. Bldg 3 Entrance
7. Interlachen NR Documentation
8. historic-district-national-register-historic-places-interlachen

9. OR09903_FMSF_Form
10. OR09903_FMSF_Photo
11. 1000009871
12. 1000009872
13. 1000009869
14. 1000009865
15. 1000009870
16. [EXTERNAL] Proposal to demolish the El Cortez Apts.

Orange County Property Appraiser



- Florida Turnpike
- Interstate 4
- Toll Road
- Major Road
- Public Road
- Gated Road
- Road Under Construction
- Proposed Road
- US Road
- State Road
- County Road
- One Way
- Brick Road
- Proposed SunRail
- Block Line
- Lot Line
- Residential
- Agriculture
- Commercial/Institutional
- Governmental/Institutional/Misc
- Commercial/Industrial Vacant Land
- Hydro
- Waste Land
- Agricultural Curtilage
- County Boundary
- Parks
- Golf Course
- Lakes and Rivers
- E** Block Number
- 6** Lot Number
- Parcel Number
- Parcel Address
- Parcel Dimension



The property located at 210 E. Morse Blvd. is included in the City's Interlachen Avenue Historic District. The property is developed as apartments which were built in approximately 1923. The 3 buildings have an architectural style of frame vernacular. Other than its age, the physical facility offers no meaningful architectural attributes.

All exterior materials are the product of substantial revisions over time. None of the original structure is visible from the exterior. All materials, windows, and decorative features that envelop the structure are of more current vintage. The exterior material is aluminum siding with vinyl shutters and doors. As you can see from the photos, the apartments do not have central air but rely upon window units. The roof is asphalt shingle. Similarly, the internal layouts and infrastructure are all modifications to the original design to service to current code and lifestyle demands. In addition, the effective useful life of the structural assembly is near exhausted.

The Nomination Proposal creating the Interlachen Avenue Historic District does not identify these structures as architecturally significant but instead focuses on the important occupants and events that once took place at this location. In order to raise awareness of these people and events, we propose a site historic marker to be placed on the northwest corner of the property.

The requested demolition is in order to decrease the density from units to townhomes along Morse Boulevard and a synagogue on Knowles Avenue. The redevelopment will be consistent with the City's newly adopted design standards.

The request meets the City's guidelines for demolition in the following manner:

(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.

Response: The apartments are not of high-quality architecture nor materials to qualify 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.

Response: The wood frame buildings can be easily reproduced.

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

Response: Frame vernacular architecture is common to the City of Winter Park, Orange County and Central Florida region.

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

Response: These 3-story buildings are consistent with the scale of Winter Park's downtown, but any redevelopment will also need to match the scale of the

downtown. The architectural style does not contribute to the character of the area. In fact, in the City's recently adopted Design Guidelines, Frame Vernacular is not an approved architectural type.

- (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.**

Response: It appears from reviewing the Nomination Proposal for the Interlachen Avenue Historic District, that these previous apartments were included based on the influential tenants and owners of the apartments. In order to commemorate these individuals, the redevelopment will include a memorial plaque to be coordinated with City staff.

- (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.**

Response: The owner will be submitting for a CUP to redevelop the site consistent with the Winter Park Design Standards. The owner will not demolish until it has submitted building permits for the Historic District by choosing an architectural type found in the district. It will also create a more pedestrian friendly environment along Morse Boulevard and Knowles Avenue.



NO PARKING
IN FRONT OF
BUS STOP
OR BUS STOP
SIGN

NO PARKING
IN FRONT OF
BUS STOP
OR BUS STOP
SIGN





El Cortez

210

OFFICE



Fowler, Christopher G.

OR 9988

From: Edson_Beall@nps.gov
Sent: Thursday, December 08, 2011 2:32 PM
To: WASO_CR_NR-NHL@nps.gov; WASO_CR_HISTORY@nps.gov
Subject: National Register Weekly List 12/09/2011

December 9, 2011

The Director of the National Park Service is pleased to send you the following announcements and actions on properties for the National Register of Historic Places. For further information contact Edson Beall via voice (202) 354-2255, or E-mail: <Edson_Beall@nps.gov> This and past Weekly Lists are also available here: <http://www.nps.gov/history/nr/nrlist.htm>

Our physical location address is:

National Park Service 2280, 8th floor
National Register of Historic Places
1201 "I" (Eye) Street, NW,
Washington D.C. 20005

National Register of Historic Places Program, Maritime Heritage Month
Feature: <http://www.nps.gov/history/nr/feature/maritime/index.htm>

WEEKLY LIST OF ACTIONS TAKEN ON PROPERTIES: 11/28/11 THROUGH 12/02/11

KEY: State, County, Property Name, Address/Boundary, City, Vicinity, Reference Number, NHL, Action, Date, Multiple Name

COLORADO, GRAND COUNTY,
Kenjockety,
Address Restricted,
Rand vicinity, 11000858,
LISTED, 11/30/11

DELAWARE, SUSSEX COUNTY,
McColley's Chapel,
18168 Redden Rd.,
Georgetown, 11000859,
LISTED, 11/30/11

FLORIDA, MONROE COUNTY,
Alligator Reef Light,
Offshore 3.5 mi. S. of Upper Matecumbe Key, Islamorada vicinity, 11000860, LISTED, 12/01/11
(Light Stations of the United States MPS)

FLORIDA, ORANGE COUNTY,
Interlachen Avenue Historic District, - OR9988
Roughly bounded by S. Knowles, E. New England, S. Interlachen Aves., E. Morse Blvd., Lincoln & E. Canton Aves., Winter Park, 11000861, LISTED, 11/30/11



FLORIDA DEPARTMENT OF STATE
Kurt S. Browning
Secretary of State
DIVISION OF HISTORICAL RESOURCES

October 13, 2011

Ms. Carol Shull, Keeper
National Register of Historic Places
Department of Interior
1201 Eye Street, N.W., 8th Floor
Washington, D.C. 20005

Dear Ms. Shull:

Enclosed are the nomination and additional materials for the

Interlachen Avenue Historic District, Winter Park, Orange County, Florida

Please do not hesitate to contact me at (850) 245-6364 if you have any questions or require any additional information.

Sincerely,

Barbara E. Mattick

Barbara E. Mattick, Ph.D.
Deputy State Historic Preservation Officer
for Survey & Registration

Enclosures

500 S. Bronough Street • Tallahassee, FL 32399-0250 • <http://www.flheritage.com>

Director's Office
(850) 245-6300 • FAX: 245-6436

Archaeological Research
(850) 245-6444 • FAX: 245-6436

Historic Preservation
(850) 245-6333 • FAX: 245-6437

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name INTERLACHEN AVENUE HISTORIC DISTRICT

other names/site number FMSF# OR9988

2. Location

street & number various N/A not for publication

city or town Winter Park N/A vicinity

state Florida code FL county Orange code 095 zip code 32789

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Barbara E. Mattiel / DSHPO 10/13/2011
Signature of certifying official/Title Date

Florida Department of State, Division of Historical Resources, Bureau of Historic Preservation
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:	Signature of the Keeper	Date of Action
<input type="checkbox"/> entered in the National Register <input type="checkbox"/> See continuation sheet	_____	_____
<input type="checkbox"/> determined eligible for the National Register <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> determined not eligible for the National Register <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> removed from the National Register.	_____	_____
<input type="checkbox"/> other, (explain) _____	_____	_____

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- buildings
- district
- site
- structure
- object

Number of Resources within Property

(Do not include any previously listed resources in the count)

Contributing	Noncontributing	
30	1	buildings
0	0	sites
0	0	structures
0	0	objects
30	1	total

Name of related multiple property listings
(Enter "N/A" if property is not part of a multiple property listing.)

"N/A"

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

- DOMESTIC/ multiple dwelling
- DOMESTIC/ single dwelling
- RELIGION/ church
- COMMERCIAL-TRADE/ specialty store, professional
-
-
-

Current Functions
(Enter categories from instructions)

- DOMESTIC/ multiple dwelling
- DOMESTIC/ single dwelling
- RELIGION/ church
- RECREATION & CULTURE/ museum
- COMMERCIAL-TRADE/ specialty store, professional
-
-

7. Description

Architectural Classification
(Enter categories from instructions)

- Late 19th & 20th Century Revivals: Mediterranean Revival.
- Mission Revival
- Modern Movement

Materials
(Enter categories from instructions)

- foundation BRICK
- walls BRICK
- STUCCO
- roof ASPHALT
- other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- Criteria A, B, C, D with checkboxes and descriptions.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- Criteria A, B, C, D, E, F, G with checkboxes and descriptions.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- Documentation checkboxes: preliminary determination, previously listed, landmark, survey, engineering record.

Areas of Significance

(Enter categories from instructions)

COMMUNITY PLANNING & DEVELOPMENT

ARCHITECTURE

Period of Significance

1882-1887

1919-1964

Significant Dates

1882

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Builder

Rogers II, James Gamble

Spohn, George H.

Interlachen Avenue Historic District
Name of Property

Orange Co., FL
County and State

10. Geographical Data

Acreage of Property approx. 10 acres

UTM References

(Place additional references on a continuation sheet.)

1	17	465780	3163740
Zone	Easting	Northing	
2	17	466760	3163740

3	17	466010	3163260
Zone	Easting	Northing	
4	17	465760	3163260

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Johnston, Sidney/Robert O. Jones, Historic Preservationist

organization Bureau of Historic Preservation date October/2011

street & number 500 South Bronough Street telephone 850-245-6333

city or town Tallahassee state FL zip code 32399-0250

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name various

street & number telephone

city or town state zip code

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and amend listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Interlachen Avenue Historic District
Winter Park, Orange Co., FL

Section Number 7 Page 1

ARCHITECTURAL CLASSIFICATION CONTINUED

OTHER: Masonry Vernacular
Shingle
Monterey Revival

MATERIALS CONTINUED

Foundation: Concrete
Walls: Wood
Roof: Metal

SUMMARY

The Interlachen Avenue Historic District contains historic buildings with commercial, religious, and residential functions. The district takes in parts or all of five blocks and contains approximately ten acres. The district has an irregular shape governed by the historic pattern of development, and recent development. The boundaries of the district are, roughly, Canton Avenue, Knowles Avenue, Interlachen Avenue, Morse Boulevard, Lake Osceola, and New England Avenue. The district contains thirty-one resources with thirty of those contributing. The majority of historic buildings are residential, but the functions of commerce and religion account for the largest buildings. The contributing resources possess significance for their architectural and historical associations. The majority of the buildings are relatively small in size and scale, ranging in height from one to two stories, but several buildings rise four stories and one six stories. Some buildings are derived from vernacular traditions, but a few display the influences of the Colonial Revival, Shingle, Mediterranean Revival, Mission Revival, and Monterey Revival styles. Some buildings are representative of Mid-Century Modern architecture. The district possesses an important concentration, linkage, and continuity of historic resources united historically by plan and physical development.

SETTING

The City of Winter Park is located in Orange County in Central Florida. Orlando, the seat of government of Orange County lies approximately five miles to the southwest of Winter Park. Interstate 4, running north/south through downtown Orlando is approximately two miles west of downtown Winter Park (Figure #1). Fairbanks Avenue is the primary east-west corridor through Winter Park. Historically known as the "City of Homes," Winter Park contains many large homes located around the many picturesque lakes. Lake Osceola is one block east of Interlachen Avenue, and Lake Virginia is several blocks south. The campus of Rollins College lies to the south between Fairbanks Avenue and Lake Virginia. Hannibal Square, the city's historic African-American neighborhood, lies west of New York Avenue. The district is framed by Lake Osceola to the east and Winter Park's downtown to the west. Interlachen Avenue is a relatively short two-lane street, extending north-south for seven blocks between Fairbanks Avenue on the south and Webster Avenue on the north. The terrain is relatively flat with the terrain sloping gently toward the lake. Mature oak trees form a canopy over part of

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Interlachen Avenue, contributing shade and ambiance. Winter Park contains nine properties individually listed in the National Register of Historic Places. Listed between 1982 and 2009, they are All Saints Episcopal Church (2000), Annie Russell Theatre (1998), Brewer House (1982), Barbour House (2009), Comstock-Harris House (1983), Knowles Memorial Chapel (1997), Albin Polasek House and Studio (2000), Woman's Club of Winter Park (1995), and the Winter Park Country Club and Golf Course (1999). All of those properties stand outside the boundaries of the historic district. The boundaries of the historic district are drawn to reflect a concentration of historic buildings associated with the west shore of Lake Osceola. The population of Winter Park is 24,090 (2000). In 2008, *National Geographic Traveler Magazine* ranked Winter Park as 38th in the top historic destinations in the world.

PHYSICAL DESCRIPTION

The historic district contains a small but well-preserved concentration of residential, religious, and commercial buildings. The most common form of architecture, the residential resources consist of homes and apartment buildings displaying a moderate setback from the streets. Two churches are on west side of Interlachen, and the commercial buildings display little setback along Knowles Avenue. The roofs of some buildings are flat finished with built-up or tar-and-gravel surfacing, but some homes display gable and hip roofs covered with composition asphalt shingles. Several large residences exhibit complex roofs with brackets and purlins mounted under the eaves. Wood-frame houses are finished with a variety of wood products from the historic period, including clapboard, drop siding, and shingles. Facades of churches display parapets, belt courses, columns, and cornices with brick and stucco serving as exterior wall fabrics. Fenestration consists of casement, double-hung sash, and fixed windows, some with multiple lights. The collection of buildings contributes to the historic character of Winter Park, giving the city a sense of place, ambiance, and distinction.

Contributing Resources

Constructed in 1887, the two-and-one-half story dwelling at 232 North Knowles Avenue (Photograph #1) is one of the few late nineteenth century homes left standing in Winter Park. The Frame Vernacular house has a steeply-pitched side-facing gable roof pierced by a corbelled brick chimney. Drop siding serves as the exterior wall fabric and brick piers support the dwelling. A distinctive cross-gable is closed at the attic level with a pent eave and finished with variegated wood shingles and a pair of casement windows with Queen Anne glazing. A simple coved cornice supports pairs of brackets at the eaves. An end porch displays a hip roof accented by an offset gable pediment that identifies the entrance with a nine-light paneled wood door. Chamfered posts support turned balustrades. One-over-one-light double-hung sash windows contrast with multi-light French doors installed at the southwest corner of the porch.

An example of the Shingle Style is Osceola Lodge (Photograph #2), which is located at 231 North Interlachen Avenue. Built in 1882, the dwelling has been adapted into a museum. Red brick piers in-filled with lattice supports the dwelling. It displays a steeply-pitched hip roof pierced by gable wall dormers along each elevation

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with pent eaves and six-light casement windows. Corbelled brick chimneys bracket the lateral ends of the primary roof and paired brackets are mounted under coved eaves. Contrasting wood shingles on the second story and horizontal clapboards on the first story serve as the exterior wall fabrics. A flared drip skirt and simple frieze accents the walls, and protects the division between the first and second stories. Fenestration is irregular and asymmetrical with double-hung sash and casement windows. A veranda with parallel gables supported by turned posts wraps across the front, or east, façade, and north and south elevations, respectively.

The two-story house at 301 North Interlachen Avenue (Photograph #3) is a well-executed, small example of the Monterey Revival Style. Built in 1939 and designed by James Gamble Rogers II, it displays a side-facing gable roof with shallow rake molded edges that protect the walls and accent the roof line. Concrete brick serves as the exterior wall fabric, a material used in combination with wrought-iron for a supporting stem wall along the front, or east, property line. Large corbelled brick chimneys bracket the primary roof. Adorned with wrought-iron columns and handrails, a second-story balcony with exposed beams extends across the east, facade. The façade is symmetrical with central doorways and double-hung sash windows. The main entrance is embellished with coach lamps and a molded surround consisting of a frieze and fluted pilasters. Containing a carport and side-entrance vestibule, a one-story gable extension projects from the south elevation.

Representative of the relatively few Masonry Vernacular duplexes developed close to Lake Osceola after World War II, the building at 331-341 North Interlachen Avenue (Photograph #4) was constructed about 1949. It has a "U" form plan protected by a hip roof with cross-gable extensions. A hip-roof louvered ventilator rises from the center of the primary roof, and carved rafter ends and projecting purlins accent shallow eaves. A terra cotta shield embellishes the front, or east, façade. The walls consist of buff concrete bricks punctuated by metal awning and sash windows with red brick sills. A small patio protected by stem walls extends between the exterior walls of the front-facing cross-gables. The entrances open onto the patio and the front, or east, facades of the respective cross gable extensions.

A well-executed example of the Mission Revival Style faces east at 125 North Interlachen Avenue (Photograph #5). Designed by Dudley Matthews in 1923, Winter Park United Methodist Church, now used as a chapel, displays a steeply-pitched parapet-gable roof finished with ceramic pantile shingles. Textured stucco serves as the exterior wall fabric. The Mission parapet displays sculptured ornamentation, which includes a cross, capped urns, and a broken arch with a shield-embossed keystone. Bracketed by coffered columns, an irregular arched opening contains stained glass panels set within heavy wooden muntins. A projecting apse displays a flat roof finished with a basket-handle arch, false half-timbering, and a narrow frieze. Coffered columns bracket a heavily molded stilted arch trimmed with a cross-embossed keystone, imposts, and round moldings. Rising the equivalent of three stories and protecting the main entrance, a bell tower on the north elevation contains a Latin cross mounted on a domed roof, belfry with arched openings, square shaft trimmed with coping at the base of the belfry, and an arched entrance. The side elevations are embellished with buttresses finished in scroll brackets and stained glass windows set in narrow vertical openings capped with basket-handle arches. The building also contains an assembly area. The western portion (Photograph #6) of the building is a 1948

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addition named the Wesleyan Education Building that contains church offices and classrooms (see section #8). The addition has a street-side southern entrance on Morse Boulevard.

James Gamble Rogers II designed the Mediterranean Revival current sanctuary of the Winter Park United Methodist Church at 125B North Interlachen Avenue (Photograph #7). Completed in 1962, the two-story sanctuary exhibits a front-facing gable roof surfaced with ceramic clay barrel tiles and textured stucco exterior wall fabric. Borrowing from Romanesque traditions, the front wall displays a molded cornice with deeply inset arches, molded pendants, and a thirteen-light rose window set in a terra cotta surround. Bracketed by coach lamps with colored glass, a tripartite heavily-molded central arch protects the recessed front entrance, accented with spiral round columns and acanthus leaf capitals. Six-over-six-light double-hung sash windows are embellished with heavily molded terra cotta surrounds. The north and south elevations are accented by oculus clerestory windows and arched arcades with shed roofs finished in ceramic tiles, square columns, terra cotta imposts, and wrought iron balustrades. The oculus windows and rose window in the façade's gable contain stained glass fabricated by Lamb Studios, of New Jersey.

The First Congregational United Church of Christ of Winter Park faces east at 225 South Interlachen Avenue (Photographs #8). It is a good example of the Colonial Revival style executed in two phases by Orlando architect H. M. Reynolds (1925) and Winter Park architect James Gamble Rogers II (1940). Rising the equivalent of two stories, the building has an irregular plan with the front, or east, façade displaying a tympanum with a blind oculus, frieze accented by modillions and dentils, and Corinthian columns finished in acanthus leaf capitals. Rising from the east roof ridge, a segmental arched dome with an orb rests upon an octagonal belfry with a molded frieze, round columns, blind molded arched panels with keystones, and long narrow louvers. Tapestry red brick walls are accented with quoins. Fenestration includes six-over-six-light double-hung sash windows with keystones in the lintels and twelve-light and nine-light paneled wood doors with the central entrance embellished by a lighted transom. The south elevation reveals the extent of the 1925 building, and the 1940 addition that is slightly set back from the 1925 walls. The south elevation contains a side entrance protected by a projecting gable pediment executed with a tympanum and frieze similar to those used on the front façade, but finished with simple Tuscan columns. Opening onto New England Avenue, this side entrance is protected by a twelve-light paneled wood door bracketed by four-over-four-light double-hung sash windows. The south elevation displays several other well-executed features, including horizontal rectangular brick panels and twenty-two-over-twenty-light double-hung sash windows in elongated arched openings accented by keystones and imposts. Elsewhere, the fenestration is simpler with rectangular openings filled by twelve-over-eight-light and six-over-six-light double-hung sash windows. On the 1940 addition is a long shed-roof arcade accented with elongated arches, keystones, and round columns, a signature feature used by James Gamble Rogers II on several of his Colonial-inspired ecclesiastical and educational designs. The arcade protects entrances finished with French doors and paneled wood doors, and double-hung sash windows. Installed on the south elevation of the building is a large bronze plaque that identifies the Congregational Church as the birthplace of Rollins College on 4 November 1885.

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Another component of Rogers's design work is a loggia connecting the north elevation of the Congregational 1925 sanctuary to a 1964 two-story educational building to the north. That building is a Colonial Revival design by Rogers at 225A South Interlachen Avenue (Photograph #9). The educational building displays a front-facing gable roof with a heavily molded rake and frieze, tapestry red brick exterior walls, and pilasters with molded capitals. An entrance porch consists of a projecting gable roof supported by round columns and half-round pilasters. Fenestration is regular and symmetrical with eight-over-eight-light double-hung sash windows. Keystones accent the window openings and a half-round louvered attic vent.

An example of Mid-Century Modern architecture is the four-story New England Building (Photograph #10) at 153-157 East New England Avenue. Designed by West Palm Beach architect John Stetson in 1955, the New England Building has a steel skeletal frame with concrete block curtain walls finished in smooth stucco and metal awning windows. The first story is defined, in part, by rounded stilts in the fashion of Le Corbusier to form an entrance courtyard incised approximately twenty feet from the limits of the outer wall system. Supporting the building's skeletal frame and accenting the entrance courtyard, steel I-beams are encased with round concrete columns finished with multi-colored tiles. Floor-to-ceiling fixed glass and corrugated aluminum panels enclose the first-story storefront. An aluminum-concrete-terrazzo floating dog-leg staircase extends to the second story at the southwest corner of the courtyard. The stairs extend through an irregular zig-zag opening in the first-floor ceiling. Batteries of horizontal awning windows and concrete stem walls are deeply inset. Set back from the primary footprint and protected by an aluminum balustrade, a fourth-story roof garden and penthouse has a flat roof, sliding glass doors, and awning windows.

Seven three-story buildings and one six-story building at 311 East Morse Boulevard (Photographs #11-15) comprise the Whispering Waters Condominiums. Completed in 1960, the Mid-Century Modern apartment complex extends between Interlachen Avenue, Morse Boulevard, and Lake Osceola. Informed by the International Style and designed by James Gamble Rogers II, the buildings are set within a rectangular sloping site plan on 45° and 90° angles to the lake and boulevard. Each building has an irregular plan, steel skeletal frame with concrete block curtain walls, and flat roofs with contrasting cantilevered and shallow eaves finished in molded fascia. Projecting and receding surfaces contribute depth-of-reveal through the use of tall elevator shafts, open vertical staircases, cantilevered porches, rounded bays, projecting floor systems, and horizontal batteries of windows. Concrete block walls are laid up and finished with angular corners, horizontal raked mortar joints, or smooth stucco finishes. Screened porches are accented by anodized aluminum handrails with grilles executed in circle, half-circle, and vertical shaft geometric designs, adornment carried over into exterior staircase handrails and concrete block privacy walls protecting subterranean garage entrances. Batteries of awning windows set in anodized aluminum frames contrast with large single-pane fixed windows. Extending above the roofs, elevator shafts are finished with vertical scalloped panels and staircases are protected with anodized aluminum handrails displaying similar ring-based geometric designs used on the screened porches. Several buildings display three-story circular bays with curved batteries of anodized aluminum windows. Rogers adapted the plans for the modern apartment complex from the earlier Whispering Waters Apartments in Pasadena, California. Previously, the Winter Park architect had also employed the angular corners, batteries of

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awning windows, and rounded bays on the International Style Leonard House (1937) on Osceola Avenue. Winter Park's Whispering Waters includes a system of underground garages, one of the first applications of its type in Central Florida, to make efficient use of the site plan and reduce surface parking. The curvilinear ramps supporting the underground garages are protected with masonry walls executed with decorative concrete blocks bearing circular designs. Landscaped grounds include a variety of plants and trees, a swimming pool, and small angular concrete ramps, which bridge irregularly-shaped ponds that contain and circulate whispering waters along Morse Boulevard, painted light blue to create the illusion of depth.

The one-story professional office building at 180 South Knowles Avenue (Photograph #16) is a Mid-Century Modern design. Built in 1957, the building was designed by Winter Park architect Joseph Shifalo. Built with a reinforced concrete frame and steel joists that support a curtain wall, the building has a rectangular plan with a central landscaped open courtyard. Central bays along each elevation lead to interior offices and the open courtyard. A flat roof terminates with cantilevers finished with smooth stucco and trimmed in saw-tooth aluminum moldings. The cantilevered eaves protect the sidewalk and in combination with the central bays create a breezeway effect and protect the wall system from the elements. The eaves also contribute a depth-of-reveal for a wall system of contrasting common hard-fired and concrete bricks, smooth stucco, vertical floor-to-ceiling glass panels, and horizontal clerestory windows. Trimmed with slender belt courses, long masonry panels are finished in hard-fired common bricks laid in a vertical stack bond. The belt courses set the brick panels apart from smooth stucco panels and aluminum sliding clerestory windows. Contrasting foundation-to-eaves concrete brick panels are executed with long narrow concrete bricks laid up in a horizontal skintled¹ brickwork pattern executed in a mixed garden wall bond with heavily raked mortar joints. The masonry walls contrast with fixed window walls framed in wood. Multiple, narrow, vertical full-height window patterns stand out against single glass sheets set in high-waisted meeting rail systems that mirror the belt courses on the masonry wall systems.

In 1922, the Boulevard Apartments were constructed at 206, 210, and 212 East Morse Boulevard (Photograph #17). Containing thirty-four apartments and a community room, the three-story, three-building apartment complex was built in response to an increased demand for apartments in the downtown. The buildings have horizontal siding, side-gable roofs with the entrances in the gable ends. Apartments had been built on the second stories of some commercial buildings on Park Avenue since the 1880s, but the supply of downtown apartments did not keep up with demand, so these were constructed.

Non-Contributing Resources

The two-story building at 225B South Interlachen Avenue (Photograph #18) has a hip roof with a shed roof extension, stucco exterior wall fabric, four-light casement and replacement metal sash windows, and an entrance with a hip roof pediment. Constructed about 1950 as a residence, the building has been altered by

1. To lay bricks and apply mortar so as to produce an irregular, uneven surface for picturesque effect (Cyril M. Harris, Dictionary of Architecture & Construction. New York: McGraw Hill, p.754).

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additions and the removal of windows to adapt it for use as an office.

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Address	Use	Style	Date	FMSF#
<u>North Interlachen Avenue</u>				
125	Religion	Mission Revival	1923	OR0676
125B	Religion	Mediterranean Revival	1962	OR9929
231	Cultural / Museum	Shingle	1882	OR9926
231a	outbuilding			
231b	outbuilding			
301	Residence	Monterey Revival	1939	OR9336
301a	outbuilding			
311	Residence	Masonry Vernacular	1952	OR9927
311a	outbuilding			
331-341	Residence	Masonry Vernacular	c. 1949	OR9928
331-341a	outbuilding			
331-341b	outbuilding			
<u>South Interlachen Avenue</u>				
225	Religion	Colonial Revival	1925	OR0674
225A	Religion	Colonial Revival	1964	OR9952
<u>North Knowles Avenue</u>				
232	Residence	Frame Vernacular	1887	OR0222
300	Apartment Building	Mid-Century Modern	1961	OR9925
<u>South Knowles Avenue</u>				
180	Office	Mid-Century Modern	1957	OR9899
200	Office	Frame Vernacular	c. 1919	OR9900
<u>East Morse Boulevard</u>				
206	Apartment Building	Frame Vernacular	1922	OR9904
210	Apartment Building	Frame Vernacular	1922	OR9903
212	Apartment Building	Frame Vernacular	1922	OR9902
311 Bldg 1	Condominium	Mid-Century Modern	1960	OR9944
311 Bldg 2	Condominium	Mid-Century Modern	1960	OR9945
311 Bldg 3	Condominium	Mid-Century Modern	1960	OR9946
311 Bldg 4	Condominium	Mid-Century Modern	1960	OR9947
311 Bldg 5	Condominium	Mid-Century Modern	1960	OR9948
311 Bldg 6	Condominium	Mid-Century Modern	1960	OR9949

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311 Bldg 6	Condominium	Mid-Century Modern	1960	OR9949
311 Bldg 7	Condominium	Mid-Century Modern	1960	OR9950
311 Bldg 8	Condominium	Mid-Century Modern	1960	OR9951
<u>East New England Avenue</u>				
153-157	Commerce	Mid-Century Modern	1956	OR9894

Non-Contributing Resources

South Interlachen Avenue
225b

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#8 ARCHITECT/BUILDER continued

Architects

Dudley Matthews, H. M. Reynolds, Joseph Shifalo, John Stetson

Builders

Marshall-Jackson Construction Company, Waterman & Richards, J. Hilbert Sapp, Allen Trovillion

SUMMARY

The Interlachen Avenue Historic District is nominated to the National Register under Criteria A and C at the local level in the areas of Community Planning/Development, and Architecture. Under **Criterion A**, the district possesses significance at the local level in the area of community planning and development as the city's core of residential buildings between Winter Park's historic downtown and Lake Osceola. The historic district illustrates the importance Winter Park's early leaders placed on developing churches and residential neighborhoods in close proximity to the downtown. The churches house two of Winter Park's oldest congregations, and several dwellings were built for and served as the homes of persons significant in Winter Park history. Other dwellings exemplify well-designed 1930s and 1940s housing built for an income-producing purpose and for retirement. The fashionable neighborhood possesses a period of significance that extends between 1882 - 1887, and 1919 - 1964. The period of significance begins in 1882 with construction of the oldest surviving building in downtown Winter Park. The historic district developed in concert with local and state trends in settlement. Significant events that shaped the development of the historic district include the founding of Winter Park and Rollins College in the 1880s; planting of citrus groves followed by freezes in the 1890s; the Florida Land Boom of the 1920s; the Great Depression of the 1930s and World War II; and a resurgence of growth between the late-1940s and 1960s. The historic district has further local significance under **Criterion C**. Some buildings display the influences of the Colonial Revival, Mediterranean Revival, Mission Revival, Monterey Revival, and Shingle styles. Other buildings are derived from masonry and wood-frame vernacular traditions. Two commercial buildings and several apartments are Mid-Century Modern architecture.

HISTORIC CONTEXT, 1881-1919

Winter Park, the "City of Homes," was founded in 1881 around the shores of lakes Maitland, Osceola, and Virginia. That year, town founders Chapman & Chase organized a 600-acre town plan, which included a curving alignment of the existing railroad tracks and the depot of the South Florida Railroad Company. Surveyed and laid out by civil engineer Samuel A. Robinson, the plan established Park Avenue as a commercial center east of Central Park. The park is directly east of the railroad tracks, with Morse Boulevard extending east-west through its center. The orthogonal town plan provided a series of rectangular blocks that extended in east-west and north-south orientations to contribute interest to the landscape, and to support specific types of

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buildings. Robinson organized the downtown along Park Avenue between Canton Avenue and New England Avenue in which lots were 25 feet wide with east-west alignments. Center Street, really a narrow alley designed to provide access to the rear of anticipated commercial buildings facing on Park Avenue, ran to the east of those lots and parallel to Park Avenue. Center Street also separated commercial buildings on Park Avenue from planned residential buildings farther east. Morse Boulevard was also designed to accommodate commercial buildings. Only two blocks separated Park Avenue from the west shore of Lake Osceola, providing home owners along the lake shore with ready access to the downtown (MacDowell 1950:9, 15-16, 19-23; Plat Book A, p. 67 Plat Book B, p. 86 Clerk of Court Orange County Courthouse).

By 1885, sixty-three houses and several churches had been built in the town. Wood-frame commercial buildings lined Park Avenue and dwellings were scattered on adjoining streets and the shore of Lake Osceola and Lake Virginia. Citrus cultivation and the railroad drove the economy. The establishment of Rollins College in 1885 provided Winter Park with increased exposure and educational opportunities uncommon in small Florida towns. Residents incorporated the town in 1887. The freezes of 1894-1895 destroyed local citrus groves, but many residents replanted. Soon, re-established groves provided substantial income. In 1909, prominent businessmen and planters organized the Winter Park Citrus Growers Exchange. Investors established banks and new commercial buildings were constructed in the downtown. In 1912, the town council organized a fire district between Knowles Avenue, Lincoln Avenue, New England Avenue, and Park Avenue. In the heart of the commercial district only fireproof brick or masonry buildings could be constructed. The fire district resulted in the replacement of some older wood-frame buildings with brick edifices. In 1913, the railroad company built a new depot. By 1915, a new town hall and public school had been built. Winter Park's population stood at 658 in 1895 and increased slowly to 787 by 1915 (Blackman 1927:66-68, 168-169, 189-196; MacDowell 1950:82, 92, 101, 102, 103-104, 110, 113-114).

Florida Land Boom -- World War II

In 1920, the town's population reached 1,078 and climbed to 4,566 by 1926, during the state's major land boom. In 1923, the local government adopted for its municipal motto "The City of Homes" because of the development of numerous houses having fashionable and picturesque styles. In 1924, residents re-chartered the local government from a town to a city. In 1925, Winter Park's building permits totaled \$2,100,000. New buildings during the first half of the 1920s included commercial buildings, apartments, a Masonic Lodge, and a Woman's Club. New buildings appeared on the campus of Rollins College. The railroad company double-tracked the main line through the town and built a new freight depot. As the land boom collapsed, building permits in Winter Park fell in 1927 and then lower in 1928. In October 1929, the stock market began its downward spiral into the Great Depression. The financial panic deepened in the early 1930s. With the onset of the Great Depression, hundreds of Winter Park properties went into foreclosure. Casualties of the depression, the Bank of Winter Park closed, the Winter Park Building and Loan Association liquidated its assets, and the Union State Bank of Winter Park transferred its assets to the newly-organized Florida Bank at Winter Park. In the early 1930s, the municipal government organized a planning and zoning commission. In 1932, after defaulting on \$134,000 in bonds and

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interest, the city significantly reduced its budget. In 1938, as measures implemented by the administration of President Franklin D. Roosevelt lifted some of the harshest effects of the Great Depression, the Winter Park Land Company celebrated the construction of \$250,000 in new residences. During World War II, commercial and residential construction in Winter Park fell from its late 1930s levels. Building permits in 1942 amounted to \$142,712, decreased to \$13,331 in 1943, and rebounded to \$441,381 in 1945. During the conflict, Rollins College was designated as a training center for Navy students (*Winter Park Herald*, 31 December 1925, 7, 14 January, 2, 18 February, 8 April, 27 May, 10, 24 June 1926, 12 August 1927, 23 February 1940; *Winter Park Topics*, 9 January 1939; MacDowell 1950:139, 142; WPA 1939).

Post World War II

Winter Park experienced significant growth following World War II. Between 1940 and 1950, the city's population expanded 74% with much of that increase coming at the close of the decade. Between 1945 and 1950 alone, the population grew from 5,586 to 8,250. More people poured into Winter Park in the 1950s as the population expanded over 100%, reaching 17,162 in 1960. The population boom slowed in the following decade, expanding only 26% to 21,693 by 1970. Growth brought changes, including replacing the remaining dwellings on Park Avenue with commercial buildings in the late 1940s; the extension of Knowles Avenue and new commercial buildings east of Park Avenue in the 1950s; and building large modern apartment complex east of the downtown in the early 1960s. One of the early responses to growth outside the downtown was the Winter Park Sidewalk Art Festival, organized in 1960 with Central Park as a backdrop and helping to maintain the commercial viability of the downtown (Morris 1951; *Winter Park Sun-Herald*, 1 January 1959, 11 January 1960, 2 February 1961, 5 March 1965, 17 June 1970; *Winter Park Sentinel*, 26 February 1961; Bureau of the Census 1970:11-12 and 11-13).

HISTORICAL SIGNIFICANCE, 1882-1964

Built in 1882, the dwelling at 231 North Interlachen Avenue (Photograph #2), later called "Osceola Lodge," is the oldest building in the historic district. The residence was built as a seasonal cottage for Francis B. Knowles, a town founder and manufacturer from Worcester, Massachusetts. In addition, Knowles built the house at 232 North Knowles Avenue (Photograph #1) on speculation in 1887. Born in 1823, Knowles established a glove manufacturing business in New York in 1845. Following the Civil War, he manufactured looms and steam pumps in Massachusetts. Knowles' business connections included Franklin Fairbanks, a partner in a Vermont scale manufacturer who visited and invested in Winter Park in 1881. Knowles visited the settlement in 1882, built the homes on Interlachen Avenue and Knowles Avenue, and increased his investments in the town in 1885, when he became a director of the newly-organized Winter Park Company. At the company's organizational meeting, Knowles contributed \$150,000 to develop the Hotel Seminole (demolished) on Lake Osceola. In 1885, Knowles also helped organize Rollins College and served as a director. A primary benefactor of the college, Knowles financed the construction of Knowles Hall, which was later memorialized as Knowles Memorial Chapel (NR 1997). Knowles made those investments, in part, to attract seasonal visitors and

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permanent settlers to the town, and, in part, to demonstrate the rewards possible from developing real estate in Florida. Never sold as originally intended, the house at 232 North Knowles Avenue was one of three cottages built on speculation by Knowles west of Lake Osceola. Instead, it and Knowles' North Interlachen Avenue home remained part of his estate after his death in May 1890 in Washington, D.C. (MacDowell 1950:28, 31, 47).

In 1891, the Winter Park Company failed to pay its debt of \$178,624.43 to the estate of Francis B. Knowles. Consequently, the estate's executors, headed by Franklin Fairbanks, agreed to buy all of the company's real and personal property to cancel the debt. In 1904, the executors conveyed many of the properties held by the estate to Charles Hosmer Morse who then organized the Winter Park Land Company. A native of Vermont, Morse was graduated from St. Johnsbury Academy and then worked for the E. & T. Fairbanks Company in Boston. In 1862, Morse became a partner in Fairbanks, Greenleaf & Company and then a principal owner in Fairbanks, Morse & Company. The company expanded from scales to windmills, pumps, and then engines, in part, through Morse's business and marketing skills. Morse first visited Winter Park in 1881 with his associate Franklin Fairbanks. In the acquisition of the Knowles estate, Morse secured ownership of Central Park and approximately one-half of the real estate in the Town Plan of Winter Park, some of which he planted in citrus, developed with buildings, and resold. Morse chartered the Winter Park Land Company in 1904, in part, to insure "...the orderly development of the city, maintaining its present beauty, and attracting to it people who are sympathetic to the cause of perpetuating and extending its great natural attractiveness" (MacDowell 1950:49, 51-52; Marquis 1943:870; *New York Times*, 6 May 1921).

In 1904, Morse acquired the former Knowles House at 231 North Interlachen Avenue, remodeled it and then named it "Osceola Lodge." Morse furnished the lodge with Mission Oak furniture from the Arts and Crafts Movement and Native American artifacts, giving the dwelling a rustic atmosphere. In 1914, he acquired the dwelling at 232 North Knowles Avenue. Until his death in 1921, Morse remained president of the Winter Park Land Company, made Osceola Lodge his Winter Park home, and was the town's major benefactor. Subsequent owners of Osceola Lodge included Jeannette Genius McKean, a granddaughter of Charles H. Morse, and Hugh F. McKean, an artist and president of Rollins College. Jeannette McKean remained a tireless, quiet, and influential crusader for the arts in Winter Park until her death in 1989. Born in 1909, Jeannette Genius had fond memories of visiting her grandfather in Winter Park. She studied art in New York City at the Grand Central Art School and Art Students League, and at Rollins College in 1926, after which she took a life-long interest in Winter Park. She exhibited her work at the Royal Scottish Academy Galleries in Edinburgh, Scotland, and the Kunst Museum in Bern, Switzerland. In 1942, she founded the Morse Museum on the campus of Rollins College and named Hugh F. McKean, then an art professor at Rollins, as its director. Her election as president of the Winter Park Land Company placed her in command of one of the oldest real estate companies in Central Florida. In 1945, she married McKean, who was elected president of Rollins College in 1951. They resided at Osceola Lodge into the 1950s. In 1955, after learning about the burning of Laurelton Hall, the mansion of Louis Comfort Tiffany overlooking Oyster Bay on Long Island in New York, Jeannette Genius McKean single-handedly financed and supervised the rescue of the surviving Tiffany art work, developing what has become the

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most comprehensive collection of the work of Louis Comfort Tiffany in the world. That year, she staged an exhibition of the "Works of Louis Comfort Tiffany" in Winter Park, the first serious showing of Tiffany since the early twentieth century. In 1973, she received the Florida governor's first annual Award for the Arts, and a Great Floridian plaque was placed on the Morse Block at 122-132 Park Avenue South in 2000. The participation and support of Jeannette Genius McKean in the inaugural Winter Park Sidewalk Art Festival helped to ensure its enduring success. Her effort became a tribute to wealth in the service of art and design, and helped preserve downtown Winter Park. The *Washington Post* later characterized Hugh McKean as the "...kind of absurdly rich man the country needs more of." Later, the Charles Hosmer Morse and Elizabeth Genius Morse Foundations graciously made Osceola Lodge and the adjacent Knowles Cottage available to scholars-in-residence in the Winter Park Institute, a forum of Rollins College (*Winter Park Sun-Herald*, 11 February, 3 March 1960; Twardy 1994; MacDowell 1950:100; *Orlando Sentinel*, 9 November 1986; *Winter Park Topics*, 12 March 1954; Dickinson 2006:57-59; <http://www.wtpl.org/wphistory/WinterParkHomes/OsceolaLodge.htm>; Homes & Buildings Files, Archives, Winter Park Public Library; *Washington Post*, 19 April 1992).

In 1922, the Boulevard Apartments were constructed at 206, 210, and 212 East Morse Boulevard (Photograph #17). Containing thirty-four apartments and a community room, the three-story three-building upscale apartment complex was built in response to an increased demand for housing near the downtown. Apartments had been built on the second stories of commercial buildings on Park Avenue since the 1880s, but the demand for downtown accommodations soon outran the supply. The proximity of Morse Boulevard to commercial and social activities in the downtown and cultural and educational opportunities at Rollins College made it an especially attractive site for apartments. In 1924, Tampa lawyer William K. Zewadski, Jr. bought the apartments and renamed the buildings Hiawatha, Lackawanna, and Oriental. In December 1928, hotel builder Harry A. Hardesty of Daytona Beach purchased the complex and changed its name to the El Cortez Apartments. The worsening economic conditions prompted Hardesty to sell the El Cortez for \$40,000 in 1929 to Winter Park businessman James A. Treat. Treat arrived in Winter Park in 1912, entered local politics, and helped organize the Orange County Chamber of Commerce. Winter Park's residents elected him mayor in 1922 and 1923. In the 1920s, Treat purchased the La Montagne Estate and subdivided it into College Place, a twenty-acre subdivision near Rollins College where he built approximately forty homes. In September 1935, Treat sold the apartments to William F. Gillies, a partner in the local real estate firm of Carleton & Gillies and president of the Winter Park Chamber of Commerce (MacDowell 1950:142, 150, 177, 198, 204, 211; Blackman 1927:58, 118; *Winter Park Herald*, 29 April 1923, 13 September 1935; *Winter Park Topics*, 10 February 1940).

During the transition in ownership, the apartments retained their upscale appeal, housing professionals in business and education, as well as seasonal residents. Gillies' purchase of the El Cortez ended a decade-long pattern of ownership turnover associated with the Florida land boom and the onset of the Great Depression. Gillies' apartment ownership and management transcended his death in 1949 after which his widow, Alice B. Gillies, daughter Elizabeth F. Gillies, and son William F. Gillies, Jr., resided in and managed the complex into the 1960s. In 1940, only two vacant apartments testified to the popularity of Winter Park's El Cortez. Tenants then included physician Benjamin Hart; Christopher Honaas, director of the Rollins College Conservatory of Music; Flora

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Magoun, secretary to the Conservatory; Margaret Windau, district director of the Florida Welfare Board; Helen Drinker, proprietress of a women's fashion shop on Park Avenue North; and William Stein, a Romance Languages professor at Rollins College of Jewish descent who had recently immigrated from Austria to avoid Nazi persecution (Polk 1940; *Winter Park Herald*, 29 April 1923, 13 September 1935; *Winter Park Sun-Herald*, 3 August 1978).

In the 1920s, two of Winter Park's oldest churches developed new sanctuaries at sites they had occupied since the 1880s east of the downtown. Organized in 1885, Winter Park Methodist Episcopal Church built its first sanctuary at the northwest corner of the intersection of Morse Boulevard and Interlachen Avenue. In the early 1920s, the original wood-frame house of worship, deemed insufficient in size, was demolished and a new sanctuary was designed by Winter Park architect Dudley Matthews. He designed the building with Mission Revival features using as a model the Church of the Holy Redeemer in Los Angeles, California. The cornerstone was installed in February 1923, and the first services were held later that year in the sanctuary at 125 North Interlachen Avenue (Photograph #5). In 1926, following Matthews' death, architect D. Harold Hair took over Matthews' incomplete projects, including the Orange Laundry Company and Winter Park's Rosenwald School (MacDowell 1960:19, Allen, Arnett, and Taylor 1995:22; MacDowell 1950:139, 142, 167; Sanborn 1919; *Winter Park Herald*, 31 December 1925, 14 January, 18 August 1926).

Two blocks to the south, the First Congregational Church of Winter Park (Photograph #8) built a new sanctuary at 225 South Interlachen Avenue in the 1920s. Organized in 1884, the congregation built its first house of worship in 1885 facing New England Avenue several lots west of Interlachen Avenue. In the early 1920s, the congregation hired Orlando architect H. M. Reynolds to design a new brick sanctuary. Reynold's colonial-inspired design left the older house of worship untouched while orienting the new sanctuary to face Interlachen Avenue at the corner of New England Avenue. Reynolds began practicing in 1909 in Los Angeles, and then moved to Portland followed by Seattle. In 1920, he relocated to Orlando where he plied his design skills over the following decades, and prepared the plans for the Chamber of Commerce, First National Bank, and the Knox House on Lucerne Circle. In 1924, the Orange County School Board hired him as consulting architect, and by 1930 he had designed about fifteen schools in Orange County, including the Howard High School in Orlando and Winter Park High School. During the 1930s, Reynolds employed Art Moderne styling on several projects, including the Orlando Armory. In 1923, the First Congregational Church of Winter Park awarded a bid of \$45,420 to the Marshall-Jackson Construction Company of Lakeland, which broke ground later that year and installed the cornerstone in November 1923. In January 1925, the congregation worshipped for the first time in the new sanctuary and dedicated it, free of debt, in March 1926 (Douglass 1984:20, 44, 89; Blackman 1927:150; *Orlando Sentinel*, 3 April 1925, 8 March 1926, 13 March 1927, 15 September 1937).

Only a few buildings were constructed in the historic district during the Great Depression. Among those was the dwelling at 301 North Interlachen Avenue (Photograph #3). It was built in 1939 for Emily Dewey, the former manager of the Lake Placid Club in New York, and the widow of Dr. Melville Dewey. A native of Boston, Emily McKay Beal married Melville Louis Kossuth Dewey in 1924. They met at the Lake Placid Club in New

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York, which Dewey helped to establish, served as president, and for which he hired Beal to manage. By then, Dewey had organized the American Library Association, served as editor of *Library Journal*, worked as librarian of Columbia University, retired as state librarian of New York, and had become one of the greatest librarians of all time. He created the Dewey Decimal System, a proprietary unified library classification system. After the death of Melville Dewey in Lake Placid, Florida, Emily Dewey relocated to Winter Park. There she acquired property on North Interlachen Avenue and hired James Gamble Rogers II to design the simple, attractive two-story dwelling, which she used as her primary retirement home into the 1950s (McClane and McClane 2004:136; *New York Times*, 29 May 1924, 27, 30 December 1931; MacDowell 1950:232; <http://www.slais.ubc.ca/courses/libr517/02-03-wt2/projects/dewey/P1Section1.htm>; 1938-1960 tax rolls, Property Appraiser, Orange County Courthouse; Alden Whitman, editor, *American Reformers* (New York: H.W. Wilson Company, 1985).

In contrast to the simple residence, James Gamble Rogers II designed one of the largest additions made to a public building in Winter Park during the Great Depression. In 1940, the Congregational church hired Rogers to design a two-story addition (Photograph #8) on the rear of the 1925 sanctuary. Named the Hooker Memorial Fellowship Hall, the addition replaced the 1880s sanctuary, which had survived the construction of the 1925 sanctuary, but the addition occupied its space. During the Great Depression, Rogers completed the plans for more than sixty residential designs, additions, and alterations to homes. Some of those included his most memorable Winter Park designs: small shingled cottages for Doris Bingham and Grace Edwards; the French Provincial Ingram House; the Andalusian-Style "Casa Feliz" (NR 2008); the Tudor-Style Burrell House; the Moderne Style Jewett House; and homes for U.T. Bradley and Mildred Mizener executed in the Colonial Revival Style, "...the architectural style that Rogers worked in as much as, and perhaps more than, the Spanish Eclectic Style." Most of Rogers' residential work in the Colonial Revival genre before World War II involved wood-frame rather than brick construction, a cost-saving measure for his clients. After the war, Rogers relied heavily on concrete for much of his residential work. In Winter Park, the Dewey House and Congregational Church addition were exceptions to that trend. The addition to the Congregational Church demonstrates his interest in public buildings and creative response to ecclesiastical architecture at a time when most of his work centered on homes. Responding to the colonial themed tapestry-brick-and-white-columned lines executed by Reynolds in the 1920s, Rogers adopted a similar grammar using a textured red brick for the exterior walls, accented by a dentilated frieze, keystones, cornice returns, and quoins. Acknowledging Reynolds' segmental arched dome and octagonal belfry on the front façade, Rogers drew a simple rectangular belfry with a segmental roof and elongated louvers for the rear (west) elevation of the addition. Rogers also designed an arcade with elongated rounded arches supported by round columns along the south elevation, a feature that accented the first- and second-story fenestration. Rogers appropriated the arch vocabulary used in the arcade, in part, from his Bingham House and several other residential designs of the 1930s. Apparently first used on the First Congregational Church of Winter Park, the elongated arch arcade became Rogers' trademark on Colonial-inspired designs, such as Oviedo Methodist Church (NR 2008) and Carleton Student Union Building on the campus of Stetson University in DeLand (Douglass 1984:57; McClane and McClane 2004:27, 124-125).

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Several of Winter Park's churches turned to Rogers after World War II as their congregations grew and expanded their facilities with new buildings. In 1962, he designed a new sanctuary for Winter Park Methodist Church (Photograph #7) at 125B North Interlachen Avenue. Rogers borrowed from Romanesque traditions and the work of Addison Mizner on Riverside Baptist Church in Jacksonville, for the front (east) façade of the building. For the design of the stained glass clerestory windows, Rogers and church officials selected the studios of J & R Lamb in Tenafly, New Jersey. Then, in 1964, Rogers draft the plans of the more modest Education Building (Photograph #9) for the First Congregational Church at (James Allen, Judith Arnett, and K. Phillip Taylor, *First United Methodist Church of Winter Park, Florida: 1885-1995* (Winter Park: First United Methodist Church of Winter Park, 1995), 39; *Winter Park Sun-Herald*, 31 May 1962; 9 April, 10 December 1964).

In 1948, architect George H. Spohn designed the Wesleyan Education Building at 125A North Interlachen Avenue (Photograph #6) for Winter Park Methodist Church. The building was an extension of the 1923 church building. Employing a restrained Mission Revival theme, Spohn respected but did not compete with the heavily detailed older sanctuary designed by Matthews. Located to the rear, or west, of the 1923 sanctuary, the site plan of the Wesleyan Building provided the church with more exposure along Morse Boulevard. Contractors Waterman & Richards of Winter Park constructed the building for \$58,757, and it was dedicated in March 1949. A native of New York born in 1899, Spohn was graduated with an architecture degree from Syracuse University in 1922. In 1924, he moved to Miami, Florida, to work in the studio of Kiehnel & Elliott, where he became an associate member of the firm in 1934, assisting in the design of the Masonic Temple in Miami, Coral Gables' Congregational Church, the Snell Building in St. Petersburg, and Annie Russell Theater at Rollins College. During the tenure of Rollins College president Hamilton Holt, Kiehnel & Elliott established Rollins' Spanish architectural theme, a genre that Spohn learned well in their studio. Following World War II, Spohn moved to Winter Park and opened an architectural studio on Park Avenue. Spohn's selection of Winter Park for his home came, in part, because after Kiehnel's death in 1942, Rollins College selected Spohn as its campus architect. Designing ecclesiastical, education, and residential buildings for Kiehnel & Elliott, Spohn also prepared the plans for Crummer Hall, Orlando Hall, and Sullivan House at Rollins College. His church designs of the 1940s included those for Lutherans and Methodists in Slavia and Winter Garden, respectively, and the Italian Romanesque St. Leo Abbey (NR 1998) for the Benedictine Monks in St. Leo, Florida. In the late-1940s, Spohn worked closely with Paul Wagner, the president of Rollins College, to redesign and enlarge the campus. In 1951, Spohn associated with James Gamble Rogers II on several Rollins projects, including Mills Memorial Library. Near the high point of his career, Spohn served as vice-president of the Florida Association of Architects and in 1952-1953 as president of the Central Florida Chapter of the Association of American Architects (AIA). In 1954, Spohn drafted the plans for the Spanish Colonial Revival-influenced Winter Park Presbyterian Church and then First Presbyterian Church of DeLand (McClane and McClane 2004:31; MacDowell 1960:34-35; *Winter Park Sun-Herald*, 21 June 1956; Brakeman, Hague, and Johnston forthcoming publication:np).

Ninety

Several postwar dwellings are representative of relatively small well-designed buildings constructed in the city

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as retirement homes and for income-producing purposes. Single-family dwellings and apartments defined most of Winter Park's residential construction in the postwar period, with only a few duplexes constructed, such as the housing unit at 331-341 North Interlachen Avenue, (Photograph #4). Thomas W. Harper, an executive with the Rustoleum Paint Corporation, developed the building about 1949. A native of Utah, Harper had operated a creamery in Montana during the Great Depression, and later moved to Florida to work for the paint company. Harper used the duplex to supplement his income, initially residing in 331 North Interlachen Avenue, and rented 341 North Interlachen Avenue to J. Wallace Graham, the general manager of the General American Precooling Company in Winter Park. An important part of the Central Florida's fruit and vegetable industries, the precooling company supplied equipment to packers and transporters to keep produce fresh and cold between fields and markets (McClane and McClane 2004:147; *Winter Park Sun-Herald*, 2 January 1948, 7 July 1950, 5 April, 14 June 1951; 1947-1955 tax rolls, Orange County Property Appraiser).

In 1952, Clara Sleyster hired James Gamble Rogers II to design the house at 311 North Interlachen Avenue. The widowed Clara Sleyster left the Midwest and moved to Winter Park, where she built the home on North Interlachen Avenue. Sleyster's estate sold the home in the late-1950s to Alix B. Colby, the widow of an Indianapolis insurance businessman who also retired in Winter Park (A.N. Marquis, *Who Was Who in America* (Chicago: A.N. Marquis, 1951, p. 491).

As growth accelerated in the late-1940s and 1950s, the municipal government responded to concerns from business owners and residents about traffic congestion on Park Avenue and patrons shopping outside the downtown. The city responded by extending Knowles Avenue south to Lyman Avenue, with a parking area between Welbourne Avenue and New England Avenue. Completed in 1955, the extension of Knowles Avenue provided new intersections and vacant lots available for development east of Park Avenue. A scarcity of building sites on Park Avenue had the effect of pushing Winter Park's commercial district to the east. Municipal zoning measures made Knowles Avenue the east line for commercial development, but soon exceptions were granted and a few professional office and commercial buildings appeared on the east side of Knowles Avenue.

In 1955, partners George Crisler and Wilbur Jennings organized the New England Corporation to develop the Crisler & Jennings Building, which they subsequently renamed the New England Building. George Crisler and Wilbur Jennings arrived in Winter Park in the mid 1930s, organized a dental practice on Park Avenue, and then moved to a small dwelling just east of Center Street on New England Avenue in 1939. In the 1950s, Jennings took a leading role in the debate to fluoridate Winter Park's municipal water supply. The opening of Knowles Avenue presented the dentists with an investment opportunity that included developing the New England Building (Photograph #10) at 153-157 East New England Avenue. In 1955, the partners sidestepped ten architects then practicing in Winter Park to hire Palm Beach architect John Stetson to design the professional office building. By then, Stetson had designed important federal buildings in West Palm Beach and residential developments in Palm Beach County. In the late-1950s, Stetson was elected as president of the Florida Association of Architects (FAIA). In 1959, Governor T. LeRoy Collins appointed Stetson as chair of the Florida Governor's Hurricane Study Commission. Subsequently, Stetson served as chairman of the American

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Institute of Architects-American General Contractors (AIA-AGC) Building Division joint liaison committee. Stetson's later design work included rotating penthouses and restaurants on top of high-rise buildings, leading him to patent plumbing connections for those sub-structures. Stetson's design of Winter Park's New England Building in 1955 occurred just as the Palm Beach architect was gaining statewide recognition and political strength in the FAIA (*Winter Park Sun-Herald*, 17 November 1955, 2, 23 February, 19 July, 9 August 1956; *Winter Park Sun*, 15 April, 9 September, 28 October, 23, 30 December 1954, 28 July 1955; Winter Park City Commission Minutes, 11 March, 13 April, 18 August 1954; Plat Book F, p. 70 Orange County Courthouse; Marquis 1980:3172; John Stetson to C. Farris Bryant, Papers of Governor C. Farris Bryant Box 3 Folder 21 Item 113 Department of Special and Area Studies Collections, Mss Collections University of Florida Libraries; Stetson 1959:11-12; *Los Angeles Times*, 1 May 1966).

In 1955, the New England Corporation awarded a bid of \$500,000 to Orlando builder J. Hilbert Sapp to construct the building that he completed in April 1956. Other projects built by Sapp included his own home designed by James Gamble Rogers II in Orlando and the Ila Rice Sapp Recreation Building at Warren Willis Camp near Fruitland Park. Beyond the office of Crisler & Jennings, the New England Building contained the office of the Samuel J. Wright Real Estate Company on the first floor, the office of John Stetson Associated Architects on the third floor, the offices of physicians Ralph Hurst and Walter Johnston; Theodore Dippy, a physician; and the offices of attorneys Hope Strong and Clark W. Jennings. Indicative of Winter Park's overheated professional office building market, in 1957 eight of the ten offices on the second floor were vacant and on the third floor five of nine offices were vacant. Advertisements by Crisler & Jennings included assurances that the new professional office building stood in the heart of the business district with ample parking along Knowles Avenue. By 1963, the owners had leased most of the office spaces (*Winter Park Sun-Herald*, 17 November 1955, 2, 23 February 1956; Polk 1957; Polk 1960; Polk 1963).

In 1956, Arnold Menck, the owner of the Music Box Store in downtown Winter Park, hired architect Joseph Shifalo to design the one-story the Professional Cooperative Building (Photograph #18) at 180 North Knowles Avenue. A native of Mississippi, Shifalo earned his undergraduate degree at Mississippi State University, studied civil engineering at Louisiana State University and architecture at Cite University in Paris, and earned his architecture degree from Tulane University. Shifalo taught at Tulane in 1947 and 1948, followed by a faculty appointment at the University of Florida's School of Architecture in 1948. In 1949, he moved to Winter Park, worked for several years for Orlando architect Richard Boone Rogers and then James Gamble Rogers II before opening an architecture office in 1953. Shifalo's projects included the Orlando Medical Dental Center, Florida Nurses Association Headquarters, Orange Blossom Playhouse, and United States Post Office buildings in Altamonte Springs, Mount Dora, and Winter Park. In Winter Park, Shifalo designed plans for the Proctor House, Spivack House, Uhl House, Winn House, Knowel Building, and Knowles Manor Apartments. Shifalo helped pioneer in Central Florida the use of *brise soleil* or solar screens on windows to screen the sun while permitting interior views and breezes. Designed by Shifalo in 1955, the plans for the Swetman Apartments on Osceola Avenue in Winter Park were shelved after property owners and residents objected to the associated zoning variance. Active in the FAIA, Shifalo served as president of the Mid-Florida Chapter of the FAIA in

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1957 and 1958. Patents developed by Shifalo included an interior movable wall system for commercial buildings and prefabricated car wash facilities (*Winter Park Sun-Herald*, 15 December 1955, 21 February, 5 December 1957, 18 June 1969; Marquis 1974:2810).

Shifalo designed the Professional Cooperative Building in the aftermath of the Knowles Avenue extension. But, because its site plan stood on the east side of Knowles Avenue, Menck was required to obtain a zoning variance. Adjacent property owners William F. Gillies of the El Cortez Apartments and Dr. Hickman approved of the project, but opposition came from Elizabeth Boyles who resided nearby in a single-family residence and Ray Greene who then served as mayor and objected to the spot zoning process. Greene reminded commissioners that the city had recently rezoned areas south and west of Park Avenue for new commercial development. Persistent in his desire to develop close to the downtown, Menck addressed those concerns, persuaded the planning and zoning board and then the city commissioners of his argument, and received the variance by slightly reducing the size of the building to increase its setback and to improve parking. After Menck received the variance, contractor Allen Trovillion constructed the office building, which was completed in 1957. A native of Winter Park born in 1926, Trovillion was graduated from the University of Florida's School of Building Construction in 1950 and opened a construction business in Winter Park in 1953. By 1962, Allen Trovillion had served as president of the Central Florida Builders Exchange and as chairman of the Orange County Licensing and Examining Board of Contractors and Builders. That year, residents elected him mayor, a post he held until 1967. During the construction of the Professional Cooperative Building, Menck leased seven of the nine offices, an indication of the growing market for professional office space in Winter Park's downtown in the mid 1950s. Early tenants included architect Joseph Shifalo, physician Charles Price, and the Bioclinical Laboratory, Inc. The New England Building and Professional Cooperative Building represent the eastern expanding edge of Winter Park's historic commercial downtown in the middle of the 1950s (*Winter Park Sun-Herald*, 9 August, 16 September 1956, 11 October 1962; Polk 1957; Polk 1963; City of Winter Park, Planning and Zoning Minutes, 18, 25 August 1955; City of Winter Park, Minutes, 2, 9 September 1955, 19 March 1958; MacDowell 1950:53-54, 92, 97; Marquis 2007:380; *Orlando Sentinel*, 12 January 1989).

Developers also added to Winter Park's multi-family housing stock east of the downtown in the postwar period. The largest apartment complex built adjacent to the downtown, built in 1960, was Whispering Waters (Photographs #11-15), a project developed by Lionel V. Mayell of Altadena, California. Born in 1897 in Canada, Mayell moved in 1909 to Los Angeles, California, where he enrolled in Occidental College and then studied law at the University of California and Stanford University. He became intrigued with large cooperative apartments in New York City and developed his first apartment building in 1919. In the 1920s, he developed \$10,000,000 in apartments at Long Beach, California. After World War II, he organized Mayell Enterprises to develop large modern apartment complexes in southern California. By the mid 1950s, he had built mid-rise multi-family apartments in La Jolla, Long Beach, Pasadena, and Santa Barbara. He adapted most of his projects from the garden apartment multi-building form of the early twentieth century, but employed mid-rise multi-building complexes rising three to six stories supported by swimming pools, pavilions, street-level or subterranean parking, and attractive landscaping. Mayell's final Pasadena apartment venture, Whispering

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Waters, encountered controversy from property owners in adjacent apartment complexes concerned about height, noise, and increased traffic. Mayell helped overcome those objections by relocating the main entrance onto an adjoining street, by incorporating underground parking facilities to reduce the size of the site plan and surface parking, and by employing an overall plan that placed the apartment buildings at interesting angles, setbacks, and a variety of heights to lend the project depth and contrast. Mayell expressed that the site selection for Whispering Waters was most suitable for residents and investors who wished to live close to the downtown. Mayell's concept defied the postwar trend of America's insatiable hunger for suburbia with large lots and Ranch-style homes, the love of the automobile, and America's interstate system. Relying on decades of experience in apartment building, Mayell claimed that "...people who wish to live in cooperative apartment-homes are not great users of automobiles. Many of them devote much of their time to travel, and when at home desire to be within walking distance of everything for needed exercise and personal enjoyment." Furthermore, Mayell claimed that the development "...would be the first in the country to utilize a 300-foot perimeter of fountains and water for the double purpose of beautiful landscaping and air conditioning." Mayell explained that the name, Whispering Waters, was inspired by the use of a moat that used water for decorative landscaping and to recycle condensation from cooling towers in the buildings' air conditioning systems. Initiated in 1958, Pasadena's Whispering Waters represented the high point of Mayell's California development career (*Los Angeles Times*, 9 September 1956, 16 March, 20 July, 6 August 1958, 26 March 1961; *Pasadena Star-News*, 15, 21 July 1958, 26 November 1959; Hosier 1977:24-27; Haskins 1958:24-26).

Perfecting his marketing pitch and cooperative apartment template in California, Mayell adapted the module in Phoenix, Arizona; Houston, Texas; St. Petersburg, Florida; and then Winter Park. In St. Petersburg, Mayell used the now-familiar mid-rise multi-family apartment plan, developing Whispering Waters on North Shore Boulevard just north of the downtown. The site provided residents with views of Tampa Bay and quick access to the downtown. But, a high water table along North Shore Boulevard precluded the use of subterranean parking, compelling Mayell to build a mid-rise parking garage. The trademark circulating pools were situated across the grounds. In mid 1959, just after completing Whispering Waters in St. Petersburg, Mayell initiated the project in Winter Park. An earlier five-story single-building cooperative apartment had been attempted nearby by developer Robert Swetman on Osceola Avenue, but was withdrawn after facing strong public opposition. Avoiding the pitfalls experienced by Swetman, Mayell selected a site close to the downtown, the site of the two-story Waddell House on the west shore of Lake Osceola. The two-story dwelling had stood vacant for several years while potential owners proposed plans for re-developing the property. In January 1959, Mayell's investment group, Venture Properties, Inc., contracted to acquire the property from Hearn, predicated on a rezoning of the property from single family AA-1A to multiple-dwelling R-3. The previous year, Hearn himself had opposed a similar nearby rezoning south of Morse Boulevard, but now found himself allied with a former adversary in the rezoning measure. After the successful rezoning, Hearn sold the property to Mayell (*St. Petersburg Independent*, 26 April 1959; *Winter Park Sun-Herald*, 15 December 1955, 19 June 1958, 8 January, 12 March 1959; Plat Book R, p. 1 Clerk of Court Orange County Courthouse).

Mayell hired James Gamble Rogers II to adapt his plans of Whispering Waters developed in Pasadena and St.

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Petersburg for the Winter Park landscape. Initially Rogers and Mayell planned eight four-story buildings. But, the slope of the terrain compelled a redesign to shorten seven of the buildings to three stories and raise the building at the southwest corner of the apartment complex to six stories. Rogers used the rectangular site plan to orient buildings at 45° angles to the property lines. Mayell used the plan in his marketing strategy, claiming that each apartment had a view of the Lake Osceola, had a balcony, private terrace, access to subterranean garage parking, enjoyed air conditioning, and was two blocks from Central Park. In late 1959, Mayell pulled a permit for \$730,000 for Whispering Waters, the largest project in Winter Park during the 1950s. By the time the project was completed the following year construction costs had climbed to \$1,500,000. Mayell broke ground in January 1960; by the end of the month, thirty-three of the sixty-three initial apartments had been pre-sold. He completed the two buildings on Lake Osceola in February 1960. By year's end, the six remaining buildings were ready for occupancy. Early owners in Whispering Waters consisted of professionals and businessmen. Whispering Waters in Winter Park was Mayell's final modern apartment complex. In 1963, he liquidated his development enterprise and went to work for Bill Bright and Campus Crusade for Christ International (Hosier 1977:135-136; *Winter Park Sun-Herald*, 12 March 1959, 4, 11 January 1960).

On the heels of Whispering Waters, general contractor Herbert A. Ross developed the Park Knowles Apartments at 300 North Knowles Avenue. Ross hired Shifalo to design the four-story apartment building raised on stilts to form a central garden-and-courtyard with overlooking interior balconies, pierced brick privacy walls, and first-story parking spaces, laundry and patios. Ross completed the building in October 1961. Neither Park Knowles nor Whispering Waters adversely affected the market of Winter Park's downtown existing apartments. In 1963, the El Cortez Apartments, still owned and managed by the Gillies family, had only four vacancies in the thirty-four apartment complex. Indeed, the new projects addressed a growing market of high-end apartment tenants and owners seeking fashionable accommodations adjacent to Winter Park's downtown (*Winter Park Sun-Herald*, 6 April, 7 September 1961; Polk 1963).

Architectural Context

Colonial Revival

Colonial Revival was a dominant style of American architecture during the first half of the twentieth century. The term "Colonial Revival" refers to a rebirth of interest in the early English and Dutch houses of the Atlantic Seaboard. The Georgian and Adam styles were the backbone of the revival, which also drew upon Post-medieval English and Dutch Colonial architecture for references. The style was introduced at the Philadelphia Exposition of 1876, when the centennial of the Declaration of Independence sparked renewed interest in the architecture of the colonial period. Many of the buildings designed for the Exposition were based on historically significant colonial designs. Publicity about the exposition occurred simultaneously with efforts made by national organizations to preserve Old South Church in Boston and Mount Vernon. About the same time a series of articles on eighteenth century American architecture appeared in the *American Architect* and *Harpers*, publicity that popularized Colonial Revival style.

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Churches displaying the Colonial Revival Style typically draw inspiration more heavily from specific references rather than composites of colonial architecture. Colonial churches referenced by architects in the late nineteenth and early twentieth century included the First Baptist Meetinghouse in Providence, Rhode Island, Christ Church in Philadelphia, and St. Michael's Episcopal Church in Charleston. Some architects went directly to England studying St. Martin's-in-the-Fields, or St. Giles-in-the-Fields, London, which many colonial architects themselves had drawn upon for churches built in America between 1730 and 1770. In its application to American churches, the Colonial Revival Style drew much of its roots from the designs of James Gibbs and Christopher Wren. Gibbs helped to popularize the contrasting steeple and portico system of many distinctive churches which emerged in America about 1730 and experienced a revival between the 1870s and the 1950s. Other identifying characteristics of Colonial Revival architecture include a two-story symmetrical facade with gable, hip, or gambrel roofs; an accentuated door, normally with a fanlight pediment, or crown and pilaster surrounds; entrance porches accented with columns, typically executed with Corinthian, Doric, or Ionic capitals; and double-hung multi-pane sash windows. The style began to appear in Florida in the late 1880s and continues to be built in modified forms today.

In Florida, the popularity of residential forms of the style was eclipsed in the early 1920s by the Bungalow and Mediterranean Revival Styles. The typical Colonial Revival house in Florida is an eclectic mixture of several of colonial designs rather than a direct copy of a single plan. The influences of the Prairie Style and American Foursquare plan often appear on models. The style appeared in the state in the late 1880s and reached the height of its popularity in the second and third decades of the twentieth century. Some identifying characteristics of Colonial Revival architecture include roofs often pierced by dormers; an accentuated door, normally with a classical surround, either solid or glazed; simple entry porches supported by slender columns; a symmetrical facade (although it is fairly common for the door to be set off-center); double-hung sash windows, usually with multi-pane glazing in each sash; and windows that are frequently set in pairs.

Frame Vernacular

The term, "Frame Vernacular," the prevailing description of residential architecture in Florida, refers to common wooden construction techniques employed by lay or self-taught builders. The term does not imply inferior or mundane architecture. Buildings characterized as vernacular lend themselves to categorization by building form associated with a particular era, function, or region of the country, rather than classification within a particular genre of formal architecture. The *Oxford English Dictionary* defines vernacular architecture as "native or peculiar to a particular country or locality...concerned with ordinary domestic and functional buildings rather than the essentially monumental." Most often associated with houses, vernacular building forms changed with the Industrial Revolution, which brought about the standardization of construction parts and materials, and exerted a pervasive influence over vernacular house design. Popular magazines disseminated

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information about architectural trends throughout the country. The railroad provided affordable and efficient transportation for manufactured building materials. Ultimately, individual builders had access to a myriad of finished architectural products from which to create their own designs.

In Winter Park, like many other areas of Florida, Frame Vernacular dwellings are typically one or two stories in height. With a balloon or platform frame structural system constructed of pine or cypress, they display a variety of footprints and forms. Early forms used in Florida include double-pile or single-pile, I-house, irregularly massed, and saddlebag. The double-pile classification defines dwellings two rooms deep, and single-pile smaller houses only one room in depth. Part of double-pile conventions, an I-house plan is based on a central hall and staircase dividing the living spaces. Irregularly massed houses typically have either a composite, cross plan, L-plan, T-plan, or upright-and-wing form. Displaying a side-facing gable roof with a living space one room deep and two rooms wide, the saddlebag cottage often defines housing in African-American neighborhoods in the South.

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

During the Great Depression and after World War II, Frame Vernacular construction reflected a trend toward simplicity. Residences are smaller with more shallow-pitched roof lines than those of the previous decades and usually rise only one story in height. The decrease in size of the private residence is largely a reflection of the diminishing size of the American family. Another postwar influence on residential design was the proliferation of the automobile, which resulted in architects and plan books incorporating carports, garages, and porte cocheres into the designs of Frame Vernacular buildings.

Masonry Vernacular

The term, Masonry Vernacular, applies to buildings that have no formal style of architecture and is defined as the common masonry construction techniques of lay or self taught builders. Prior to the Civil War, vernacular designs were local in nature, transmitted by word of mouth or by example and relying heavily upon native building materials. With the coming of the American Industrial Revolution, mass manufacturers became the

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pervasive influence over vernacular design. Popular magazines featuring standardized manufactured building components, house plans, and house decorating tips flooded consumer markets and helped to popularize building trends across the country. The railroad also aided the process by providing cheap and efficient transportation for manufactured building materials. Ultimately, the individual builder had access to a myriad of finished architectural products from which to select to create a design of his own.

Masonry Vernacular is more commonly associated with commercial buildings than with residential architecture where wood frame dwellings dominate. The name applies to a large range of buildings from relatively small one-story stores to four-story buildings that contain a variety of uses, including apartments, offices, and public meeting halls in the upper stories. Late-nineteenth century models often display heavily accented cornices, window hoods, and iron-framed storefronts. Some display Romanesque or Italianate influences with rounded or heavily accented window lintels. Oriels or bays protrude from corners or wall surfaces. Some examples feature the rough-faced cast concrete blocks, an appearance popularized by Henry Hobson Richardson's stone Romanesque buildings of the late nineteenth century. In Florida, most early twentieth century models were brick and typically exhibited a symmetrical façade; brick corbeled cornice, stylized panels, belt courses, and storefronts with paneled wood doors, wood kick panels, plate glass windows, and divided glass transoms. Some twentieth century commercial vernacular designs were influenced by Spanish or Art Deco designs of the period, and hollow tile became commonly used in structural systems. During the 1930s, the International and Streamline Styles influenced masonry vernacular design, and reinforced concrete construction techniques became more frequently used to produce a variety of forms. Beginning in the Great Depression and accelerating after World War II, concrete block construction became a popular masonry building material in Florida. In addition to the common 8"x8"x16" concrete blocks, architects and builders turned to manufacturers to produce lighter products that offered the same strength and insulating value. In the late-1940s and the 1950s, masonry companies began producing "concrete bricks" measuring 4"x4"x8", 4"x4"x16", and several other dimensions. Many of these block and brick products were poured solid with concrete after the completion of the wall system.

Mediterranean Revival

The Mediterranean Revival Style, largely found in Florida and California, states with a Spanish colonial heritage, embraces a broad category of subtypes of Spanish revival architecture in America. The style gained popularity in the late nineteenth and early twentieth centuries. Mission Revival originated in California during the 1890s, primarily through the impetus of the Southern Pacific Railway, which applied the style to depots and resort hotels. Architects began using regional historical precedents to design buildings within a local context. The influence of Mission, Spanish, and other Mediterranean region-derived styles found additional expression through a study of Latin American architecture made by Bertram Goodhue at the Panama-California Exposition in San Diego in 1915. The exhibition prominently featured the rich Spanish architectural variety of South and

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Central America. Encouraged by the publicity afforded the exposition, architects began to look directly to the Mediterranean basin where they found more building traditions.

In Florida, the popularity of the Mediterranean Revival Style soared in the 1920s and maintained a pervasive influence on building design until World War II. The style came to symbolize Florida architecture during the 1920s and was adapted for a variety of building types, ranging from churches, country clubs, townhouses, commercial and government buildings, hotels, mansions, railroad depots, theaters, and small residences, the latter often referred to as "Spanish bungalows." Journals, such as *Architectural Record*, featured articles on the style. In June 1925, *House Beautiful* characterized the style as "a new composite style...producing a type of small villa distinctly for and of Florida" (Matlack Price, "The New Mediterranean Architecture of Florida," *House Beautiful* 57 (June 1925): 664-666). Even small models were often picturesque, displaying an architectural blend that makes it appropriate for adaptation in Florida. Informal in its essence as well as in its execution, this revival Mediterranean Style accords well with the informal life of the great winter resort to which yearly thousands escape all associations with the North. For a brief period during the 1920s, the style gained popularity throughout the country. Sears, Roebuck and Company offered a number of ready-to-assemble house kits between 1918 and the late 1920s with Spanish influences.

Identifying features of the style include complex roof plans, often a combination of flat, gable, and hip roofs with ceramic tile surfacing or cresting along shaped parapets or pent eaves. Bell towers and arcaded wings embellish large models. Textured stucco exteriors often originally had pigments mixed with the cement to form a rich intensity or a light tint. Medallions, sconces, and ceramic tiles adorn walls and chimneys, arched vents and caps with barrel tile cresting. Entrance porches and loggias are contained within arched openings and multi-light casement and double-hung sash windows, often deeply set in the walls or arched openings, admit natural lighting into the interior. Wrought-iron balconets typically protect small balconies with French doors, and pergolas, fountains, and trellises or patios often appear in the surrounding landscape.

Mid-Century Modern

Part of the Modern movement, Mid-Century Modern architecture has its roots in the architecture of the International movement and Frank Lloyd Wright. The primary examples of Mid-Century Modern architecture in Winter Park are associated with modern apartments, government buildings, and professional offices. On several occasions, Frank Lloyd Wright expressed an appreciation for the postwar experiments he found in Florida architecture. Most of those were for residential designs. Wright praised Alfred Browning Parker's sensitivity in the design of his 1954 Coconut Grove house, writing that "This Florida house aims at the highest goal to which architecture may aspire: organic architecture. Along this new but ancient way a home where the enlightened mind can flower, where people can develop their fullest potentials, is still a possibility" (*New York Times*, February 11, 1962). A pioneer of Florida's modern movement, Gene Leedy later said about Mid-Century Modern architecture that "It's a philosophy, it's not a style" (*New York Times*, February 11, 1962; *Orlando Sentinel*, August 27, 2006). His projects between 1950 and 1965 included American National Bank in

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Winter Haven, Brentwood Elementary School in Sarasota, Cypress Gardens Bank, First National Bank of Cape Canaveral, Florida Tile Office Building in Lakeland, and Winter Haven City Hall. The architectural philosophy reflected concrete, simple floor plans, airy and open spaces, and glass, louvers, and overhangs. Often boxy in form, derived from the International style, Mid-Century Modern architecture responded to the climate expressed in simple materials: brick, concrete block, pre-stressed concrete, wood, and glass bereft of applied ornamentation.

Florida's commercial and office buildings defined as Mid-Century Modern architecture display a wide array of appearances, forms, and materials. Emerging about 1940 and finding its fullest expression in the 1950s and 1960s, the style consisted of horizontal masses of pre-stressed concrete or exposed concrete block connecting and bypassing one another, large horizontal overhangs and cantilevers, ground level stilts raising the building above grade to provide entrance courtyards or protected parking areas. Wide floor-to-ceiling window walls blur the distinction between exterior and interior. Roofs of larger buildings, such as churches, commercial, hospitals, and offices, were often pre-stressed or reinforced concrete with arched, curved, flat, folded plate, gable, hyperbolic parabola, or shed systems.

The walls of Mid-Century Modern buildings were constructed and finished with various structural systems and exterior fabrics, such as asbestos-concrete panels, bricks, concrete blocks, curtain walls, non-load-bearing walls, post-tensioning, pre-stressed concrete, steel, weatherboard, and wood framing. Pre-stressed concrete was made with internal stresses applied to it during the manufacturing process. The distribution of the tensile stresses deformed the concrete so that it could withstand deflection and a working load. Concrete blocks were manufactured by combining fly ash, hydrate lime, Portland cement, sand, and other admixtures with water. The hollow concrete block became a standard building material in Florida. In some cases, manufactures added colors to the aggregate to give the finished blocks buff, granite, red, and tan hues. Clear silicone and other sealants were often applied to finished walls rather than paint. Generally devoid of applied decoration, some mid-century buildings display a combination of wall surfaces with brick, stone, stucco, and wood.

Windows systems also represented a broad range, but generally appeared as horizontal bands in commercial buildings, often screened with *brise soleils* or solar screens. They included awning, double-hung sash, jalousie, plate glass, metal casements, and sliding glass. Many commercial, government, and office building applications relied heavily upon awning and plate glass windows. Some churches incorporated sliding glass doors and plate glass windows, some stained glass, awning, or casement windows. Often manufactured with aluminum, *brise soleil* systems protected the windows, screening out direct sunlight but permitted interior views and breezes. Ranging from one-story to twenty stories or more, Mid-Century Modern building shapes often have rectangular shapes, but some models exhibit a series of irregular rectangular masses to form the main body. Round steel posts and pierced concrete block privacy walls emphasize International themes. Some displayed materials produced locally, such as concrete blocks or quarried limestone. Some buildings have large wood purlins extending under broad eaves. Reinforced concrete cantilevers or ledges often protect entrances and window systems.

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Unusual award-winning architecture of the late-1950s and 1960s included Robert M. Little's Dade County Medical Association Building in Miami, in 1965. That year, Weed, Russell, Johnson Associates of Miami designed the Biscayne Federal Savings and Loan Building in Miami, and the Sears, Roebuck & Company Shopping Center in Tampa. The Langford Hotel in Winter Park, and the Hillsborough County Teachers' Credit Union in Tampa, won awards for design excellence in 1957. Warm Mineral Springs Inn in Venice, brought acclaim to Victor Lundy in 1958, and Mark Hampton was recognized for his design of Tampa's Davis Medical Building. The Municipal Building in St. Petersburg Beach, was designed by William B. Harvard, and Pancoast, Ferendino, Skeels, and Burnham won praise for the Matheson Beach House in South Miami. Galloway's Furniture Store in Sarasota, and Silver Springs Tourist Center east of Ocala, won awards in 1959. Mark Hampton's designs of the Life Science Building and Laboratory Building helped establish modernism on the campus of the University of South Florida in Tampa, in the late-1950s and 1960s. The design excellence of Jacksonville's Wesley Manor Retirement Village in 1964 presaged the development of retirement centers across Florida in the late 1960s and 1970s. Pancoast, Ferendino, Grafton, and Skeels designed the Bay Houses Condominiums in Miami, and Frank Folsom Smith and Louis F. Schneider planned the Plymouth Harbor Condominium in Sarasota, both of which were recognized by the Florida Association of Architects for creative solutions. T. Tripp Russell & Associates designed the fashionable Coconut Grove Branch Library in 1966. William Morgan's low-profile Place-by-the-Sea Apartments in Atlantic Beach, contrasted with multi-story hotels elsewhere on the east coast. Barrett, Daffin & Coloney's design of the Killlearn Golf & Country Club in Tallahassee, won awards for design excellence in 1968 and the George A. Smathers Plaza in Miami, earned recognition for Robert Bradford Browne (Bailey, Greer, and Howey 2000: 66, 69, 73, 74, 85, 92, 93).

Mission Revival

The Mission Revival Style is concentrated in Florida and California, those states with a Spanish colonial heritage. The style was given impetus when the Southern Pacific Railway Company adopted it as the style for depots, stations, and resort hotels throughout the Far West. Early high style domestic examples were faithful copies of their colonial ancestors, but during the first two decades of the twentieth century other influences, most notably those of the Craftsman and Prairie Styles, were added to produce new prototypes.

In Florida, the Mission Revival Style gained popularity during the decade before the collapse of the Florida land boom. It was adapted for a variety of building types ranging from churches, city halls, and grandiose tourist hotels to residences. Many commercial buildings were renovated in the 1920s to reflect the style. Identifying features of the style include flat roofs with a curvilinear parapets, or hip roofs with ceramic tile, a dormer on the main or porch roof; stucco façades sometimes in combination with wood siding; entrance porches, commonly with arched openings supported by square columns; casement and double-hung sash windows; the use of wrought iron; and ceramic tile decorations.

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Monterey Revival

Monterey Revival is a minor twentieth-century style derived from the earlier Monterey Style that emerged in California in the 1830s beginning with the Thomas Larkin House. Among other details, Larkin's home featured a front-facing second-floor balcony covered by the main roof, which became a signature characteristic of the far more common revival form. Early models often had a combination of New England and Southwestern architectural features with stucco, and wood-frame walls, double-hung sash windows, and balconies, patios, and verandas. During the second quarter of the twentieth century, the Monterey Revival Style enjoyed a brief renaissance, generally in those regions with a Spanish Colonial heritage. Beginning about 1925, California architects began experimenting with the style, which appeared in various trade journals. The revival version often had a fusion of styles taken from New England, the South, and the Southwest. The City of St. Augustine, Florida, had its own colonial architectural traditions that combined forms similar to those displayed by the later eclectic Monterey Revival Style. Those colonial houses were often two stories in height with a pitched roof and a balcony or gallery that extended the width of the main façade. The long elevation was oriented toward the street. The decorative vocabulary was based upon classical Georgian and Adamesque forms. The revival style emerged partly in reaction to the International Style and partly in search of colonial antecedents. It gained more popularity in the Great Depression, however, as architects and prospective home owners searched for smaller houses than those built in the 1920s, but still exhibited formal detailing and historical precedent.

The Monterey Revival Style generally had rectangular floor plans, and "I," "L," and "T," plans. They had a low-pitched cross-gable roof and a second story balcony, usually cantilevered and connected to the principal roof with exposed wood beams. The façade was oriented toward the street. Exterior materials were stucco, wood, and brick. Wood exteriors were vertical board-and-batten or horizontal weatherboards. The first and second stories generally displayed different materials, wood-over-brick being a common application. Doors and windows often contained multi-light casements, or double-hung sash windows derived from territorial examples with Spanish Colonial antecedents. Prominent architects experimenting with the style in the 1920s and 1930s included Roland Coate, Garrett Van Pelt, and Willis Polk in California, and Henry Harding, Bruce Kitchell, Howard Major, Marsh & Saxelbye, and John Volk in Florida.

Early examples of Monterey Revival built between 1925 and 1935 tended to include Spanish Colonial detailing; those houses constructed in the 1940s and 1950s typically emphasized English Colonial influences. Wrought iron balcony columns and French doors suggested a Creole French variant. Scattered examples of the style were constructed across America's suburbs during the second quarter of the twentieth century. Principally applied to residences, the Monterey Revival Style never gained wide popularity in Florida, and did not make a significant contribution to commercial or public building trends. The style enjoyed its largest growth in the 1930s and persisted into the 1940s. Notable examples in Florida have been documented in Fort Lauderdale, Jacksonville, Orlando, Palm Beach, Vero Beach, and West Palm Beach.

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Shingle

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

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

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

ARCHITECTURAL SIGNIFICANCE

The buildings contributing to the historic district embody a small but diverse range of styles. Stylistic influences representing movements and revivals in architecture from the late nineteenth and early twentieth centuries include Colonial Revival, Mediterranean Revival, Mission Revival, Monterey Revival, and Shingle Styles. Several resources are constructed in the Frame and Masonry Vernacular traditions. The historic district also includes several Mid-Century Modern buildings. The buildings in the district date from several periods of development and exhibit a high degree of craftsmanship. Collectively, they represent a variety of architectural forms, stylistic influences, forms, and uses popular throughout the nation during the late nineteenth century and first half of the twentieth century.

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National Register of Historic Places
Continuation Sheet

Interlachen Avenue Historic District
Winter Park, Orange Co., FL

Section Number 9 Page 4

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National Park Service

National Register of Historic Places
Continuation Sheet

Interlachen Avenue Historic District
Winter Park, Orange Co., FL

Section Number 9 Page 5

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Interlachen Avenue Historic District
Winter Park, Orange Co., FL

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National Park Service

National Register of Historic Places Continuation Sheet

Section Number 9 Page 7

Interlachen Avenue Historic District
Winter Park, Orange Co., FL

Internet Websites

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http://www.ut.edu/uploadedFiles/Academics/Catalogs/Catalog_2002-2003/02theregister.pdf

<http://www.wtpl.org/wphistory/WinterParkHomes/OsceolaLodge.htm>

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Interlachen Avenue Historic District
Winter Park, Orange Co., FL

Section Number 10 Page 1

VERBAL BOUNDARY DESCRIPTION

See the attached scaled map of the Interlachen Avenue Historic District.

BOUNDARY JUSTIFICATION

The boundary encloses a small concentration of historic resources extending between Winter Park's historic commercial downtown and Lake Osceola.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Interlachen Avenue Historic District
Winter Park, Orange Co., FL

Section Number Photo Page 1

PHOTOGRAPHIC LIST

1. 232 North Knowles Avenue, Interlachen Avenue Historic District
2. Winter Park (Orange County), Florida
3. Sidney Johnston
4. 2009
5. Historian, Bland & Associates, Inc. Jacksonville, FL
6. View showing front (west) façade, facing east
7. Photograph number 1 of 18

Numbers 2-5 are the same for the remaining photographs.

1. 231 North Interlachen Avenue
6. View showing front (east) facade, facing northwest
7. Photograph number 2 of 18

1. 301 North Interlachen Avenue
6. View showing front (east) facade, facing west
7. Photograph number 3 of 18

1. 331-341 North Interlachen Avenue
6. View showing front (east) facade, facing west
7. Photograph number 4 of 18

1. 125 North Interlachen Avenue
6. View showing front (east) facade, facing northwest
7. Photograph number 5 of 18

1. 125 North Interlachen Avenue (addition)
6. Morse Boulevard entrance to Wesleyan Education Building, facing northeast
7. Photograph number 6 of 18

1. 125B North Interlachen Avenue
6. View showing front (east) façade, facing west
7. Photograph number 7 of 18

1. 225 South Interlachen Avenue
6. View showing front (east) façade and south elevation, facing northwest
7. Photograph number 8 of 18

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

**Interlachen Avenue Historic District
Winter Park, Orange Co., FL**

Section Number Photo Page 2

1. 225A South Interlachen Avenue
6. View showing front (east) facade, facing west
7. Photograph number 9 of 18

1. 153-157 East New England Avenue
6. View showing front (south) facade and east elevation, facing northwest
7. Photograph number 10 of 18

1. 311 East Morse Boulevard
6. View showing west elevations of buildings 5 & 6, facing northeast
7. Photograph number 11 of 18

1. 311 East Morse Boulevard
6. View showing south elevations of buildings 4, 5, & 6 and entrance into subterranean garage, facing northwest
7. Photograph number 12 of 18

1. 311 East Morse Boulevard
6. View showing south elevations of buildings 4, 5 & 6, facing northwest
7. Photograph number 13 of 18

1. 311 East Morse Boulevard
6. View showing front (south) facade building 5, facing northeast
7. Photograph number 14 of 18

1. 311 East Morse Boulevard
6. View showing northeast and southwest elevations building 8, facing southeast
7. Photograph number 15 of 18

1. 180 North Knowles Avenue
6. View showing front (west) facade and south elevation, facing northeast
7. Photograph number 16 of 18

1. 206, 210, 212 East Morse Boulevard
6. View showing front (north) facade and west elevations, facing southeast
7. Photograph number 17 of 18

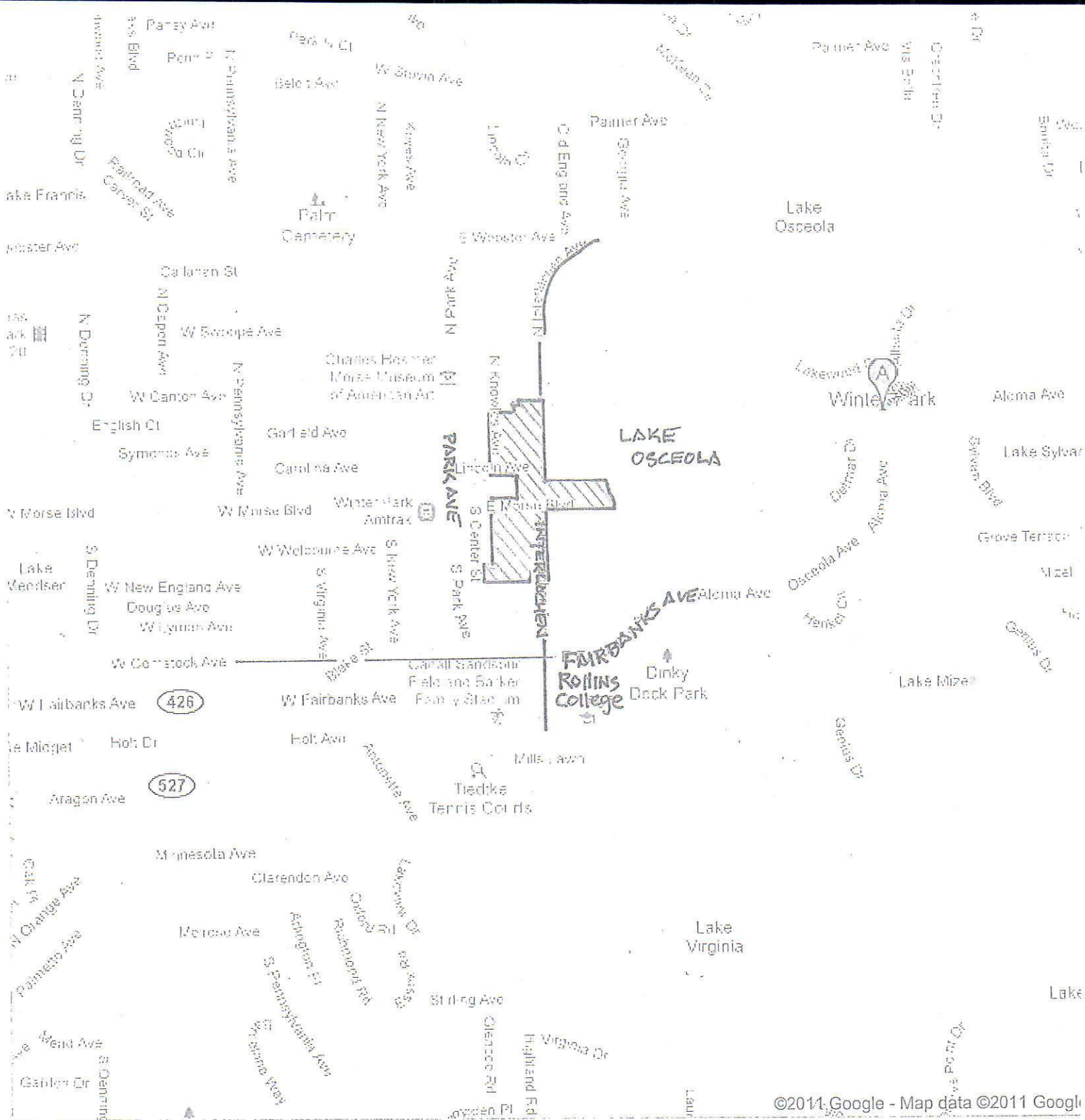
**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

**Interlachen Avenue Historic District
Winter Park, Orange Co., FL**

Section Number Photo Page 3

1. 225B South Interlachen Avenue
6. East and north elevations, facing southwest
7. Photograph number 18 of 18



INTERLACHEN AVENUE HISTORIC DISTRICT

Figure #1
SETTING showing Interlachen Ave., Lake Osceola, Fairbanks Ave., Rollins College, Park Ave.



Interlachen Avenue Historic District
 Winter Park, Orange County, Florida

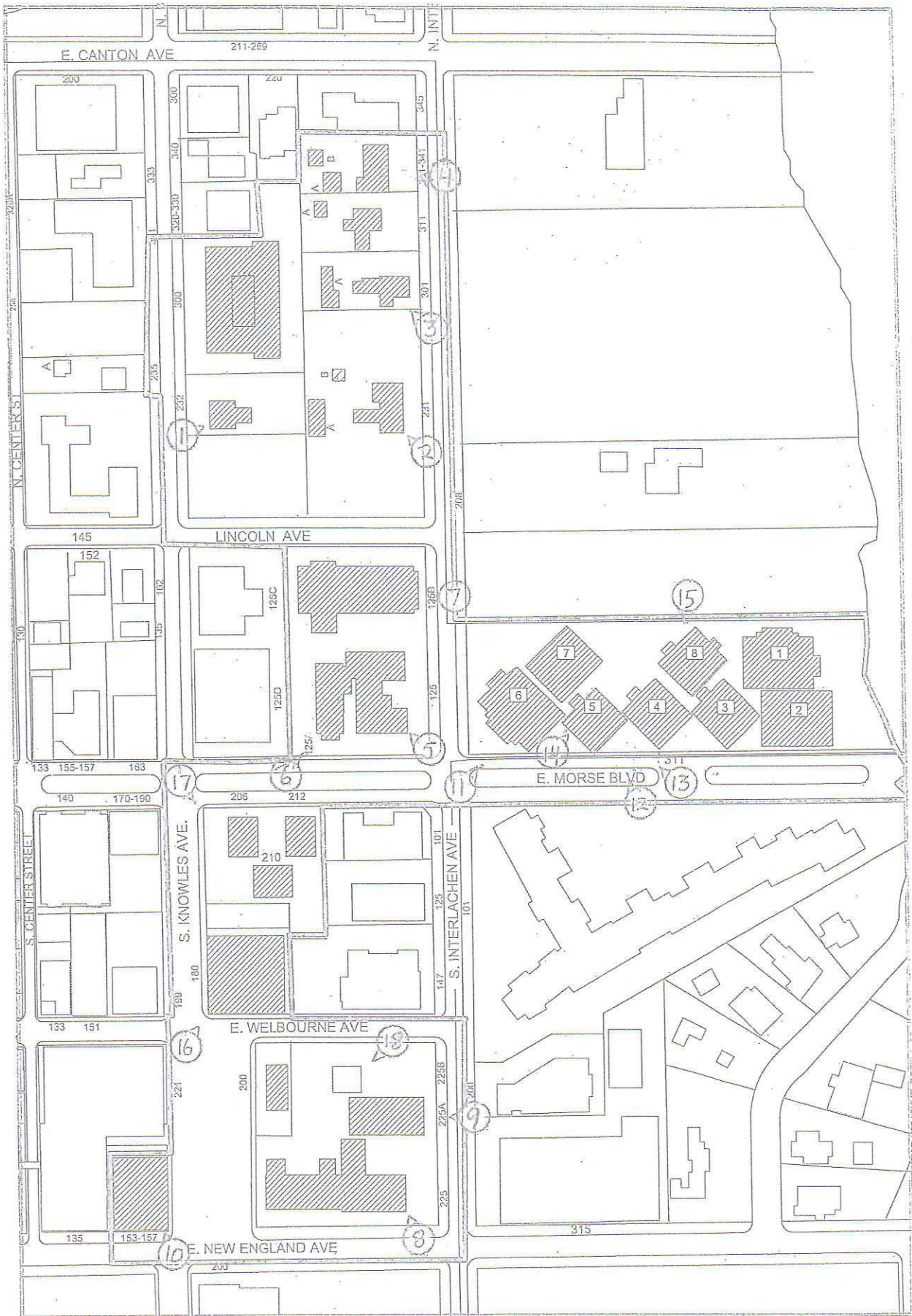
LEGEND

- Contributing Buildings
- Noncontributing Buildings
- Street Addresses
- Historic District Boundry



501





Interlachen Avenue Historic District
 Winter Park, Orange County, Florida

PHOTO DIAGRAM

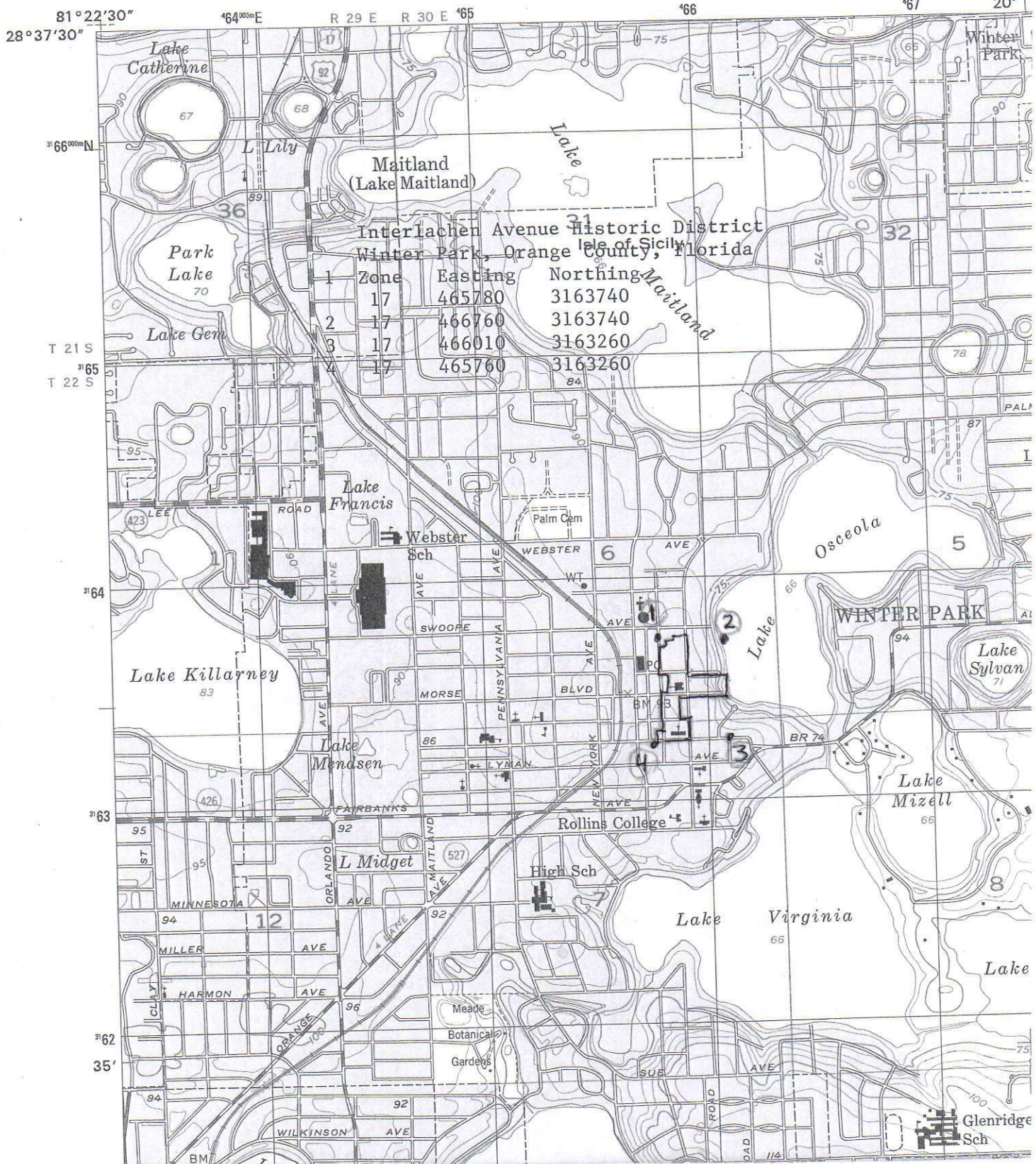
LEGEND

- Contributing Buildings
- Noncontributing Buildings
- Street Addresses
- Historic District Boundary





U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY





INTERLACHEN HISTORIC DISTRICT

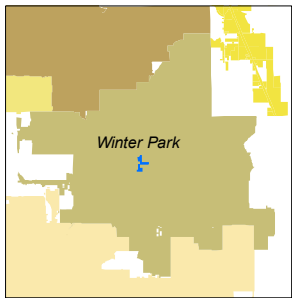
NATIONAL REGISTER OF
HISTORIC PLACES

City of Winter Park
Florida

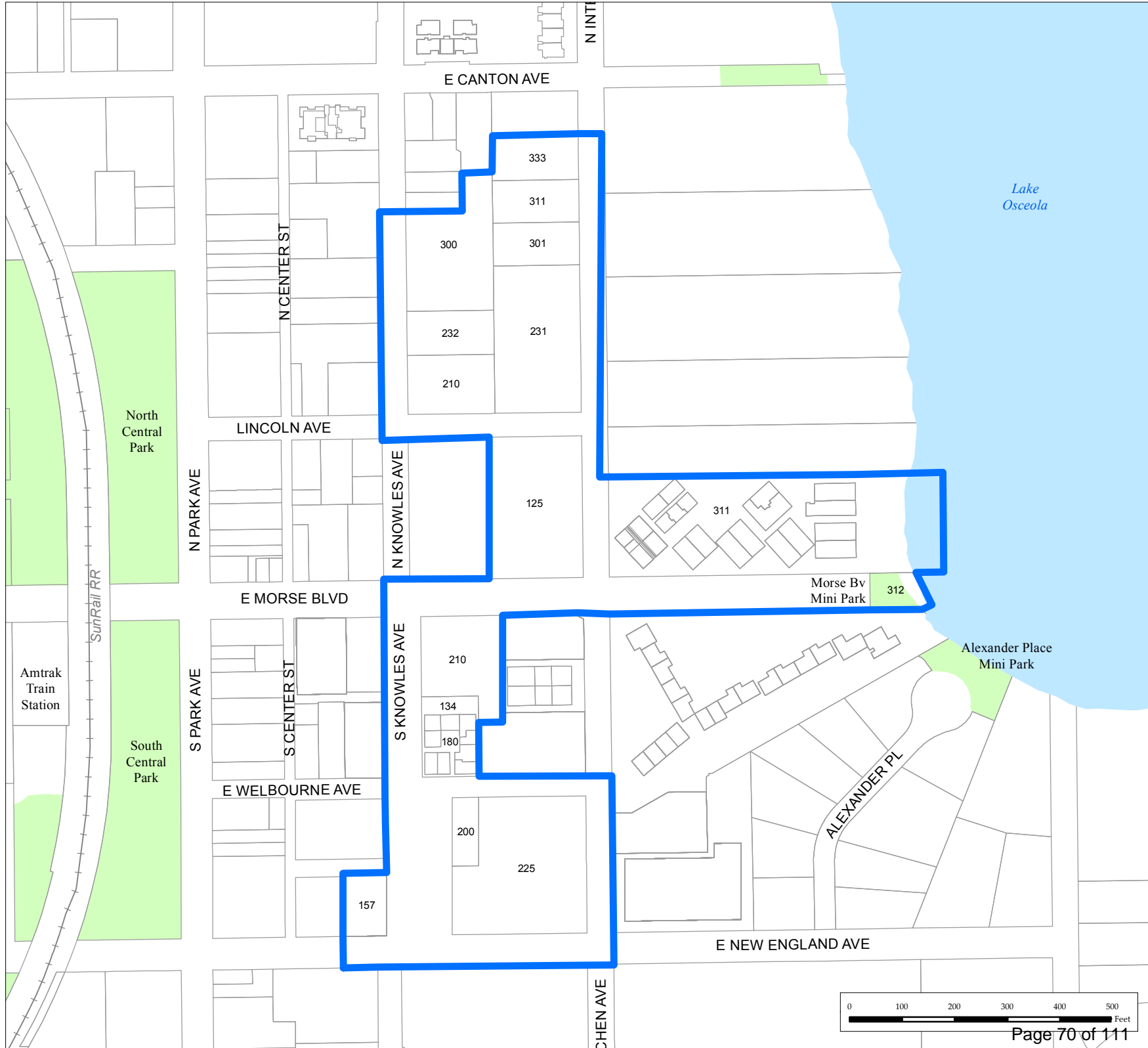
Legend

- Historic Districts
- Parcels
- Parks
- Water
- Railroads

VICINITY MAP



Date: 5/23/2016
Source: City of Winter Park
Planning Department



Lake Osceola

Alexander Place Mini Park

Morse Bv Mini Park



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 OR09903
 Recorder # 39
 Field Date 1/19/2009
 Form Date 3/3/2009
 FormNo 200901
FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? YES

GENERAL INFORMATION

Site Name (address if none) 210 E Morse Blvd Multiple Listing (DHR only) _____
 Other Names _____ >> _____
 Survey or Project Name _____ Survey# _____
 National Register Category Building(s)

LOCATION & IDENTIFICATION

Street No.	Direction	Street Name	Street Type	Direction Suffix
<u>210</u>	<u>East</u>	<u>Morse</u>	<u>Boulevard</u>	

Cross Streets (nearest/ between) _____
 City / Town (within 3 miles) Winter Park In Current City Limits? YES
 County Orange Tax Parcel #(s) _____
 Subdivision Name _____ Block _____ Lot _____
 Ownership _____
 Name of Public Tract (e.g., park) _____
 Route to (especially if no street address) _____

MAPPING

USGS 7.5' Map Name _____ Publication Date >> ORLANDO EAST, 1980
 Township: _____ Range: _____ Section: _____ 1/4 section: _____ >> 22S ; 30E ; 6; UNSP
 Irregular Section Name: _____
 Landgrant _____
 UTM: Zone _____ Easting _____ Northing _____
 Plat or Other Map (map's name, location) _____

DESCRIPTION

Style Frame Vernacular Other Style _____
 Exterior Plan Rectangular Other Exterior Plan _____
 Number of Stories 3
 Structural System(s) >> Wood frame
 Other Structural System(s) _____
 Foundation Type(s) >> Piers
 Other Foundation Types _____
 Foundation Material(s) >> Brick
 Other Foundation Material(s) _____
 Exterior Fabric(s) >> Asphalt-rolled
 Other Exterior Fabric(s) _____
 Roof Type(s) >> Hip
 Other Roof Type(s) _____
 Roof Material(s) >> _____
 Other Roof Material(s) _____
 Roof Secondary Structure(s) (dormers etc) >> _____
 Other Roof Secondary Structure(s) _____
 Number of Chimneys 1
 Chimney Material _____
 Other Chimney Material(s) _____
 Chimney Location(s) _____

HISTORICAL STRUCTURE FORM

80R09903

DESCRIPTION (continued)

Window Descriptions metal sash

Main Entrance Description (stylistic details) _____

Porches: #open _____ #closed _____ #incised _____ Location(s) _____

Porch Roof Types(s): _____

Exterior Ornament _____

Interior Plan _____

Other Interior Plan _____

Condition Good

Structure Surroundings

Commercial: MOSTLY this category

Residential: _____

Institutional: SOME of this category

Undeveloped: _____

Ancillary Features (Number / type of outbuildings, major landscape features) _____

Archaeological Remains (describe): _____

If archaeological remains are present, was an Archaeological Site Form completed? _____

Narrative Description (optional) _____

HISTORY

Construction year 1922

Architect (last name first): _____

Builder (last name first): _____

Changes in Locations or Conditions

Type of Change

Year of Change

Date Change Noted

Description of Changes

>> _____

Structure Use History

Use _____

Year Use Started _____

Year Use Ended _____

>>

Church; 1922;

Other Structure Uses _____

Ownership History (especially original owner, dates, profession, etc.) _____

RESEARCH METHODS

Research Methods _____

>>

FL Master Site File-Cultural Resources

Other research methods _____

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? _____

Name of Local Register if Eligible _____

Individually Eligible for National Register? YES

Potential Contributor to NR District? YES

Area(s) of historical significance _____

>>

Other Historical Associations _____

Explanation of Evaluation (required) This building is a good example of Frame Vernacular architecture. It contributes to the Downtown Winter Park HD in the areas of architecture and community planning and development

HISTORICAL STRUCTURE FORM

80R09903

DOCUMENTATION (Photos, Plans, etc.)

Photographic Negatives or Other Collections Not Filed with FMSF, Including Field Notes, Plans, other Important Documents.

Document type: _____

Maintaining Organization: _____

File or Accession #: _____

Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles

Recorder Address / Phone 4104 St. Augustine Rd Jacksonville, Fl 32207

Recorder Affiliation Bland & Associates, Inc Other Affiliation _____

Is a Text-Only Supplement File Attached (Surveyor Only)? NO

***** MASTER SITE FILE USE ONLY *****

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 3/25/2009

SHPO's Evaluation of Resource

_____ Date _____

Form Comments: _____

REQUIRED PAPER ATTACHMENTS

- (1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED
- (2) LARGE SCALE STREET OR PLAT MAP
- (3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5"

OR09903-200901

Supplementary Printout

- > **USGS map name/year of publication or revision:**
ORLANDO EAST;1980

- > **Township/Range/Section/Qtr:**
22S ;30E ;6;UNSP

- > **Structural system(s):**
Wood frame

- > **Foundation types:**
Piers

- > **Foundation materials:**
Brick

- > **Exterior fabrics:**
Asphalt-rolled

- > **Roof types:**
Hip

- > **Roof materials:**

- > **Roof secondary structures (dormers etc):**

- > **Change status/year changed/date noted/nature:**

- > **Original, intermediate, present uses/year started/year ended:**
Church;1922;

- > **Research methods:**
FL Master Site File-Cultural Resources
FL Master Site File-Manuscripts
Pedestrian
Examine local tax records

- > **Area(s) of historical significance:**

- > **Repositories: Collection/Housed/Accession#/Describe**

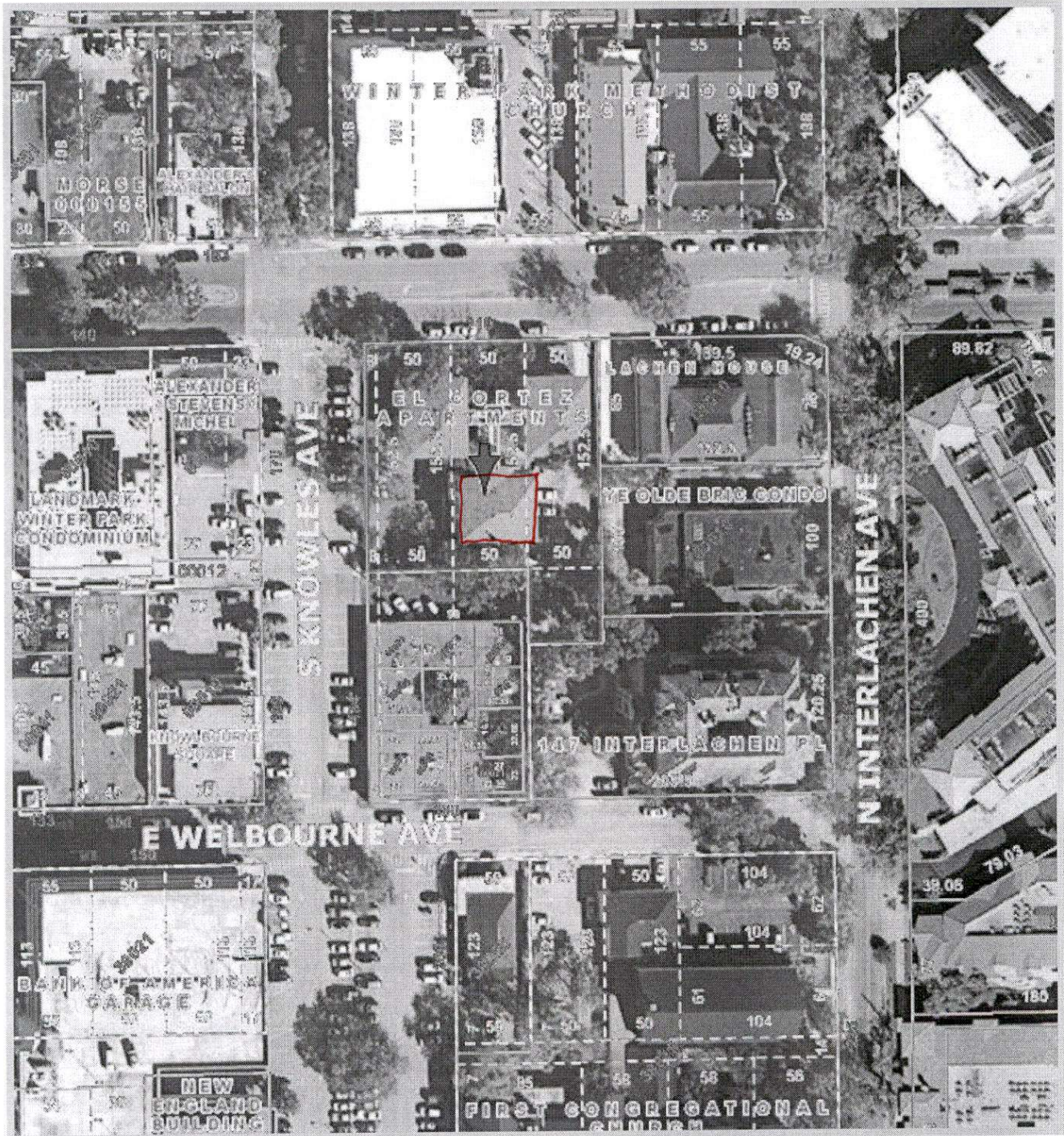
- > **[Other name(s)]:**



OR9903
RN39

OCA Web MAP

PRINT CONTACT



Parcel ID: 302207877600120

0 50 ft

This map is for reference only and is not a survey.

Created on 1/6/2009, Copyright 2007. Orange County Property Appraiser.







El Cortez

210

OFFICE
407-577-0141





RESERVED PROPERTY
ALL RIGHTS RESERVED

OFFICIAL
PROPERTY



From: [Jerome Donnelly](#)
To: [Planning](#)
Subject: [EXTERNAL] Proposal to demolish the El Cortez Apts.
Date: Monday, August 4, 2025 3:17:11 PM

TO THE WP HISTORIC PRESERVATION BOARD:

I write in opposition to the proposed demolition of the El Cortez Apts. They comprise a well-known historic site in the downtown, practically the only one left. The historic apartments across the street were unfortunately allowed to be turned into a church gymnasium some years ago, and losing the El Cortez would only compound the abandonment of the neighborhood's history.

Losing this historic site in exchange for more high-end condominiums would serve a special interest instead of serving the Winter Park community as a historic interest as well as a continuing source of residences.

I make these comments as a nearby resident of the property and as a (three-term) WP City Commissioner who supported historic preservation. I offer one example: the two houses on New England Ave., just west of Chase and across from the old library had fallen into disrepair and looked like a slum. A proposal to demolish them and replace them with condos came before the City Commission. As a Commissioner, I led the opposition to the proposed demolition, and persuaded the Commission to reject the proposal. The two houses were subsequently restored to their current admirable states.

The very WP house in which I raised a family was built in 1883 was falling into disrepair at the time I bought it, and my purchase kept it from being demolished. My (now former) residence at 621 Osceola Avenue (on the corner of Osceola Ct., next to the Polasek Museum) stands out as a fine historic home, which the current owner has maintained. No one would now think of demolishing it. Let's treat the El Cortez in the same spirit of preservation.

Jerome Donnelly



Historic Preservation Board

agenda item 4.b

item type

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

meeting date

August 13, 2025

prepared by

Allison McGillis, Director of Planning and Zoning

approved by

Allison McGillis, Director of Planning and Zoning

subject

HDA 25-03/COR 25-08. Request by Jordan Lofton to individually designate her home at 1645 North Park Avenue, zoned R-1A, as a historic resource on the Winter Park register, and to add an exterior mechanical lift to the rear of the property as a secondary access to second story inclusive of a side setback variance of seven (7) feet in lieu of the ten feet required.

motion | recommendation

Staff recommendation is for approval for both requests.

background

The applicant and homeowner, Jordan Lofton, is requesting individual historic designation for her residence located at 1645 North Park Avenue, which is zoned R-1A. In addition to the designation, she is also seeking approval for the installation of an exterior mechanical lift at the rear of the home to provide secondary access to the second floor. This request includes a variance for a reduced side yard setback of seven (7) feet in lieu of the ten (10) feet required by code.

Constructed in 1924, the home is a strong contributing example of early 20th-century residential architecture in Winter Park. Designed in the Craftsman Bungalow style, it retains a high level of architectural integrity with defining features such as a front-gabled roof with overhanging eaves and exposed rafter tails, a prominent front porch supported by squared columns, multi-light windows, and a central dormer. The home is finished in smooth stucco and painted in a historically appropriate color palette.

In recent years, the applicant has made thoughtful improvements to the front yard to address grading issues and enhance the home's curb appeal. These enhancements include the addition of a central fountain and symmetrical planting beds, as well as a new gray paver driveway that complements the home's historic character without detracting from its setting.

Certificate of Review Request:

To improve accessibility and safety, particularly for residents or guests with mobility

challenges, the applicant proposes to install a vertical mechanical lift adjacent to the rear sun deck. The existing second-story access is limited to an interior staircase that is only 28 inches wide, steep, and exits through the kitchen. The staircase is a structural element of the home and cannot be easily relocated or modified.

The proposed lift will be attached to the rear of the home and designed to blend with the existing architecture. It will feature white powder-coated aluminum railings to match the new deck railing system. When not in use, the lift will remain in the raised position, giving the appearance of an extension of the deck and minimizing any visual impact.

Building code requires a five-foot setback between the lift and the adjacent pool. While the lift could be installed within the standard ten-foot side yard setback, it would only provide 29 inches of clearance from the pool, which is insufficient. The applicant is requesting a variance to allow placement of the lift at the seven-foot mark, which would provide the necessary five feet of pool clearance and align the lift with the existing structure without introducing new encroachment. The installation will be located at the rear of the home, out of view from the street, and is designed to minimize impacts to neighboring properties while preserving the historic character of the residence.

alternatives | other considerations

fiscal impact

attachments

1. Location Map
2. Aerial Map
3. Front View of Home
4. 1645 N Park Ave_Lift Variance Details
5. HPB Application _ 1645 N Park_071625
6. HPB Designation Application_1645 N Park_1645



Maitland

N Park Ave

Ridgewood Ave

Willard Ave

Lyndale Blvd

Sunny Side Dr

Granville Dr

Williams Dr

Granville Dr

Stewart St

Summerland Ave

Green Cove Rd

Rain Tree Pl

N Park Ave

N Park Ave

Louisiana Ave

Wilma Ave

N Denning Dr

Kentwood Ave

Oaks Blvd

Pansy Ave

Rain Tree Ct

Park North Ct

Park North Pl

Holler Hyundai
Hwp Partners Lllp

Solana Ave

Dixon Ave

Private Dr

Wisconsin Ave

Friends Ave

Cherokee Ave

Hamilton Place Ct

CSX RAILROAD (SunRail)

Penn Ave

N Pennsylvania Ave

Beloit Ave

First Baptist Church
First Baptist Of
Winter Park Inc

N New York Ave

Northwood Cir

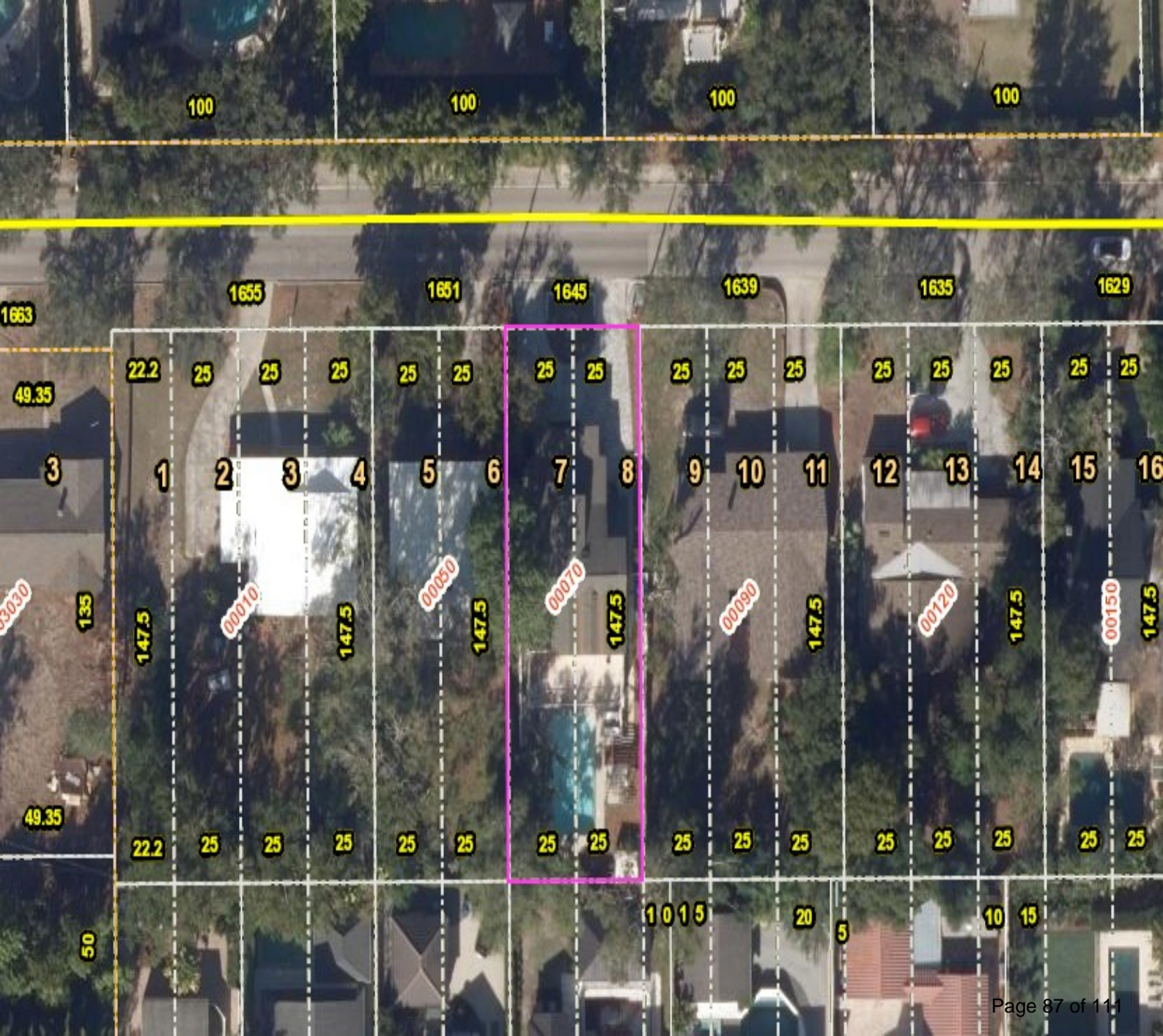
City Of
Winter Park

Tantum Ave

City Of
Winter
Park

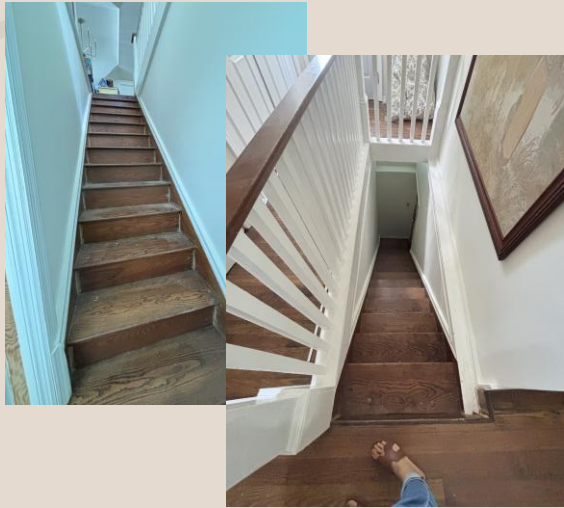
Keyes Ave

Winter Park
Community





REMINDER OF REASONS EXTERIOR ACCESS



- Current State

- Only egress from second story is through original stairway that exits into kitchen
 - 28" Wide and steep
 - Staircase is structural and cannot be moved

- Future State

- Add new mechanical lift as a new form of egress attached to sun deck

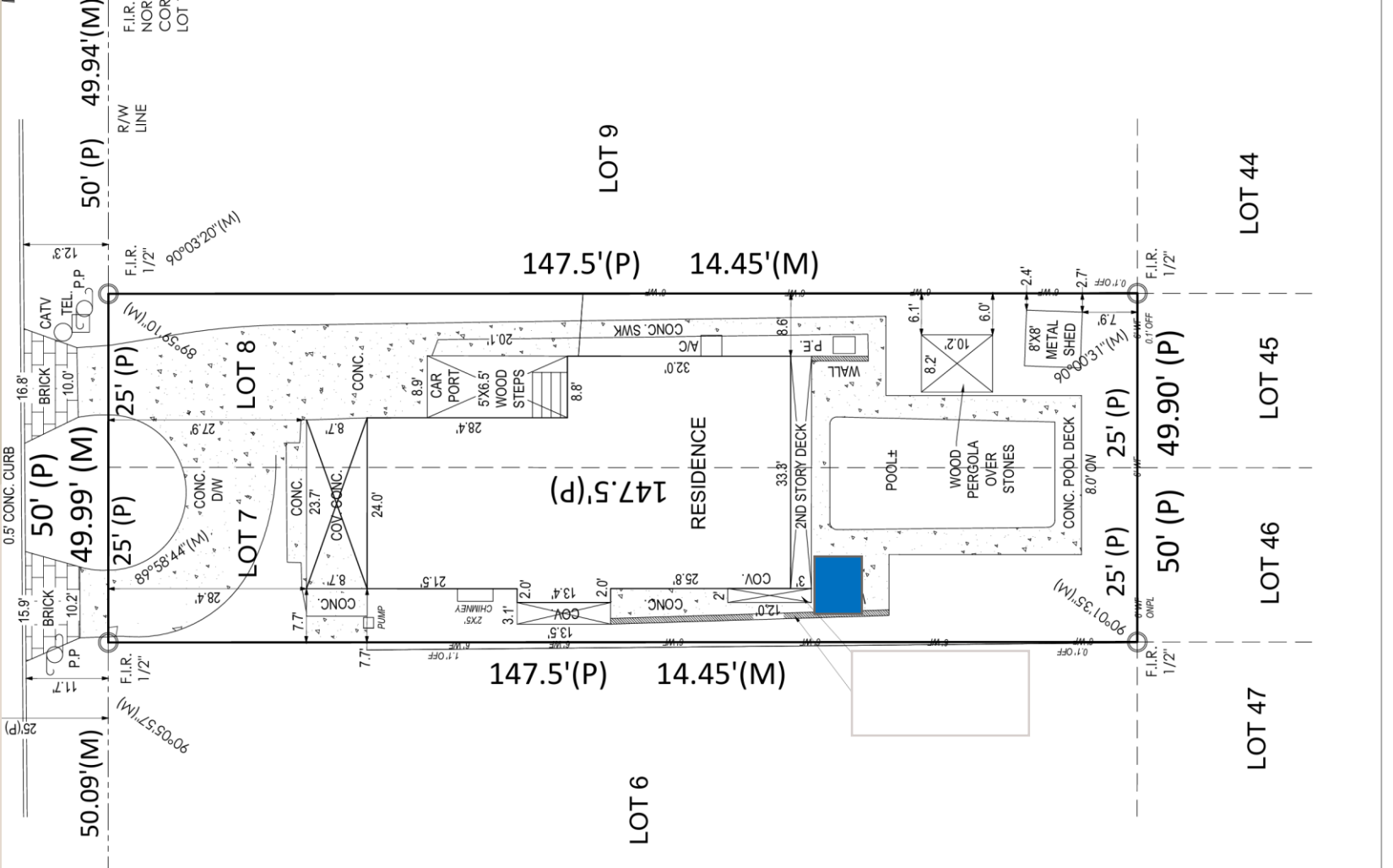


REASON FOR VARIANCE



- The Winter Park Build Code requires the lift to be 5 feet away from the existing pool area.
- The lift could be installed to comply with the 10 foot setback BUT this places the lift 29" away from the pool's edge.
- The variance would allow:
 - The lift to be attached at the 7 foot mark in line with the existing home exterior. (NO NEW ENCROACHMENT)
 - The additional space would provide for 5 feet clearance from the pool edge.
 - Rear only modification to the elevation thus avoiding views from the street and minimizing impact to neighbors.
 - Adds greater accessibility for guests and residents who may find stairs difficult.

SURVEY VIEW



BEFORE and AFTER DRAWING

BEFORE



AFTER



When not in use lift stays up looking like an extension of the deck.

Example Lift Photo from Manufacturer



Deck Railing & Lift Railing to Match

Opting for white powder coated aluminum on lift to tie into new deck rails.

Upgraded feature and railing system to ensure high quality look and lower maintenance.





APPENDIX 1

EXAMPLES OF PRODUCT AND
PRODUCT DETAILS

Lift Specifications



Capacity: 1,000 Pounds

Motor: 1 HP

Gearbox: 90:1 Fully Enclosed Worm

Controls: Radio Remote with Separate limit switches mounted at up and down location

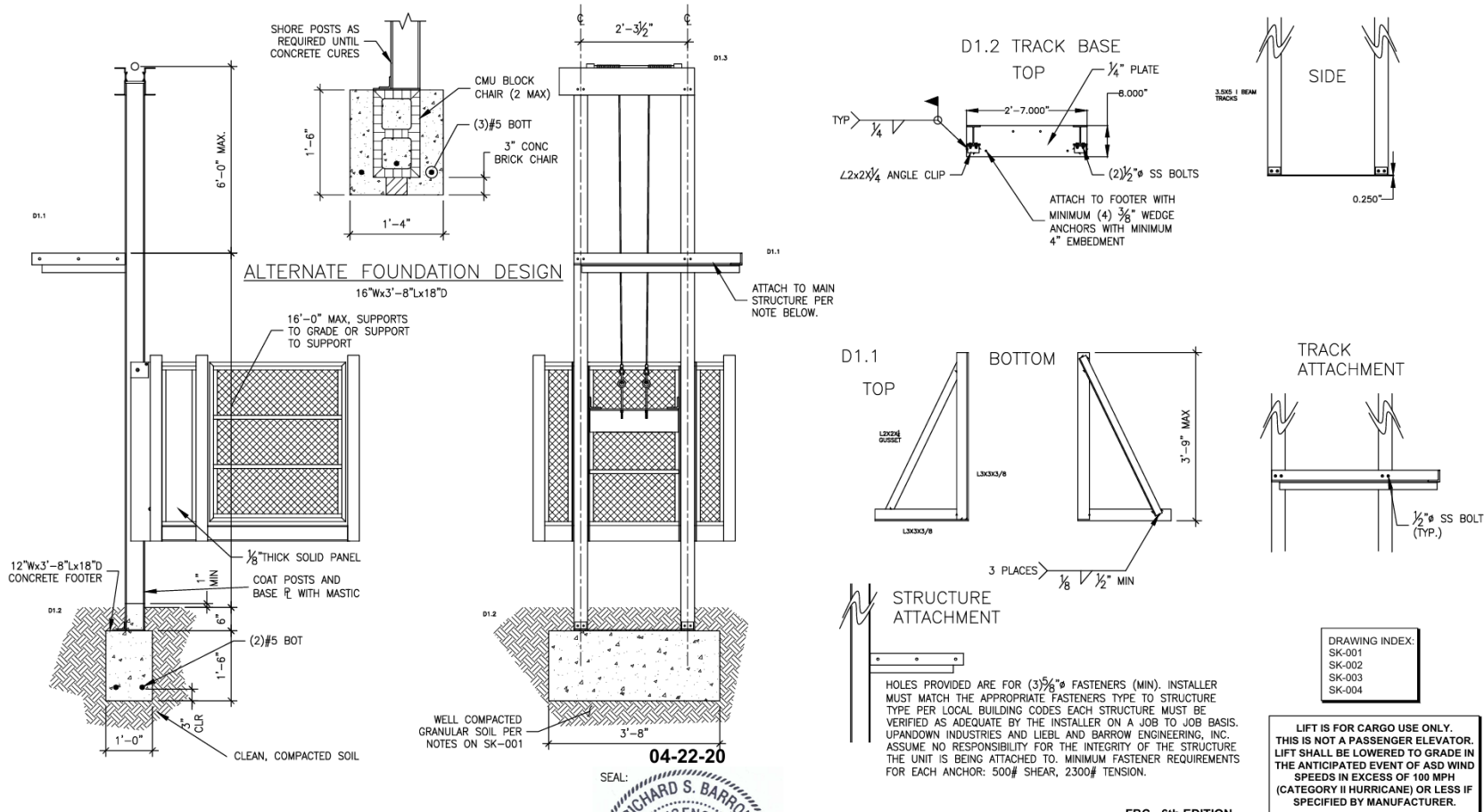
Tracks Dual 5" by 3.5" high beam 3.5" x 5", 3.77-pounds-per-foot 6061-T6

Key Features

- Dual cables are one of our most important technical features. A single 1/4" stainless steel cable has a breaking strength of 6,400 pounds. For added security, we use two. Furthermore, we protect these cables from damage by using a grooved cable winder. Cables can be their own worst enemies when they are free to double wrap. Top layers of cables become cutting edges for lower layers, which causes premature failure. Our cable winders ensure that cables always wind in a single layer.
- In addition to using dual cables, we also use a slack cable brake. The brake is spring-loaded and connects directly to the cables. If cable tension is interrupted due to a failure, the brake instantly responds and prevents the car from falling. This feature also prevents the car from falling due to a gearbox issue. This is a Veranda 'Vator patented braking system
- Our dual mast is also important. Cargo lifts with a single mast tend to use the mast as a pivot-point rather than a guide. By using two masts we eliminate sway, making the carriage very stable.
- The Veranda 'vator cargo lift is fast. We understand that 5 to 6 minutes' time for a full cycle can add up, especially when you have multiple packages to transport. Travel from ground level to second floor takes less than a minute for most installations.

Example Drawings Page 1

G:\LBE Projects\ACAD 2018\18-506 (Upandown Lifts)\DWGS\18-506.38 Generic FLX-PLANS.dwg, 4/22/2020 8:59:46 AM, John, 1:1



04-22-20



STRUCTURAL ASPECTS ONLY

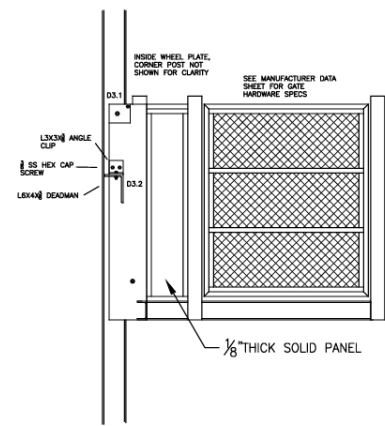
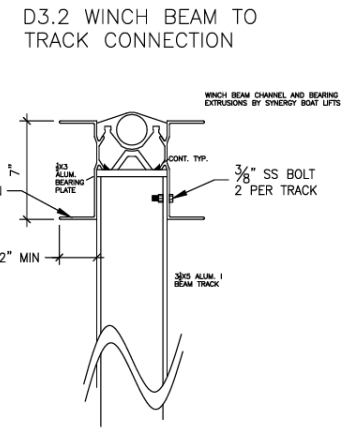
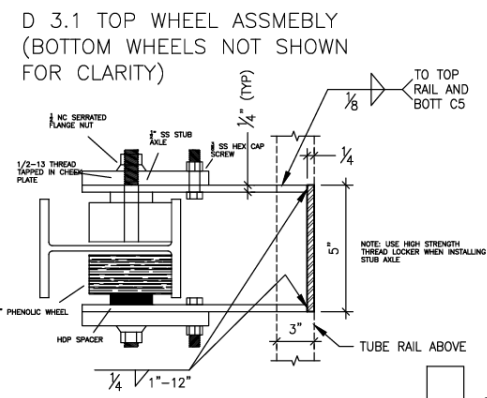
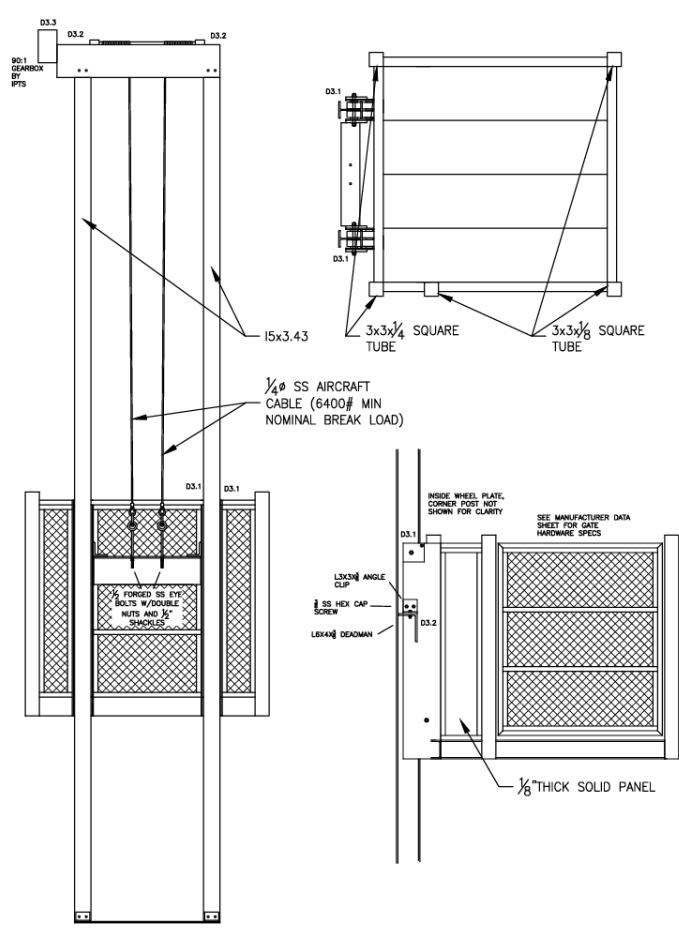
HOLES PROVIDED ARE FOR (3) 3/8" FASTENERS (MIN). INSTALLER MUST MATCH THE APPROPRIATE FASTENERS TYPE TO STRUCTURE TYPE PER LOCAL BUILDING CODES EACH STRUCTURE MUST BE VERIFIED AS ADEQUATE BY THE INSTALLER ON A JOB TO JOB BASIS. UPANDOWN INDUSTRIES AND LIEBL AND BARROW ENGINEERING, INC. ASSUME NO RESPONSIBILITY FOR THE INTEGRITY OF THE STRUCTURE THE UNIT IS BEING ATTACHED TO. MINIMUM FASTENER REQUIREMENTS FOR EACH ANCHOR: 500# SHEAR, 2300# TENSION.

FBC - 6th EDITION

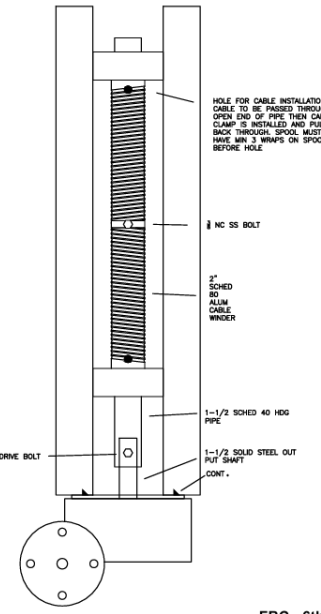
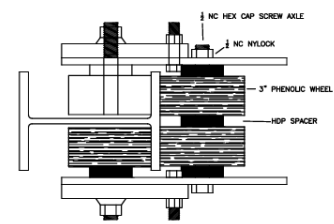
PROJECT NO 18-506.38		PROJECT: Veranda Vator Cargo Lift		DATE: 04-22-2020	
		CLIENT: Upandown Industries		SCALE: As Noted	
CA #9000953 10970 SOUTH CLEVELAND AVENUE, SUITE #105 FORT MYERS, FLORIDA 33907 239-936-7657 PHONE Website: www.lieblbarrow.com • E-mail: info@lieblbarrow.com		DESCRIPTION: Cargo Lift		SKETCH: SK-002	
Florida Locations (FBC - 6th Edition)				OF 4	

Example Drawings Page 3

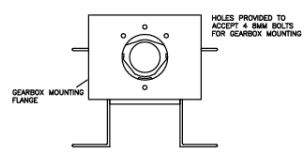
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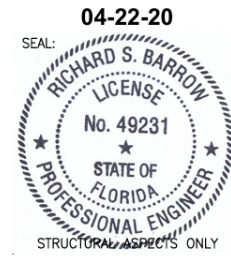
WHEEL ASSEMBLY WITH BOTTOM WHEELS SHOWN



D3.3 GEARBOX AND DRIVE SHAFT



LIFT IS FOR CARGO USE ONLY. THIS IS NOT A PASSENGER ELEVATOR. LIFT SHALL BE LOWERED TO GRADE IN THE ANTICIPATED EVENT OF ASD WIND SPEEDS IN EXCESS OF 100 MPH (CATEGORY II HURRICANE) OR LESS IF SPECIFIED BY MANUFACTURER.



PROJECT NO 18-506.38

LIEBL & BARROW
Structural Engineering

C.A. #0008053
10970 SOUTH CLEVELAND AVENUE, SUITE #105
FORT MYERS, FLORIDA 33907
239-936-7557 PHONE
Website: www.lieblengr.com • E-mail: info@lieblengr.com

PROJECT: Veranda Vator Cargo Lift		DATE: 04-22-2020
CLIENT: Upandown Industries	SCALE: As Noted	SKETCH: SK-004 OF 4
DESCRIPTION: Cargo Lift Florida Locations (FBC - 6th Edition)		

Additional Features 1 of 3

- 42"-high guard rails with picket sides to ensure cargo doesn't fall or blow out
- Picket sides are available for aesthetic reasons; with this option, spacing between pickets is 3.8"
- All-aluminum 1-piece spool with cable grooves and bearing journals that are machined from one piece as opposed to being made from a series of sleeves that are bolted together. Surface finish can be controlled throughout the machining process, which is unattainable by companies that use pipe for their spool, and this allows us to use polymer bearings, which are maintenance-free. No dissimilar metal contact on moving parts: we have a proprietary extrusion which allows us to make our 1-piece spool, whereas some competitors use a stainless steel pipe for a driveshaft, which rides on a bronze bushing pressed into an aluminum bearing housing; dissimilar metals will react through a process called galvanic corrosion, wherein all surfaces will be compromised, and an eventual seizure of moving parts will occur if not regularly greased; this is a maintenance concern and a safety concern, because if you do not know the winch is seized and you operate the lift, it can damage the gearbox, or even worse, shear the link between the gearbox and driveshaft.
- Stainless steel axles on all wheels: Top wheels carry a large portion of the load, aluminum axles at the top are not adequate. Our top wheel axles are a precision-machined part, mechanically fastened to the lift, not a welded shaft; we are able to attain perfect wheel alignment through the machining process; the wheel axle attachment is not subject to distortion, or to lost strength through heat exposure. Wheels utilize maintenance-free polymer bearing.

Additional Features 2 of 3

- Marine-grade mechanical limit switch for up-and-down stops (made by OMRON), not a rotary switch or photo beam. All moving parts are stainless steel; switch housing is cast aluminum, not plastic (plastics tend to break down with sun exposure, and can crack and allow water in). Stops with the physical location of the lift, not after a set number of spool rotations, to prevent the need for adjustments or the chance of catastrophic collisions. Mechanical, not photo beam: photo beams can be disrupted by contamination (airborne debris like bird droppings), and the plastic lenses cloud and breakdown over time due to sun exposure.
- Control box by GEM: ETL-listed, oldest marine lift control manufacturer; 3-stop ready
- 5" x 5", 3.77-pounds-per-foot 6061-T6 I-beams for tracks to ensure stability
- Safety brakes standard on all lifts; we are the first cargo lift company to standardize brakes. Safety brakes have a whopping 36-square inches of braking surface, whereas competitors use a brake pad that engages the track tangentially, and with a round brake pad, there is little to no surface area when a flat surface touches a circle (think tank tracks vs. wheels). Pivot geometry maximizes mechanical advantage; brakes do not share a pivot point—each has its own axel, so we can move the pivot as close to the track as possible, and make the leverage work to our favor. Brakes are spring-loaded; they do not rely on gravity alone to actuate.
- Machine weight is a good indicator for how well a machine is built, and ours is the heaviest of all comparable products: the overall weight of lift exceeds 600 pounds.

Additional Features 3 of 3

- Our lift is guaranteed by a certified structural engineer to meet the advertised weight capacity plus a 25% margin. It is also certified to withstand 180 mph wind gusts. Our product meets windstorm requirements for all hurricane-prone coastal communities, and over 1,000 of our lifts have withstood hurricanes without damage.
- All of our precision-machined and fabricated parts are made in-house, not subcontracted to an overseas factory. We use Conventional NEMA C56 motors.



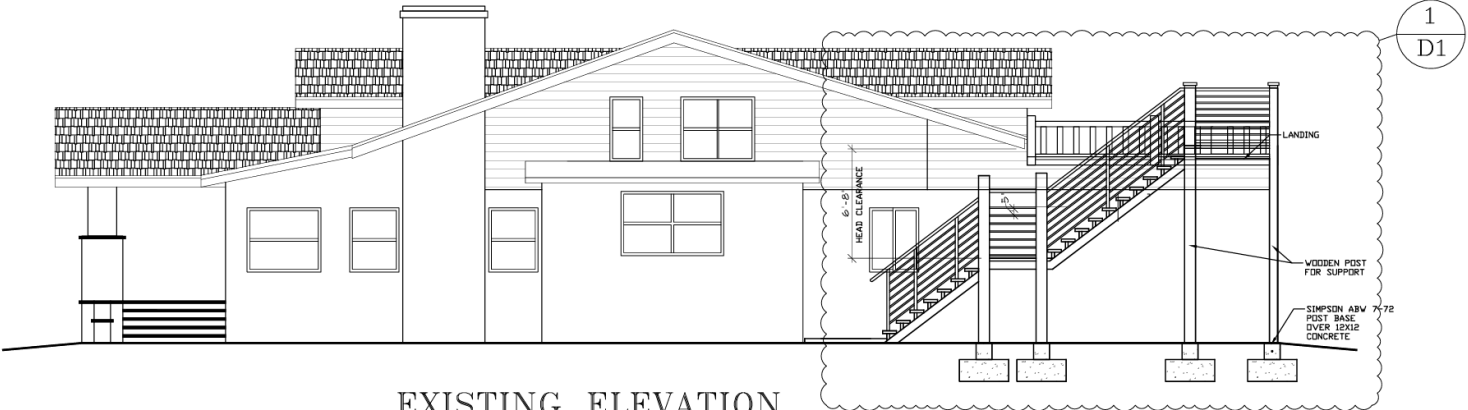
APPENDIX 2

ELEVATION DRAWINGS FOR
PROPOSED STAIRS

Exterior Elevation for Proposed Stairs



EXISTING ELEVATION



EXISTING ELEVATION



thank you

JORDAN LOFTON

1645 N PARK AVE

404-769-5737

JORDANLOFTON@GMAIL.COM

Certificate of Review Process

A Certificate of Review (COR) is required for work on designated historic landmarks, properties and districts. The work includes any **exterior** alterations and new construction. The purpose of the Certificate of Review process is to assist owners of individual historic resources and landmarks, and owners in historic districts who plan to rehabilitate, restore or redevelop their property for contemporary use to achieve their goals while preserving the historic character, architecture and materials to the greatest extent achievable. The Historic Preservation Board (HPB) does not review interior alterations. The design guidelines used by the HPB shall generally be the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* and any additional standards adopted by the HPB. The HPB will consider:

- A. The effect of the proposed work on the property; and
- B. The relationship between such work and other buildings, structures, objects or landscape elements on the site or other property in the historic district where applicable. In evaluating the effect and the relationship, the HPB shall consider historical or architectural significance, architectural style, design, arrangement, texture and materials.

The applicant should confer with the city staff to obtain information and guidance before entering into substantial expense in the preparation of plans surveys and other data.

Applications will be scheduled for the Historic Preservation Board when received at least **24 days** prior to the next meeting. Applicants should submit one copy of all information required to the Planning and Zoning Department, City Hall, 2nd floor and also submit the same information electronically. The printed information size should be limited to 11" x 17". Notice of the proposed work will be advertised and mailed to all property owners within a 500' radius of the site. The HPB shall act upon an application within 60 days of receipt. The time limit may be waived upon mutual consent. Applications will be accepted when a completed application form is submitted together with the supplementary materials necessary to fully describe the proposed work.

The applicant or his/her representative should plan to attend the HPB meeting and present his/her proposal to the HPB. The HPB decision shall be issued in writing and may typically direct one of the following actions:

1. Issuance of a Certificate of Review for the proposed work;
2. Issuance of a Certificate of Review with specified modifications and conditions;
3. Issuance of a Certificate of Review with recommendations for zoning required for the building's preservation which shall be placed on the agenda of the soonest possible Planning and Zoning Board meeting;
4. Denial of the application;
5. Issuance of a Certificate of Review with a deferred effective date of up to 12 months in cases of demolition or moving of a significant building.

The HPB will accept only completed applications. Decisions made by the HPB may be appealed to the City Commission no later than 15 days after the ruling is made. If there is no appeal or Commission action, the HPB decision shall be final.

For more information contact:
Planning and Zoning Department
401 Park Avenue, South
Winter Park, FL 32789
(407) 599-3440

Historic Preservation Board
Certificate of Review
Supplemental Application for Variance Request

1. Describe variance request:

The Winter Park building department requires that mechanical lifts be at least 5 feet away from a pool. The property has an existing pool. If the lift is installed 10 feet from the property line the lift would be 2.5 feet from the pool edge. To meet the building code and maintain safe distance from the pool I would like to request a variance to attach the lift at the corner of the deck which is at the 7 foot mark from the property line.

2. What are the special conditions and circumstances peculiar to the land, building(s), and structure(s), involved especially as they are established by the historic character of the afore mentioned?

The property was constructed in 1924 and at some point a second story was added with stairs in the rear of the home. These stairs are very narrow (28") and steep. In the event of a fire the stairs empty into the kitchen and therefore are both unsafe to run down and also may not provide safe egress. To add an additional form of egress that will provide safe egress and provide for ease of use by myself and future residents who may find stairs difficult.

3. Describe the requirements, from the Land Development Code upon which this request is based.

The setback currently requires 10 feet from property line. The building code requires 5 feet from the pools edge. The only way to meet building code requirements is to have a variance to install at the 7 foot mark in line with the current home exterior wall, thus not adding any additional encroachment.

4. Describe how the requested variance may be appropriate to achieve the design review standards for historic preservation.

The lift is intended to be installed in the rear of the property, thus not visible from the street. When not in use the lift will actually stay on the second level. The railing chosen will tie in to the railing on the deck to ensure a seamless look. The lift will simply look like an extension of the deck.

5. Complete the setback and coverage calculations on the appropriate form and include with this application.

File this form with your completed Certificate of Review application.

