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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 GARY-MORGAN HOUSE

other names/site number FMSF# OR10236

2. Location

street & number 1041 Osceola Avenue N/A not for publication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.)

Glissa Stade Lotare 1/15/15
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:

- entered in the National Register
 - See continuation sheet
- determined eligible for the National Register
 - See continuation sheet.
- determined not eligible for the National Register
 - See continuation sheet.
- removed from the National Register.
- other, (explain) _____

Janis Walker
Signature of the Keeper

Date of Action
3-2-2015

Gary-Morgan House
Name of Property

Orange Co., FL
County and State

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	
2	0	buildings
0	0	sites
0	0	structures
0	0	objects
2	0	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: single family dwelling

Current Functions

(Enter categories from instructions)

DOMESTIC: single family dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

CLASSICAL REVIVAL

Materials

(Enter categories from instructions)

foundation BRICK

walls WOOD

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.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

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

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years

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):

- preliminary determination of individual listing (36 CFR 36) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

Period of Significance

1927

1944 (alteration)

Significant Dates

1927

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Builder

Hair, D. Harold

Primary location of additional data:

- State Historic Preservation Office
- Other State Agency
- Federal agency
- Local government
- University
- Other

Name of Repository

Gary-Morgan House
Name of Property

Orange Co., FL
County and State

10. Geographical Data

Acreeage of Property 1.75 acres

UTM References

(Place additional references on a continuation sheet.)

1	1	7	4	6	6	9	1	4	3	1	6	3	4	8	9
Zone	Easting			Northing											
2															

3															
Zone	Easting			Northing											
4															

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, Sidnev/Robert O. Jones, Historic Preservationist

organization Bureau of Historic Preservation date January 2015

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 Mrs. Ann M. Saurman

street & number 1041 Osceola Avenue telephone 407-644-2335

city or town Winter Park state Florida zip code 32789

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.

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National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section Number 7 Page 1

**GARY-MORGAN HOUSE, WINTER
PARK, ORANGE COUNTY, FLORIDA**

SUMMARY

The Gary - Morgan House is located at 1041 Osceola Avenue, in Winter Park, Orange County, Florida. It is on the north shore of Lake Mizell and east of Winter Park's historic downtown. Built in 1927, the two-story wood-frame house is an excellent local residential example of the Classical Revival Style. Painted in its original white color, the house has a central-block-and-symmetrical wing plan with a full-height portico in *tetrastyle*, that is, with four slender metal Corinthian columns. Its balanced and symmetrical façade is protected by a side-facing, steeply-pitched gable roof. One-story, flat-roof wings with balustrades protrude at the east and west elevations. Weatherboard serves as the exterior wall fabric and fenestration is regular and symmetrical with single arrangements of six-over-one-light double-hung sash windows. The foundation is rendered with continuous concrete blocks. The house contains approximately 3,250 square feet of interior floor space. A gable hyphen connects the rear of the house to a contributing garage-apartment. The house is located on four lots of a relatively large subdivision opened in the mid-1920s to support Winter Park's expanding suburbs and middle class families. As one of the oldest buildings in the subdivision, the house retains its original physical features to a high degree and contributes to Winter Park's sense of time, place, and historical development through its location, design, setting, materials, workmanship, feeling, and association. It provides an important architectural link to Winter Park's heritage.

SETTING

The City of Winter Park is located in Orange County in Central Florida, and is the seat of county government. The Rollins College campus is located several blocks to the west along the north shore of Lake Virginia. Historically known as the "City of Homes," Winter Park contains many picturesque lakes of which Mizell, Osceola, and Virginia are part of a chain-of-lakes in Winter Park. Lake Osceola and Lake Virginia extend several blocks southwest and west of the house, and the property on which the house is located has riparian rights to Lake Mizell immediately to the south. Lake Mizell and Lake Virginia are connected by a small canal. United States Highway 17/92 is located one mile west of Winter Park's downtown and Interstate 4 is another mile west of the federal highway. State Road 426 is the primary east-west corridor through Winter Park. The state road has a curving alignment east of Winter Park's downtown, where it is locally known as Aloma Avenue, Brewer Avenue, Fairbanks Avenue, and Osceola Avenue. The four changes in name occur in a very short section of the state road to the west and northwest of the house, where the alignment has a modified S-turn. Historically, Osceola Avenue supported significant through-traffic east of downtown Winter Park. In the late-1960s, Osceola Avenue was closed about 300 feet west of the house and the state road was realigned to its current configuration. An unintended consequence of the government action was the preservation of the neighborhood's quiet, historic character along the north shore of Lake Mizell. Winter Park contains two National Register historic districts (Downtown and Interlachen Avenue, NR 2011) and several properties are individually listed in the National Register of Historic Places - All Saints Episcopal Church (NR 2000), Annie Russell Theatre (NR 1998), Brewer House (NR 1982), Casa Feliz (NR 2009), Comstock-Harris House (NR

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1983), Knowles Memorial Chapel (NR 1997), Albin Polasek House and Studio (NR 2000), Woman's Club of Winter Park (NR 1995), and the Winter Park Country Club and Golf Course (NR 1999). The terrain slopes gently toward the shore of Lake Mizell. Mature bay, live oak, magnolia, and palm trees contribute shade and ambiance to the neighborhood, and plantings include boxwood, camellia, eugenia, ilex, jasmine, pittosporum, and viburnum. The population of Winter Park is 28,924 (2012). In 2008, *National Geographic Traveler Magazine* ranked Winter Park as the 38th historic destination in the world.

PHYSICAL DESCRIPTION

Exterior

The front, or south façade (Photo #1) displays the overall design and prominent feature of the house - a central-block-and-symmetrical wing plan with a distinctive full-height portico. The portico consists of a flat roof accented by wood balustrades anchored by square posts and supported by four full-height slender, metal, fluted Corinthian columns (Photo #2). Embellishments include a molded frieze and tripartite modillions (Photo #3). The portico's poured concrete foundation is finished with ceramic tiles. A central entrance (Photo #4) consists of a six-panel wood door accented by a heavily-molded decorative casing consisting of a pediment, upper cornice returns and a lower full cornice, molded pilasters, and a diamond-shaped molded panel on which appears the street address. Accenting the simple elegance of the house, a single sconce is suspended by a metal chain. A second-story balconet with consoles embellishes the window above the entrance. The dwelling's symmetrical façade is protected by a side-facing, steeply-pitched gable roof accented with cornice returns, rake molding, boxed eaves, and molded frieze panels.

The east elevation (Photos #5 & 6) displays a one-story, flat-roof wing centered on the elevation. The roof of the wing is accented with balustrades anchored by square posts. Natural interior lighting is provided through ribbons of one-light casement windows and the central door contains a single light. A patio and steps finished with clay tiles and wrought-iron handrails supports the entrance. The second story of the east elevation has an arched attic vent and two six-over-one-light double hung sash windows of different sizes in the center and on the north side of the elevation. A ten-light French door near the southeast corner provides access onto the flat roof of the wing. Near the northeast corner of the first-story are two six-light casement windows.

The rear, or north elevation (Photo #7) is asymmetrical with a projecting two-story shed roof extension and a one-story shed roof extension. Fenestration is irregular with eight-light casement windows in the one-story extension, six-light casement windows in the two-story extension, and six-over-one-light double-hung sash windows punctuate the walls of the central block. The north entrance consists of a four-light paneled wood door, protected by a gable hyphen that connects the house by a covered open walkway to the one-story garage-apartment. Chamfered wood posts supporting the gable hyphen are accented with carved brackets.

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**GARY-MORGAN HOUSE, WINTER
PARK, ORANGE COUNTY, FLORIDA**

Bracketed by half-round louvered attic vents, a brick chimney finished with stucco rises along the center of the west elevation (Photo #8). A one-story wing with a flat roof and balustrades-and-posts protrudes from the central block. Fenestration is regular with ribbons of six-over-one-light double-hung sash windows. Two French doors with ten-lights open onto the roof of the wing.

Interior

The interior contains approximately 3,250 square feet of floor space, and contains 10 primary rooms. Six of those rooms are on the first floor - living room, dining room, kitchen, bedroom, TV room, and sun porch. The ceilings rise ten feet in height, textured plaster finishes the walls, and hardwood oak tongue-and-groove boards compose the floors. Original paneled wood doors and fifteen-light French doors remain. Original brass hinges and glass or brass knobs and handles support the doors and several doors have original mirrors. Door and window trims are unornamented wood with canted moldings. Crown moldings and toe plates accent the walls. The rooms are finished in the original colors - white with tan trim.

The main entrance opens in the living room (Photos #9 & 10). The primary space on the first floor, the living room displays well-proportioned symmetry. Anchored by a tapered round newel-post with a circle of balusters, a straight staircase rises along the east wall (Photo #11). A fireplace surround and chimney breast is centered along the west wall and slightly projects into the room (Photo #12). The heavily molded fireplace surround displays attached columns with Ionic sub-capitals, egg-and-tongue and repeated glyph moldings, a simple frieze, and a mantle shelf.

Flanking the fireplace and providing symmetry along the west wall of the living room, two doors provide access to the adjoining TV room (Photo #13). Built-in bookcases adorn the east wall and ribbons and pairs of six-over-one-light double-hung sash windows admit light.

An elongated arch in the east wall of the living room at the foot of the staircase, opens into the dining room (Photo #14). Six-over-one-light double-hung sash windows open on the east and south elevations and a fifteen-light French door opens into a sun porch. The sun porch has ribbons of one-light casement windows, a central one-light entrance on the east elevation, and a ceramic tile floor (Photo #15).

North of the dining room is a small pantry (Photo #16) with six-panel wood doors, built-in paneled and lighted cabinetry, and an eight-light casement window. Located on the east wall, a six-paneled door leads to dog-leg stairs and a partial and unfinished basement.

The kitchen is located in the northeast corner (Photo #17). Features include six-light casement windows and a four-light paneled wood door that leads into the rear porch and laundry, and then the covered walkway and garage-apartment beyond.

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The first-floor bedroom (Photos #18 & 19) is located north of the living room. The room has six-over-one sash windows, and a bathroom.

The straight stair opens onto a large landing and hallway on the second floor (Photo #20). The stairwell is protected by a balustrade with a molded handrail anchored by a square newel post. Four primary spaces are located on the second floor - three bedrooms and a sun porch, along with two restrooms. Those rooms contain their original paneled wood doors, brass hinges, glass knobs, ceiling sconces, and textured plaster walls. Two bedrooms of equal size and similar features are located east of the staircase (Photo #21). The bedroom in the southeast corner contains a fifteen-light French door to permit access onto the roof of the sun porch below. The bedrooms are connected by a central restroom (Photo #22) with tile floors and walls finished in tiles and textured plaster. To the west of the staircase is the master bedroom and restroom (Photo #23). Two French doors with fifteen-lights permit access onto the flat roof of the TV room below. A mantelpiece stands along the west wall, but no fireplace exists on the second floor. Located north of the staircase, a sun porch (Photo #24) contains a fifteen-light French door, ribbons of six-light casement windows, textured plaster walls, and a canted ceiling.

OUTBUILDING

Built in 1927, a one-story, wood-frame garage-apartment is at the rear/north of the house (Photo #25). It has a carport at the east elevation that is connected to the house by a gable hyphen (Photo #26). The outbuilding has a gable roof with exposed rafter ends, weatherboard exterior wall fabric, and six-over-one-light double-hung sash windows. Enclosed with metal awning windows and a paneled wood door, an entrance porch is located at the west elevation (Photo #25). A nine-light paneled wood door is located on the south elevation and a vehicle bay and single door are located on the east porch with stem walls, a central lighted door, and ribbons of one-light casement windows. The gable roof protecting the carport displays square-cut wood shingles in the gable end and is supported by chamfered wood posts accented with carved triangular brackets.

ALTERATIONS

Several alterations were made to the house and outbuilding in the historic period. A carport was added to the east side of the garage-apartment in the mid-1940s, and a gable hyphen was added to connect the rear of the house to this carport. At the west end of the garage-apartment was enclosed with metal awning windows about 1960. In the mid-1940s the original porte cochere on the east elevation (Figure #1) was converted into a sun-room. It contained double hung sash windows on the north and west elevations and a fifteen-light French door that provides access from the living room. The footprint, dimensions and flat roof of the porte cochere were preserved. An exterior door at the porte cochere into a basement was removed leaving basement access through an existing door in the pantry. The second-floor master bedroom was altered in the mid-1940s, when the dividing wall between two bedrooms was removed to create a larger, single bedroom.

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GARY-MORGAN HOUSE, WINTER
PARK, ORANGE COUNTY, FLORIDA

SUMMARY

The Gary – Morgan House is eligible for listing on the National Register of Historic Placed under Criterion C at the local level for Architecture. **Under Criterion C**, the house possesses significance as an excellent example of the Classical Revival Style applied to residential architecture with high integrity. The period of significance is 1927 and 1944 to correspond with the year of construction and year of the primary alteration. Its Classical Revival styling is embodied by a central-block and symmetrical wing plan, and a prominent projecting full-height portico with slender Corinthian columns. Other character defining features include a front entrance with molded pilasters and pediment, balconet with consoles, modillions mounted under the portico's frieze, and roofline balustrades. The overall design and physical features of the house are consistent with national and statewide trends in Classical Revival architecture. Completed in 1927 at a cost of \$20,000, the house was designed by Winter Park architect D. Harold Hair. Built just after the collapse of the Florida Land Boom, the house has an unusual contextual history of being constructed in a period when relatively few buildings of any type were constructed in Winter Park and before architect James Gamble Rogers II began designing buildings in the city. The house is associated with two prominent Winter Park families; Claude and Celia Gary who built the house, and Alexander Bradford and Kathryn Shipp Morgan purchased the house in 1942.

HISTORIC CONTEXT

Winter Park: 1881-1964

Winter Park was founded in 1881 around the shores of lakes Maitland, Osceola, and Virginia. The earliest settler in the region was David Mizell, who in 1858 acquired property and established the settlement of Lake View around the east shore Lake Virginia and north shore of Lake Mizell. Development was guided by Gwynn's Survey of Lake View, which provided lots for buildings, farms, and gardens. In 1870, the settlement was renamed Osceola for the nearby lake. Relatively little development occurred there until the early twentieth century, when land owners re-divided Gwynn's Survey of Lake View and opened former citrus groves and farmlands for suburban development to support Winter Park's growth. Immediately to the west of Gwynn's Survey of Lake View, partners Oliver Chapman and Loring Chase organized the town plan of Winter Park in 1881. The town plan established the downtown along Park Avenue between Canton Avenue and New England Avenue, with Park Avenue serving as the commercial center east of Central Park. Only four blocks separated Park Avenue from the west shore of Lake Osceola, providing prospective home owners along the lake's shore with picturesque overlooks and ready access to the downtown. New England Congregationalists founded Rollins College in 1885 and began developing a campus along the north shore of Lake Virginia. A primary benefactor of the college, Francis B. Knowles financed the construction of Knowles Hall in 1885. Knowles' investments included developing three cottages adjacent to the downtown and near Lake Osceola, in part, to attract winter visitors and permanent settlers to the town.¹

¹ Plat Book A, p. 67 Plat Book B, p. 86, Plat Book J, p. 167, Clerk of Court, Orange County Courthouse, Orlando, FL; Claire MacDowell, *Chronological History of Winter Park* (Orlando: Orange Press, 1950), 9, 15-16, 19-23, 28, 31, 47.

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GARY-MORGAN HOUSE, WINTER
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In 1920, Winter Park's population reached 1,078 and climbed to 4,566 by 1926. In 1923, the local government adopted the motto "The City of Homes" because of the development of homes displaying fashionable and picturesque styles. In 1924, residents re-chartered the government from a town to a city. That year, Edward Brewer, a prominent businessman, opened Cortland Park Subdivision along the main road between Winter Park and Oviedo and the north shore of Lake Mizell. Just east of the Town Plan of Winter Park, the subdivision re-divided a western section of Gwynn's Survey of Lake View, which had been platted in the nineteenth century. Although Brewer provided 61 lots for houses north of Lake Mizell, only 10 lots bordered the lake with associated riparian rights. Farther east, developers opened Sylvan Lake Shores in 1926, providing 150 additional lots for housing. Because the subdivisions were opened just as the Florida land boom crested in Winter Park, both developments experienced relatively little growth in the 1920s.²

In 1925, Winter Park's building permits totaled \$2,100,000. Various companies, including the Winter Park Land Company, opened new subdivisions to encourage the development of suburbs. New buildings sprinkled the downtown, expanding suburbs, and the Rollins College campus. By 1926, commercial buildings occupied most of the available lots facing Central Park. After the land boom collapsed, building permits declined precipitously, falling to \$725,000 in 1927 and \$224,000 in 1929. In 1928, James Gamble Rogers II opened a branch of his father's architecture firm in Winter Park. Rogers' most prolific period of local residential design work in Winter Park occurred in the 1930s and ended during World War II. In October 1929, the stock market began its downward spiral into the Great Depression. With the onset of the Great Depression, hundreds of Winter Park properties went into foreclosure and even the Business Men's Club sold its clubhouse, which was adapted into a residence. 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 1937, Winter Park contractor Harry C. Cone purchased the remaining lots in the Sylvan Lake Shores subdivision and began constructing moderately priced homes in the development. In 1938, the Winter Park Land Company celebrated \$250,000 in new construction, most of it in residential neighborhoods. During World War II, Rollins College was designated as a training center for Navy students and commercial and residential construction slowed with building permits decreasing to \$13,331 in 1943 and rebounding to \$441,381 in 1945, which signaled a new era of development.³

Between 1940 and 1950, the city's population grew from 5,586 to 8,250, with much of that increase coming at the close of the decade. New suburbs emerged around established neighborhoods. A few buildings were

² Plat Book J, p. 73, Plat Book N, p. 48, Clerk of Court, Orange County Courthouse; *Winter Park Herald*, December 31, 1925, January 7, 14, February 2, 18, April 8, May 27, June 10, 24, 1926, August 12, 1927, February 23, 1940; *Winter Park Topics*, January 9, 1939; MacDowell, *Winter Park*, 139, 142; Sanborn Map Company, *Fire Insurance Map of Winter Park, Orange Co., Florida* (New York: Sanborn Company, 1924, 1927).

³ *Winter Park Herald*, December 31, 1925, January 7, 14, February 2, 18, April 8, May 27, June 10, 24, 1926, August 12, 1927, February 19, 1937, February 23, 1940; *Winter Park Topics*, January 9, 1939; MacDowell, *Winter Park*, 139, 142, 180; Sanborn, *Winter Park*, 1927; Patrick McClane and Debra McClane, *The Architecture of James Gamble Rogers II in Winter Park, Florida* (Gainesville: University Press of Florida, 2004), 21, 27.

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GARY-MORGAN HOUSE, WINTER
PARK, ORANGE COUNTY, FLORIDA

constructed in the downtown, several of which replaced aging structures. More people poured into Winter Park in the 1950s as the population expanded over 100%, reaching 17,162 in 1960. As growth accelerated in the late-1940s and 1950s, the municipal government responded to concerns from business owners and residents about traffic congestion. The municipal government addressed the concerns as a traffic-and-parking issue by adapting the 1880s town plan to accommodate more automobiles in the downtown and extending Knowles Avenue south of its original alignment.⁴

The population boom slowed in the 1960s, expanding only 26% to 21,693 by 1970. Growth brought changes, including replacing the remaining dwellings on Park Avenue with commercial buildings; converting a residential suburb adjacent to the downtown with Knowles Avenue Extension and new professional office buildings; and building a large modern apartment complex east of the downtown. Growth brought an expansion of several churches with Winter Park Methodist Church and Winter Park First Congregational Church each constructing new buildings in the 1960s. By 1967, Winter Park's retail businesses had nearly doubled from their post-World War II level, but very few businesses appeared in the downtown. Much of the new commercial construction spread along Aloma Avenue and Fairbanks Avenue, east toward Oveido and west toward US Highway 17/92.⁵

In 1961, the *Winter Park Sun-Herald* reported that US Highway 17/92, locally known as Orlando Avenue, was to be developed as a new commercial area and industrial zone between Sanford and Orlando. The highway and zoning change impacted those cities and also changed growth patterns in Casselberry, Maitland, and Winter Park. That year, Orange County's planners proposed centralizing downtown Winter Park as part of the county's expressway system, in part, by building a new thoroughfare from Aloma Avenue, across Lake Osceola, and along the alignment of Morse Boulevard through the downtown. Residents, property owners, merchants, and municipal officials successfully protested the proposed system. In the wake of the failed initiative, traffic steadily increased along Brewer Avenue and Osceola Avenue, the latter of which was still a 1920s two-lane brick-paved street in the neighborhoods of Cortland Park and Lake Sylvan Shores. To improve safety, planners temporarily closed the west end of the 1000 block of Osceola Avenue and reorganized Brewer Avenue with a high-speed curve that included raising the east bank 13 feet (see Locator Map) (this curve is two lots west of the Gary-Morgan House). Controversial deliberations to make Osceola Avenue one-way were successfully thwarted, after which the municipal government permanently closed the west end of the 1000 block of Osceola Avenue. The changes were part of a long-range plan that reorganized local traffic along Aloma Avenue, Brewer Avenue, and a small stretch of Osceola Avenue designated as part of State Road 426, with a modified S turn

4 Sanborn, *Winter Park*, 1927, 1948, 1964; *Winter Park Sun*, April 15, September 9, October 28, December 23, 30, 1954, July 28, 1955; Plat Book F, p. 70, Clerk of Court, Orange County Courthouse; Winter Park City Commission Minutes, March 11, April 13, August 18, 1954.

5 Allen Morris, compiler, *Florida Handbook, 1949-1950* (Tallahassee: Peninsular Publishing Company, 1949), 250; *Winter Park Sun-Herald*, January 1, 1959, January 11, 1960, February 2, 1961, March 5, 1965, June 17, 1970; 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*, May 31, 1962, April 9, December 10, 1964; Census Bureau, *Census of Business: 1954. Retail Trade Area Statistics* (Washington, D.C.: GPO, 1956), 10-8 and 10-9; Census Bureau, *Census of Business: 1967. Retail Trade Area Statistics* (Washington, D.C.: GPO, 1970), 11-12 and 11-13.

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GARY-MORGAN HOUSE, WINTER
PARK, ORANGE COUNTY, FLORIDA

alignment west of the 1000 block of the Cortland Park neighborhood. The closing of Osceola Avenue had the unintended consequence of preserving the residential character of the neighborhood and prevented the commercialization and re-zoning of properties astride Osceola Avenue. With few exceptions, Winter Park's commercial development in the 1960s occurred outside the downtown, primarily along US 17/92 and State Road 426. Those areas emerged as new commercial locations and growth accelerated there in the 1960s and 1970s. In 1965, Winter Park Mall on US 17/92, designed by Toombs, Amisano & Wells of Atlanta, was showcased in *Architectural Record* as an important trend and positive influence in the change of location and design for shopping centers in America. One of the early responses to commercial growth outside the downtown was the Downtown Winter Park Sidewalk Art Festival, organized in 1960 with Central Park as a backdrop and helping to maintain the commercial viability of the downtown and the small-town character of Winter Park.⁶

Claude and Celia Gary

The Garys were the original owners of the house, and arrived in Winter Park in 1922. In 1923, they purchased an existing home on New England Avenue and bought the Evans-Rex Pharmacy in Winter Park at a prominent downtown location on the corner of Park Avenue and Morse Boulevard. They renamed the business Gary's Pharmacy. Claude Gary had previously worked for regional pharmacies, including Southland Pharmacy, in Bartow and Jacksonville, Florida. They regularly advertised the business in the *Winter Park Herald* and Rollins College's yearbook *Tomokan*. In addition to prescriptions and drugs, they offered customers candy, cosmetics, camera supplies, and ice cream. Enjoying early success in business and easily developing new relationships, Claude Gary invested in the Winter Park Building and Loan Association, which he helped to organize in 1924 with Winter Park attorneys, bankers, businessmen, politicians, and realtors - Walter Schultz, W.B. Joiner, Eldridge Hart, J.A. Podmore, F.W. Shepherd, James E. Harper, and Leland Chubb. In 1925, Gary made further investments, this time in a real estate business with Roland B. Barze, a prominent developer who opened several fashionable subdivisions in the 1920s.⁷

Gary's involvement in local real estate and the building and loan association occurred during one of Florida's greatest periods of development – the Florida Land Boom of the 1920s. Established as a type of mortgage lending institution before the Civil War, building and loan associations became a significant economic force in the early twentieth century. They assisted home buyers with mortgage lending and provided savings accounts. After enjoying several years of success, the Winter Park Building and Loan Association resorted to litigation to recover properties as the economy collapsed in 1926. Indeed, many building and loan associations experienced a similar boom-and-bust cycle and some went bankrupt during the Great Depression, including the Winter Park association.

⁶ Morris, *Florida*, 250; Saurman interview, 2014; *Winter Park Sun-Herald*, January 1, 1959, January 11, 1960, February 2, 1961, March 5, 1965, June 17, 1970; *Winter Park Sentinel*, 26 February 1961; "Stores: The Elements of Change in Location and Design," *Architectural Record* 1965:187-188.

⁷ Plat Book G, p. 77, Plat Book L, p. 137, Clerk of Court, Orange County Courthouse; MacDowell, *Winter Park*, 107, 145, 155; *Orlando Sentinel*, June 3, 1982; Census Bureau, "Population Schedules," 1910, Bartow, Polk County, Florida; Census Bureau, "Population Schedules," 1920, Jacksonville, Duval County, Florida; R.L. Polk, *Jacksonville City Directory* (Jacksonville, R.L. Polk, 1920), p. 541.

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Beyond the boom-and-bust cycle, Gary's investment in the association can be viewed through the lens of Florida law. In 1935, the Florida State Supreme Court ruled in a case on outstanding mortgages and usury that pitted Winter Park residents Austin and Bertha Spinney against the Winter Park Building and Loan Association (120 Fla. 453, 162 So. 899 (1935)). The court ruled for the association, stating that any "subsequent purchaser who takes title subject to a prior existing recorded mortgage upon the property is presumed to have included the mortgage debt in the purchase price and is estopped to defend against the foreclosure of such mortgage upon the grounds of usury." Despite the favorable ruling, the association had overextended its mortgages and dissolved in 1939. The Winter Park case set precedent in Florida law and in the 1980s was often cited during the national saving and loan crisis.⁸

Success in business and investments enabled Claude and Celia Gary to purchase property at a prominent site overlooking Lake Mizell and build the large Classical Revival residence at 1041 Osceola Avenue at a cost of \$20,000 in 1927. A native of South Carolina and influenced by Oakley Park, the Gary family home in Edgefield (Town of Edgefield Historic District - NR 1971), he hired Winter Park architect D. Harold Hair to prepare the plans. A graduate of Clemson University's architecture program and also a native of South Carolina, Hair was familiar with South Carolina's architectural heritage and enthusiastically applied his training and passion to the project. The Gary's timing for acquisition of the property and development of the residence is significant, because it occurred after the collapse of the Florida Land Boom. Between 1925 and 1929, building activity in Winter Park fell precipitously, with annual permits declining by 90% from \$2.1 million to \$224,000. In March 1927, the editors of the *Winter Park Herald* reported that homes being built ranged in price between \$2,000 and \$5,000. Casting even greater gloom over the report, the editors stated that "The construction figures given at this time are not in proportion as compared with those of the same period last year." Indeed, for April 1927, the city reported only \$21,000 in new construction. The Gary's home was a singular bright spot in Winter Park's construction trades in mid-1927. Indeed, the home was among the largest housing starts in Orange County's construction industry of 1927, with the initiation of its construction announced in the *Orlando Sentinel*. The subdivision in which the Garys built their home – Cortland Park Subdivision – opened in 1924 with 61 building lots, ten of which were waterfront lots. Maps published of Winter Park by the Sanborn Company in 1927 depict the Gary House as the first home on a waterfront lot in the subdivision, with relatively few dwellings appearing anywhere in the development. The Garys' success in business and investments helped them to build and then retain the residence during the spiraling collapse of the land boom and the Great Depression. In 1931, near the depths of the Great Depression, Claude Gary helped to organize the Winter Park Kiwanis Club, along with other civic-minded professionals, including Rollins College President Hamilton Holt and Winter Park architect Harold Hair. Between 1923 and 1936, Gary operated one of the city's three pharmacies at a fashionable address on Park Avenue and contributed to Winter Park's commercial and social success.⁹

⁸ *Spinney v. Winter Park Building and Loan Association*, 120 Fla. 453, 162 So. 899 (1935); *St. Petersburg Bank & Trust Co. v. Hamm*, 414 So. 2d 1071 (Fla. 1982); MacDowell, *Winter Park*, 170; Deed Book 316, p. 157, Clerk of Court, Orange County Courthouse. The court found that "usury in the underlying obligation is a valid defense to a mortgage foreclosure, but the defense is not available to a subsequent owner of the property who is not a party to the allegedly usurious contract and who took the encumbered property subject to the mortgage."

⁹ *Winter Park Herald*, April 7, 22, May 20, 1927; *Orlando Sentinel*, May 18, 1927; MacDowell, *Winter Park*, 156, 170, 192; Plat Book J, p. 73, Clerk of Court, Orange County Courthouse, Orlando, Florida; Sanborn, *Winter Park*, 1927.

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Celia Gary proved to be an excellent businesswoman. She served as co-manager of the Winter Park business with her husband for thirteen years and, after his death in 1936, took over operations for four critical years during the Great Depression. In 1936, she hired W.B. Edwards and William J. Taylor to manage the pharmacy. Celia Gary selected her managers well: both were recent graduates of schools of pharmacy - Edwards from the University of Alabama and Taylor from the University of Florida. In 1940, she sold the business to Edwards and Taylor. She was also socially engaged as a member of the Woman's Club of Winter Park (NR 1995). As a charter member of the Junior Woman's Club of Winter Park, she helped to organize, sponsor, and manage art exhibitions and events at Rollins College in 1935. She was compelled to reduce her social activities after the death of her husband. Family tradition holds that Celia Gary leased the house to Rollins College as a sorority house just before World War II. The available evidence suggests the sorority was Gamma Phi Beta. The house mother occupied a bedroom downstairs.¹⁰

Alexander Bradford and Kathryn Shipp Morgan

In 1942, Celia Gary sold the residence to Alexander Bradford and Kathryn Shipp Morgan. In the 1940s, the Morgans made several alterations, including enclosing the porte cochere for use as a sun porch, constructing a carport onto the east end of the garage-apartment, connecting it to the house with a gable hyphen, and enlarging the master bedroom on the second floor.¹¹

A native of Kansas, Alexander Morgan graduated from Kansas State University in 1914. He returned home to work on his father's farm and then with his brothers in Kansas' oil fields. In 1927, he moved to Oviedo, Florida to cultivate celery with his brother, George W. Morgan, and one of Seminole County's oldest companies - Nelson & Company. In 1927, he established Wheeler-Morgan Farms with B.F. Wheeler and his brother. They packed and shipped their products under the "White Rose" label. In 1932, he married Kathryn Shipp of Winter Park. That year, they purchased a residence on Cortland Avenue northeast of the Gary House. By the late-1930s, they had developed sufficient wealth to begin investing and planting additional lands with Morgan's partners. Most of those transactions consisted of one-third undivided interests for properties in east Orange County and in Seminole County near Oviedo. In 1942, the year the Morgans purchased the Gary House, Alexander Morgan served as a trustee of Winter Park Methodist Church with Frank C. Ault, Howard A. Gross, Ray A. Trovillion, and Weber B. Haines. The trustees pooled their savings to acquire a house east of downtown Winter Park and conveyed the property to the church for use as a parsonage. Later, as chairman of the church's building committee, Morgan directed a campaign to construct an education building (1948) and a sanctuary (1962). Both buildings are located in Winter Park's Interlachen Avenue Historic District (NR 2011). In 1944, Morgan expanded his business interests to include a furniture and appliance company known as Warren's Inc. Winter Park businessman Warren

¹⁰ *Winter Park Topics*, March 12, 1938, April 15, 1939, February 9, March 23, 1940; *Winter Park Sun*, September 9, 1956; *Orlando Sentinel*, September 27, 1956, June 3, 1982; MacDowell, *Winter Park*, 213; Interview with Ann Saurman by Sidney Johnston, 2014; Rollins College *Tomokan*, 1940, 1941.

¹¹ Morgan Family File, Archives, Winter Park Public Library; Saurman interview, 2014; Deed Book 431, p. 295, Deed Book 590, p. 476, Clerk of Court, Orange County Courthouse.

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B. Sullivan managed the company with Alexander Morgan and B.R. Coleman, the latter serving several terms as Winter Park's mayor in the 1940s and 1950s, as primary silent partners and investors. In addition to his business interests, Morgan was socially well-connected through memberships in the Winter Park University Club, the Country Club of Winter Park, and the Country Club of Orlando.¹²

A native of Kissimmee, Florida, Kathryn Shipp graduated from Florida State College for Women in Tallahassee, in 1928, after which she moved to Winter Park, taught at Winter Park Elementary School, and married Alexander Morgan in 1932. The couple's two children were born in the mid-1930s - Kathryn Jane Morgan and Ann Elizabeth Morgan. During World War II, she became active in church and civic work. In 1943, as chair of the Community Service Committee of the Woman's Club of Winter Park (NR 1995), Kathryn Morgan organized a book campaign to acquire and send books to service men overseas. Her successful leadership led to additional responsibilities, including serving as president of the Woman's Club of Winter Park in 1945 and 1946. In 1945, she addressed the annual meeting of the Florida Federation Woman's Clubs in Orlando, providing a brief review of the year's activities. During her tenure as club president, Kathryn Morgan was featured in Winter Park newspapers. In one of those columns, Kathryn articulated her belief in the responsibilities of young mothers:

“We hope the sacrifices of war and the lessons we have learned can result in a better life for all children. Character determines our national greatness. Youth is our greatest national asset. If we fail to guide the development of youth along constructive lines we have failed. Women should have a new sense of responsibility, willingness to subordinate selfish interest in order to develop the larger citizenship.”¹³

Characterized as Winter Park's social event of the year, the 1945 Studio Tea of the Woman's Club of Winter Park included activities at the Morgan House. The event began at the studio of Ruth Sherwood, a Winter Park artist (and wife of the celebrated artist Albin Polasek) who had recently won prizes for her sculptures at the Chicago Galleries Association and the Art Institute of Chicago. Following the studio exhibition, members reconvened at the Morgan home for tea. Kathryn enlisted the assistance of eleven women to help decorate her home and serve tea at the event. Visitors included Ruth Sherwood and President Smith of the Orlando Woman's Club.¹⁴ In 1947, Kathryn Morgan increased her civic engagement beginning her service as president of the Winter Park High School Parent-Teacher Association (PTA). She also coordinated the Winter Park Community Fund Drive with leading business and political leaders, including Dr. Marion Shepard, Arthur Schultz, and Mrs. Ray Trovillion, the wife of Winter Park's mayor. In 1948, she served as president of the Winter Park Council of Church Women and helped organize an annual day of prayer service held at All Saints Episcopal Church. She coordinated the event with women from Winter Park's Baptist, Brethren, Congregational, Episcopal, Methodist, Seventh Day Adventist,

¹² MacDowell, *Winter Park*, 34-35, 196, 264; Deed Book 431, p. 295, Deed Book 580, p. 412, Deed Book 586, p. 188, Clerk of Court, Orange County Courthouse; Sanborn, *Winter Park*, 1927; *Orlando Sentinel Star*, August 14, 1974; 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*, May 31, 1962, April, 9, 10 December 1964

¹³ *Winter Park Topics*, February 12, 1943; Morgan Family File, Archives Room, Winter Park Public Library.

¹⁴ *Winter Park Topics*, January 16, 1942, March 30, 1945, February 5, March 4, 1955; Morgan Family File, Archives Room, Winter Park Public Library.

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and Unitarian churches. Services were held at Knowles Memorial Chapel on the campus of Rollins College and All Saints Episcopal Church. Later that year, she was recognized for her service as a board member at the ground-breaking of the White Day Nursery, which was completed on the west side of Central Park in 1948. In 1950, she served on the Committee of 20 of the Winter Park West Side Benevolent Club, supervising ticket sales for a turkey luncheon to benefit Winter Park's Colored Convalescent Home. In 1951, as a delegate to the Florida Chain of Missionary Assemblies Convention in Winter Haven, Florida, Kathryn Morgan served as the board chair to raise funds for migrant farm families.¹⁵

In the mid-1940s, the Morgans assisted several African-American families from nearby Oviedo, Florida. The children were from the families who worked for the Morgans either in a packing house, groves, or fields in Oviedo. In successive years and one at a time, the Morgans housed two children in the garage apartment to the rear of their home. During the school week, the Morgans arranged transportation for the children to attend Hungerford Normal and Industrial School in nearby Eatonville, Florida. During the weekends, they returned the children to their homes in Oviedo.¹⁶ The Morgans' compassionate response helped facilitate the education of talented children of laborers who worked in their business.

In 2003, at the request of James D. and Ann M. Saurman, the residence was listed as a historic landmark in the Winter Park Register of Historic Places (HDA 03-013).

ARCHITECTURAL CONTEXT: *Classical Revival*

The Classical Revival Style evolved from an interest in the architecture of ancient Greek and Roman cultures and France's Beaux-Arts tradition. The first period of interest in classical models in the United States dates from the federal and antebellum periods. A second revival was spurred by the World's Columbian Exposition, held in Chicago in 1893. Many of the best known architects of the day, such as Charles McKim, George Post, and Louis Sullivan designed buildings for the Exposition, which was also known as the "White City." Based on classical precedents, the exposition showcased examples of the Beaux-Arts and Classical Revival Styles and provided alternatives to the visual confusion of American cities with a vision of balance, splendor, and symmetry near the close of America's Gilded Age. American architects trained in classicism designed buildings that varied from monumental copies of Greek temples to smaller models that drew from designs of Adam, Georgian, and Greek Revival buildings erected in the early nineteenth century. Beginning with Richard Morris Hunt in 1846, American architects educated at the École des Beaux-Arts in Paris learned concepts in classical antiquities through examples of Imperial Roman, Italian Renaissance, and French and Italian Baroque architecture. American architects of the Beaux-Arts generation often drew from classical Greek models, which had informed the Greek Revival Style in America during the early 19th century. In the wake of the 1893 exposition, American architects who were alumni of the École des Beaux-Arts helped popularize the Classical Revival style. Those architects included John Carrere, Thomas Hastings, William Charles Hays, and Marion

¹⁵ *Winter Park Topics*, January 17, 31, 1947, February 27, 1948, February 24, 1950, February 23, 1951, January 13, 1955.

¹⁶ Saurman interview, 2014.

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Sims Wyeth, each of who designed buildings in Florida. The Classical Revival Style that informed America's early twentieth century architecture derived its impetus as much from France's Beaux-Arts tradition as from early Greek and Roman architecture.

In the early twentieth century, Classical Revival became an especially popular style for large public buildings, including the Cannon Office Building in Washington, D.C.; Taliaferro Hall at the University of Maryland; Lynchburg National Bank in Virginia; Philadelphia Museum of Art; and the Florida Supreme Court Building. Governor's mansions in Florida and Wisconsin were executed in the style. Florida's state capitol, with its 1902 and 1923 expansions, reflected the style, as did Florida's early twentieth century courthouses built in Brevard, Desoto, Flagler, Lafayette, Lake, Lee, Manatee, Orange, Palm Beach, Volusia, and Washington counties. Many banks such as those in Jacksonville, Orlando, Miami, and Pensacola displayed the Classical Revival Style to convey a sense of permanency to its depositors. Some Florida libraries financed by Andrew Carnegie reflected the style, including those in Bradenton, DeLand, Jacksonville, Tallahassee, Tampa, and Winter Park. The State Board of Health Building in Jacksonville followed the Classical Revival Style and the Chautauqua Hall in DeFuniak Springs was an unusually large wood-frame version. Because of relatively high costs and large lot sizes needed for the construction of buildings in the style, homes executed in the Classical Revival genre were less common than public buildings and banks. Landmark residential examples in Florida include the Britt House (Winter Garden), Chindal House (Maitland), Cresthaven (Fort Pierce), Herlong House (Micanopy), Keene House (Orlando), Porter House (Jacksonville), Swearingen House (Bartow), and Tucker/Ivey House (Kissimmee).

Characteristics of Classical Revival architecture consist of symmetry and a commanding façade dominated by a full-height portico with classical columns, typically fluted with Corinthian or Ionic details. Many models have central-block-with-symmetrical-wing plans. Often displaying dormers, side-facing gable roofs or hip roofs have boxed eaves trimmed with a wide frieze, which may be embellished with dentils and modillions. Large chimneys extend above the roof. Facades typically have a central entrance, often accented by decorative pediments, casings, and surrounds, and a symmetrical and regular fenestration consists of multi-light windows. Balustrades often adorn the roofs of porticoes, porches, and wings.

ARCHITECTURAL SIGNIFICANCE

D. Harold Hair: Architect

The Gary-Morgan House is among the oldest, largest, and best preserved residential designs of Winter Park architect D. Harold Hair. A native of South Carolina, Hair was trained in architecture at Clemson University (Class of 1921) and subsequently won a scholarship to the École des Beaux-Arts in Paris. He followed in the footsteps of previous American architects who studied at that prestigious French academy, including Edward H. Bennett, Richard Morris Hunt, and Charles McKim. After returning to America, Hair moved to Orlando, Florida. He registered with the Florida State Board of Architecture in 1925, the 955th architect to register with the state board. He initially practiced in the architectural firms of Murray S. King and Frederick H. Trimble,

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and in 1926 established his own business in Winter Park. That year, Hair purchased the firm of Dudley Matthews, who had recently died and was one of Winter Park's early architects. Hair established his office at 222 Park Avenue in downtown Winter Park. He completed two of Matthews' unfinished projects – the Orange Laundry (altered) on Fairbanks Avenue and the Winter Park Rosenwald School (altered / OR9967) on West New England Avenue.¹⁷

Hair completed the plans for the Gary-Morgan House one year before James Gamble Rogers II began practicing architecture in Winter Park. The project helped Hair expand his pool of clients. In 1929, he designed the Mediterranean Revival Style house at 210 Virginia Drive and in 1932 drafted the plans for Altamonte Springs Rosenwald School (destroyed). Hair subsequently hired W. Kenneth Miller, a recent graduate of the University of Florida's School of Architecture. By 1935, Hair had designed the Andrews House, Jones House, and Winderwheel House in Winter Park and several homes in Maitland. In January 1936, the Woman's Club of Winter Park invited Hair and James Gamble Rogers II to an architectural forum: "What Can Be Done to Make Winter Park More Beautiful." The editors of the *Winter Park Topics* enthusiastically characterized Hair and Rogers as "well-known architects whose aesthetic ideals have found expression in the designing of many beautiful residences of this vicinity." At the forum, Hair and Rogers "discussed the problems they encounter in the practice of their profession in Winter Park." In the aftermath of the meeting, Hair composed "an excellent zoning law, the enforcement of which would require a building inspector." In 1937, Hair reported a significant increase in business with projects including Winter Park High School Auditorium, two schools in South Carolina, and homes for A.E. Bell of Mount Dora and Winter Park developer Ray Greene.¹⁸ In 1938, after completing the Louis C. McKinney House, a 22-room Mediterranean Revival landmark on Lake Osceola, Hair published the following article in the *Winter Park Topics*:

"One of the surest signs that any depression is ceasing is the public interest in constructing 'quality' homes. There is a marked difference in the type of home that is being constructed from that constructed several years ago. Numerous home owners are demanding good, sound construction rather than the "jerry" building that was so prevalent not so long ago. A motor trip around Winter Park and Orlando viewing recent construction will point out to one the generous use of hollow tile, concrete block, fire-proof roofs, steel windows, and other permanent building materials."¹⁹

In 1938, Hair also designed the Fannie French Morse House, described as a "fairy tale home" in the *Winter Park Topics*, and homes for Hobart and Morgan Price at Dubsdread Golf Course near College Park in Orlando. Hair's Winter Park projects in 1939 included the Hall Block on South Park Avenue and homes for W.L. Jones,

¹⁷ *Winter Park Herald*, December 31, 1925, January 14, August 18, 1926, September 6, 1935; Florida State Board of Architecture, "Architects Listed to Practice in the State of Florida for the Year Ending June 30, 1935," (Tallahassee: Florida State Board of Architecture, 1935), p. 4.

¹⁸ *Winter Park Herald*, May 20, 1927; *Winter Park Topics*, April 13, September 6, 1935, February 1, 8, 22, 1936, February 6, 19, April 17, 1937; Minutes, September 9 and December 9, 1931, Seminole County School Board, Sanford, FL; McClane and McClane, *Rogers*, 15; MacDowell, *Winter Park*, p. 232.

¹⁹ *Winter Park Topics*, April 16, 1938.

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G. Frederick Lazarus, and F.M. Smith in the Mediterranean Revival and Monterey Revival styles. That year, Hair completed his own home on Highland Road, south of Lake Virginia and east of Mead Botanical Garden.²⁰

Hair designed his final Winter Park projects in the early 1940s. Those included the Beal-Maltbie Shell Museum at Rollins College (1940/OR9405) and a residence for Dr. C.W. Adams (1942). His architectural reputation reached new heights when the renowned collegiate and ecclesiastical architect Ralph Adams Cram of Boston selected Hair to serve as his advisory resident architect for the construction phase of All Saints Episcopal Church (NR 2000), which was completed in 1942. Previously, Cram had designed the Knowles Memorial Chapel (NR 1997) at Rollins College. After World War II, Hair relocated his practice to Newark, New Jersey, but maintained his architecture registration in Florida. He died in Avon Park, Florida in the 1980s. Betsy Owens, the executive director of the Friends of Casa Feliz in Winter Park, asserts that “When you think of historic properties in Winter Park, the names James Gamble Rogers, Ralph Adams Cram, or Harold Hair likely come to mind.” Those architects represent the best of Winter Park’s historic architecture.²¹

The Gary-Morgan House possesses architectural significance through its embodiment of the Classical Revival Style with a central-block-and-symmetrical-wings plan, prominent projecting portico with full-height Corinthian columns, and roofline balustrades. The house is well-proportioned and detailed. Its simple elegance is a tribute to the design work of architect D. Harold Hair, one of Winter Park’s highly-regarded architects of the late-1920s through the early-1940s. The house retains its original physical features and character to a high degree.

²⁰ *Winter Park Topics*, March 5, April 16, 1938, January 28, March 4, 1939, March 2, 1940; MacDowell, *Winter Park*, 232; W.A. McCree, Jr., *The Hammer & the Pencil* (Orlando: Rollins Press, 1985), 38, appendix page 2.

²¹ *Winter Park Topics*, January 30, March 27, April 3, 1942; Florida State Board of Architecture, “Architects Listed to Practice in the State of Florida for the Year Ending June 30, 1952,” (Tallahassee: Florida State Board of Architecture, 1952), p. 14; Wenxian Zhang, Eneid Bano, and Charles Stevens, *Rollins Architecture: A Pictorial Profile of Current and Historical Buildings* (Winter Park: Rollins College Olin Library, 2009), p. 73; Laurence Coleman, *Museum Buildings* (Washington, DC: American Association of Museums, 1950), 280; Betsy Owens, “Go back to Winter Park’s future with Colloquium,” *Winter Park/Maitland Observer*, April 11, 2012 <http://www.wpmobserver.com/news/2012/apr/11/go-back-winter-parks-future-colloquium/> (accessed 7/11/2014).

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 10 Page 1 **GARY-MORGAN HOUSE, WINTER,
PARK, ORANGE COUNTY, FLORIDA**

PHYSICAL BOUNDARY DESCRIPTION

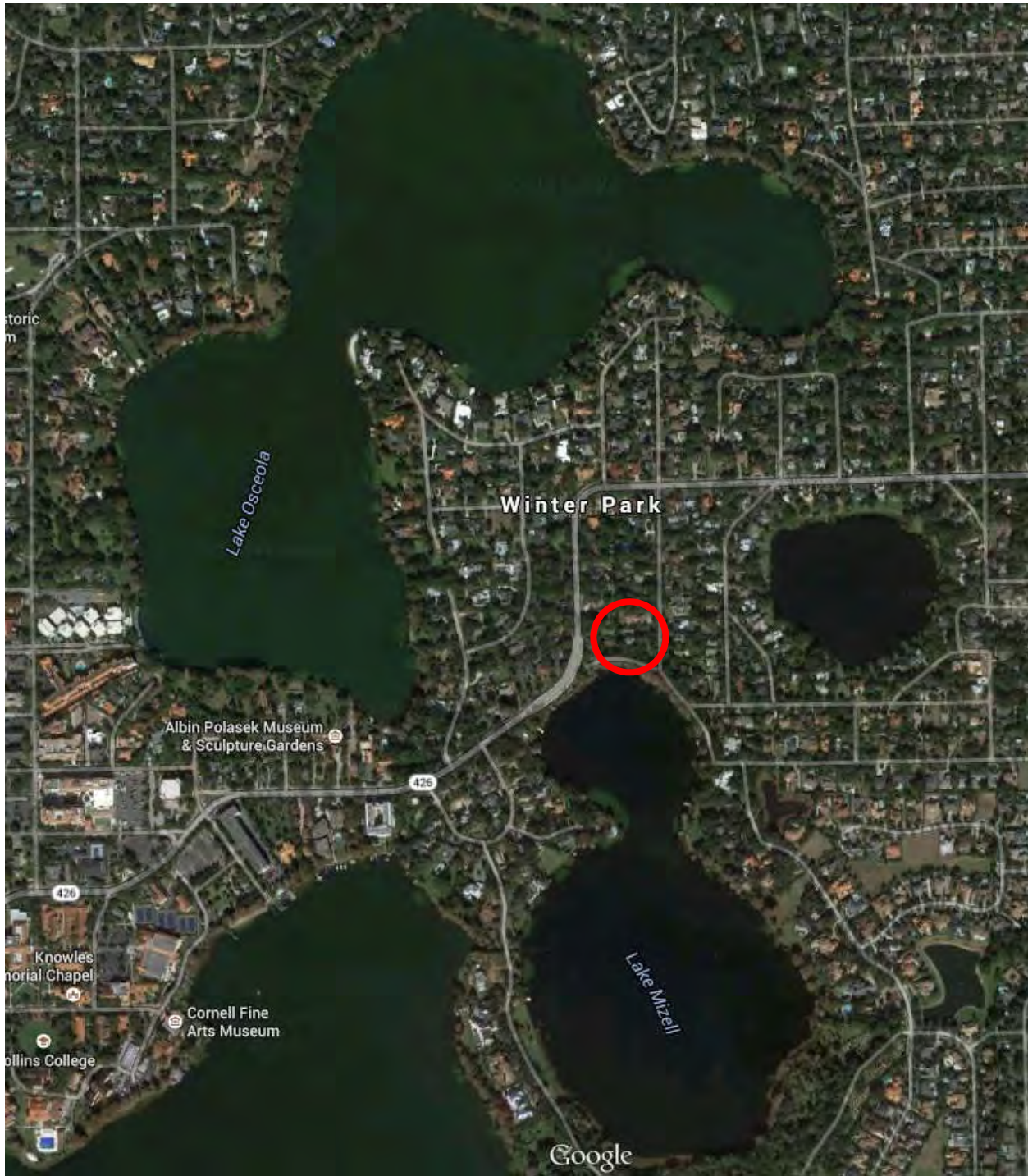
Orange County Property Appraiser Office:
Courtland Park J/73 Lots 24 through 27 Blk A & that portion of land lying south of Lots
24 through 27 Blk A between the Easterly line of Lot 27 Extending South to South line of
Plat and the Westerly Lot line of Lot 24 extending South to South Line of Plat and the
Westerly Lot line of Lot 24 extending South to South Line of Plat-Ref DB 607/430 (Less
Platted RD R/W)

Parcel # 05-22-30-1752-01-240

1.75 Acres

BOUNDARY JUSTIFICATION

This boundary encompass the land historically associated with the Gary-Morgan House.



LOCATOR MAP

Gary – Morgan House, Winter Park, Orange County, Florida 32789
UTM References – 17 466914 3163489

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number Photo Page 1 **GARY-MORGAN HOUSE, WINTER
PARK, ORANGE COUNTY, FLORIDA**

PHOTOGRAPHIC LIST

- 1 Gary-Morgan House, 1041 Osceola Avenue, Winter Park
- 2 Orange County, Florida
- 3 September 2014
- 4 Sidney Johnston
- 5 Gary-Morgan House, south/main façade, looking north
- 6 Photo #1 of 26

The information for items 1-4 is the same for the remaining photographs.

- 5 Corinthian capital detail, looking east
- 6 Photo #2 of 26

- 5 Modillion of portico roof, looking northwest
- 6 Photo #3 of 26

- 5 Main entry, door, surround and balcony
- 6 Photo #4 of 26

- 5 Southeast corner, looking northwest
- 6 Photo #5 of 26

- 5 East elevation, looking west
- 6 Photo #6 of 26

- 5 North elevation and hyphen, looking southwest
- 6 Photo #7 of 26

- 5 West elevation, looking southeast
- 6 Photo #8 of 26

- 5 Interior living room, looking southeast
- 6 Photo #9 of 26

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number Photo Page 2 **GARY-MORGAN HOUSE, WINTER
PARK, ORANGE COUNTY, FLORIDA**

- 5 Living room, looking northwest
- 6 Photo #10 of 26

- 5 Newell of stairway, looking north
- 6 Photo #11 of 26

- 5 West wall of living room and fireplace, looking northwest
- 6 Photo #12 of 26

- 5 TV room, looking south
- 7 Photo #13 of 26

- 5 Arched entry to dining room, looking east
- 6 Photo #14 of 26

- 5 Sun porch, looking south
- 6 Photo #15 of 26

- 5 Pantry, looking west
- 6 Photo #16 of 26

- 5 Kitchen, looking east
- 6 Photo #17 of 26

- 5 North/back bedroom, looking southwest
- 6 Photo #18 of 26

- 5 North bathroom, looking east
- 6 Photo #19 of 26

- 5 Second floor hall, looking south
- 6 Photo #20 of 26

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number Photo Page 3 **GARY-MORGAN HOUSE, WINTER
PARK, ORANGE COUNTY, FLORIDA**

- 5 Southeast bedroom, looking east
- 6 Photo #21 of 26

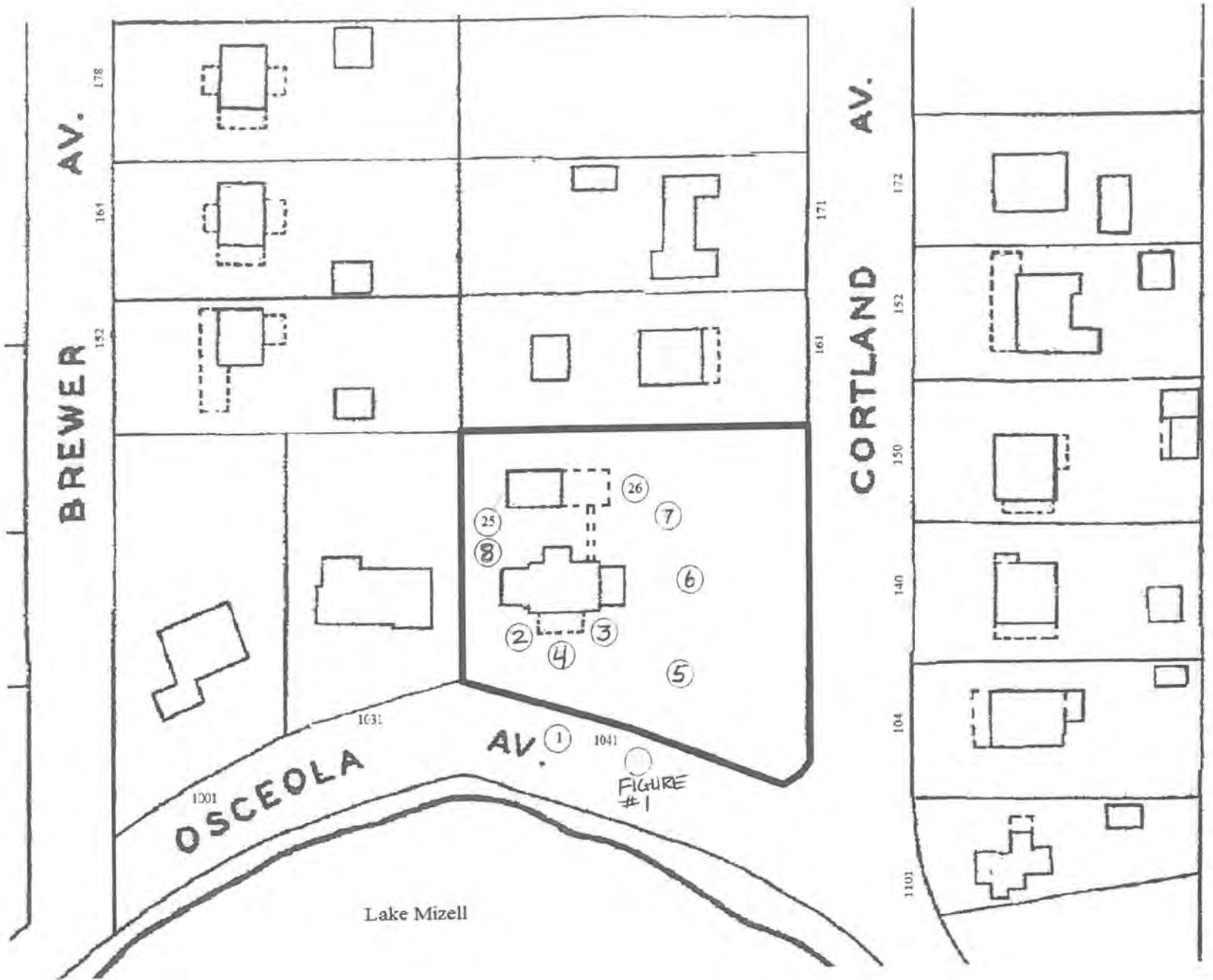
- 5 Bathroom, looking south
- 6 Photo #22 of 26

- 5 Main bedroom, looking south
- 6 Photo #23 of 26


- 5 Second floor sun porch
- 6 Photo #24 of 26

- 5 Garage-apartment, looking northeast
- 6 Photo #25 of 26

- 5 Carport-garage-apartment, looking west
- 6 Photo #26 of 26

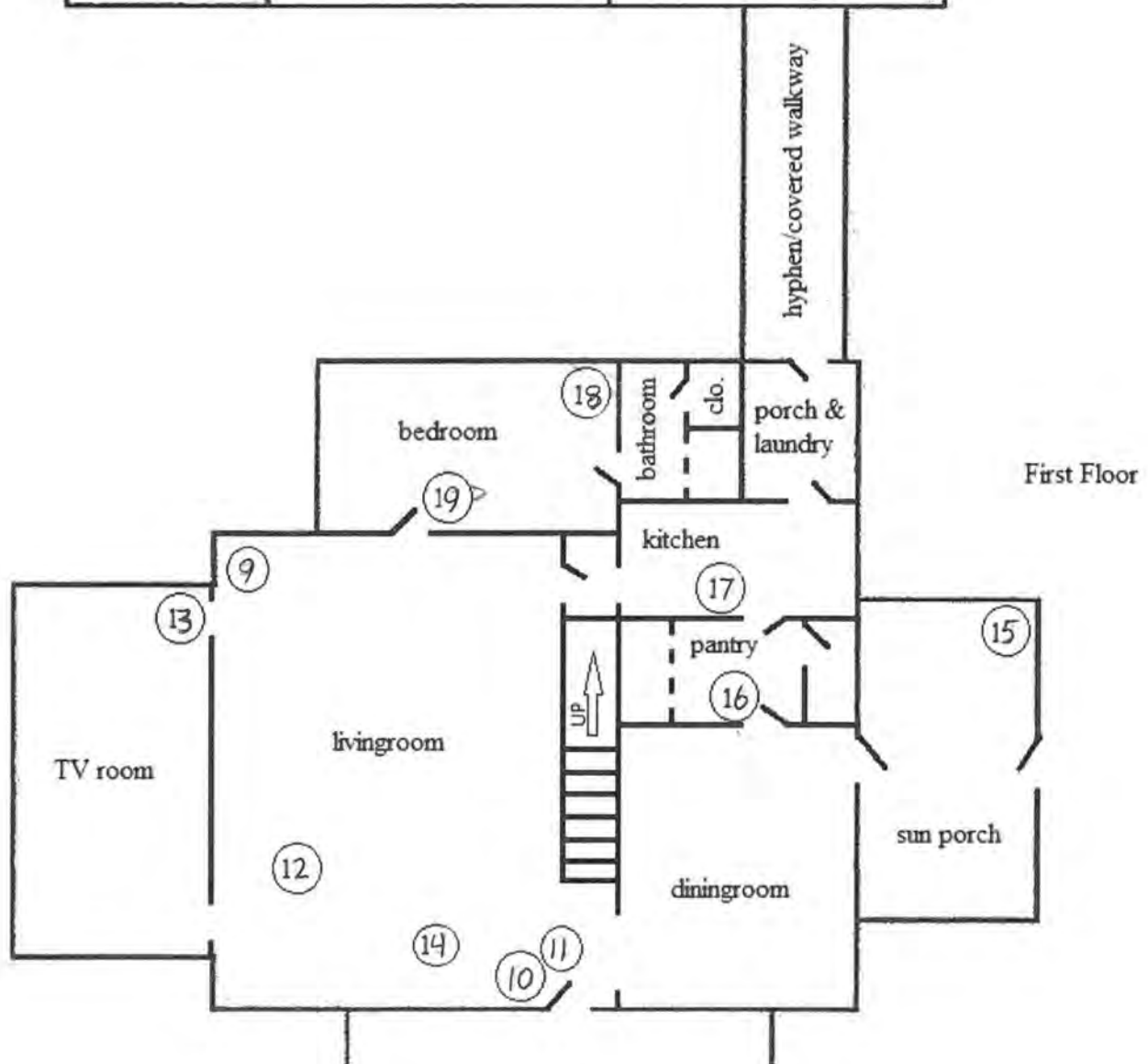
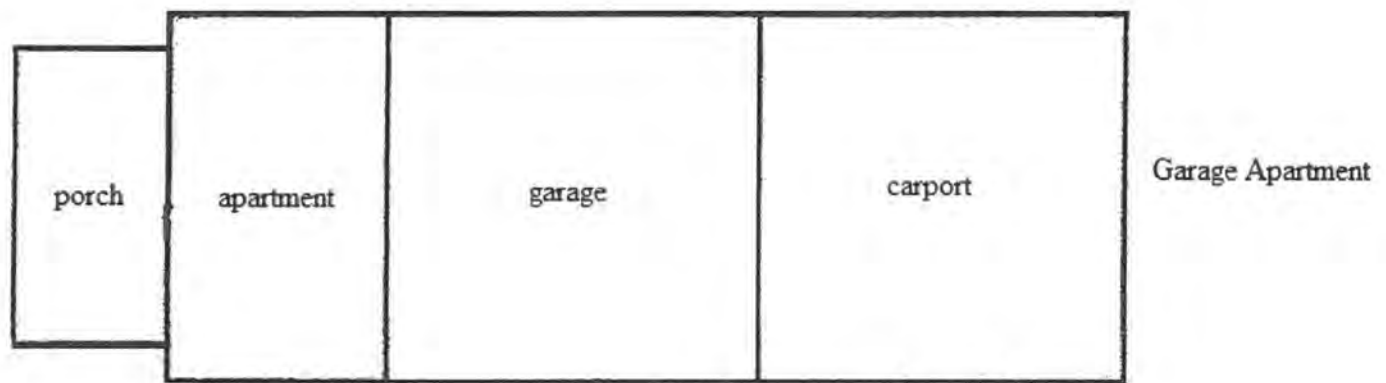
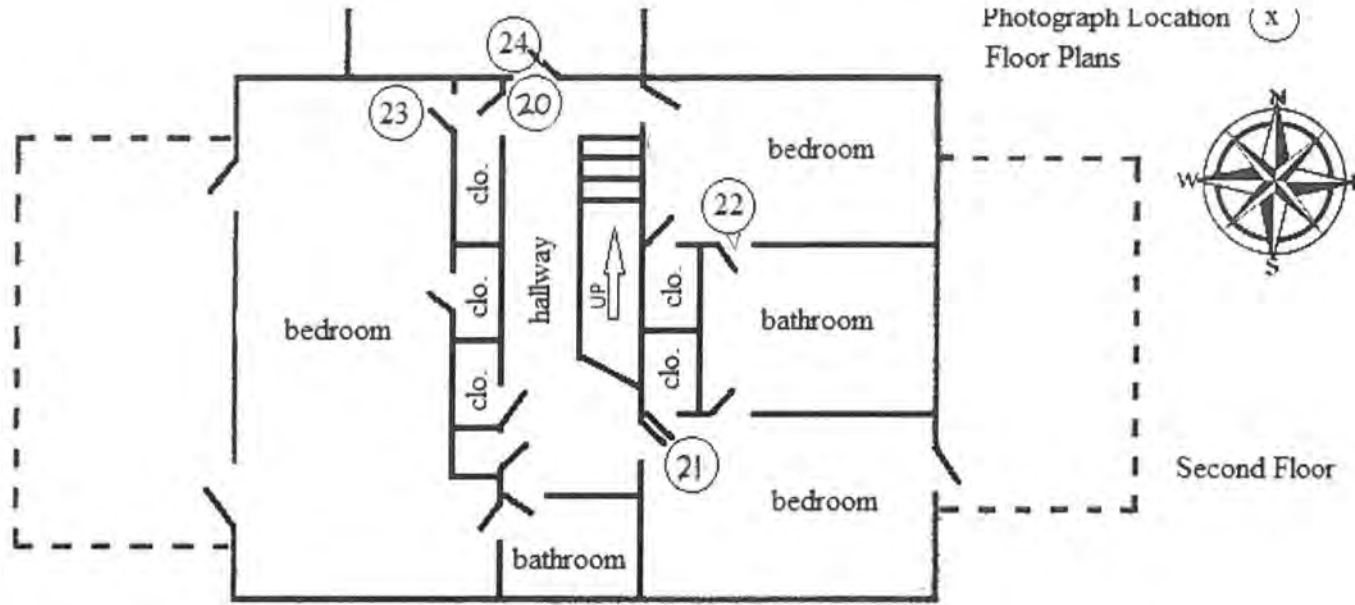


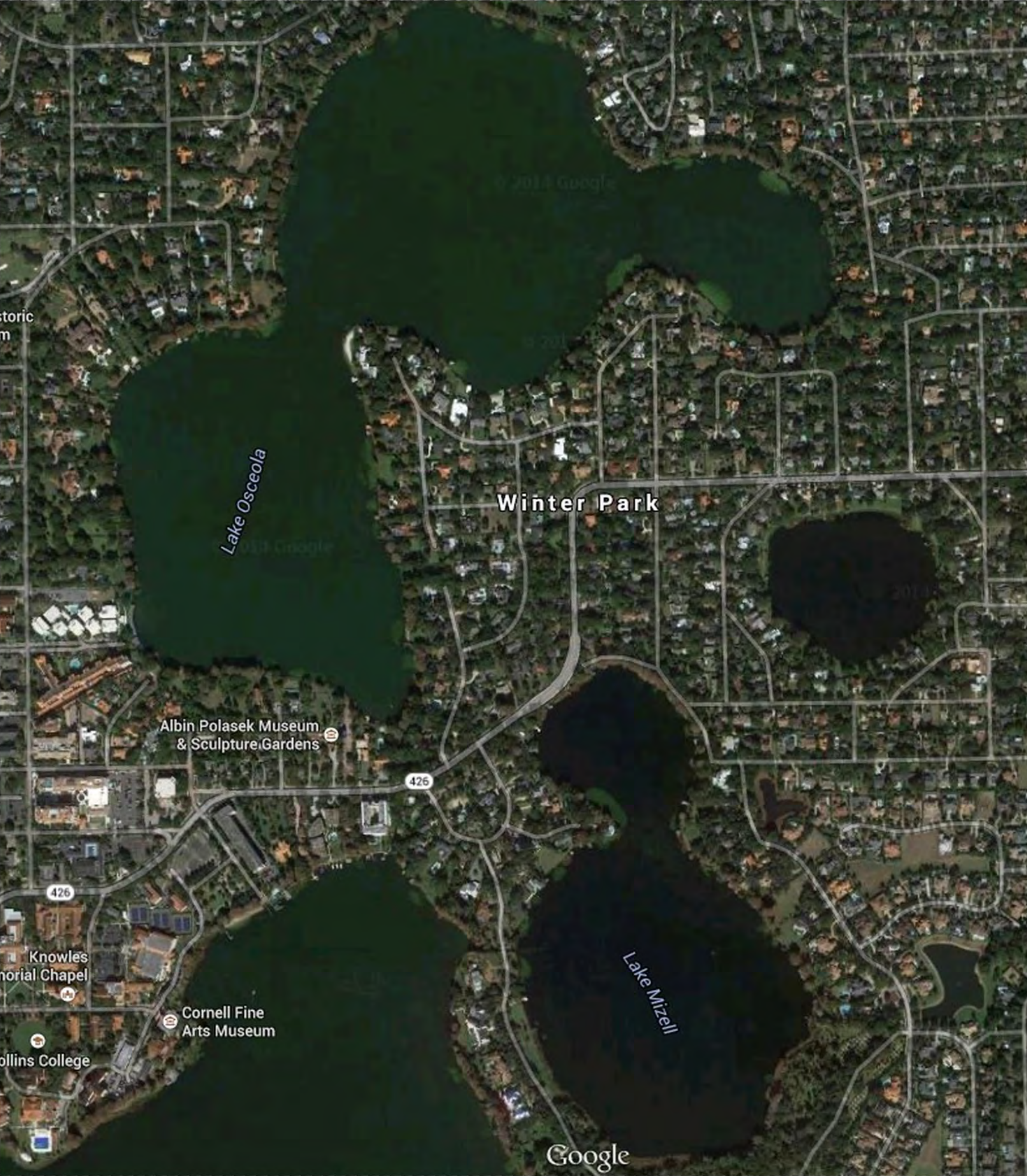
Gary-Morgan House
 1041 Osceola Avenue
 Winter Park, Orange Co., FL
 Prepared by Sidney Johnston
 Scale 1" = 100'
 2014
 Photograph Location (x)
 Site Plan
 Property Boundary ———





Photograph Location (x)
Floor Plans





Winter Park

Lake Osceola

Lake Mizell

Albin Polasek Museum & Sculpture Gardens

Cornell Fine Arts Museum

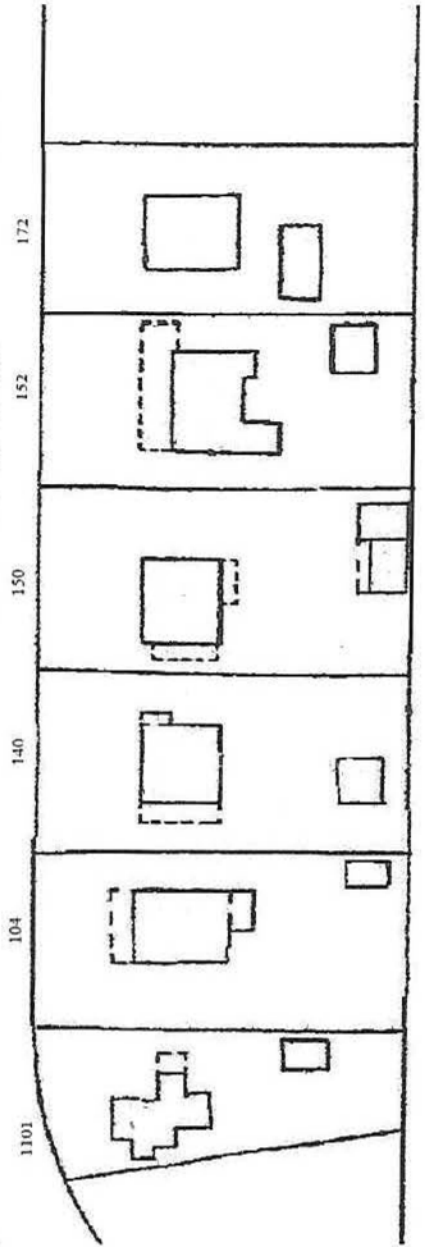
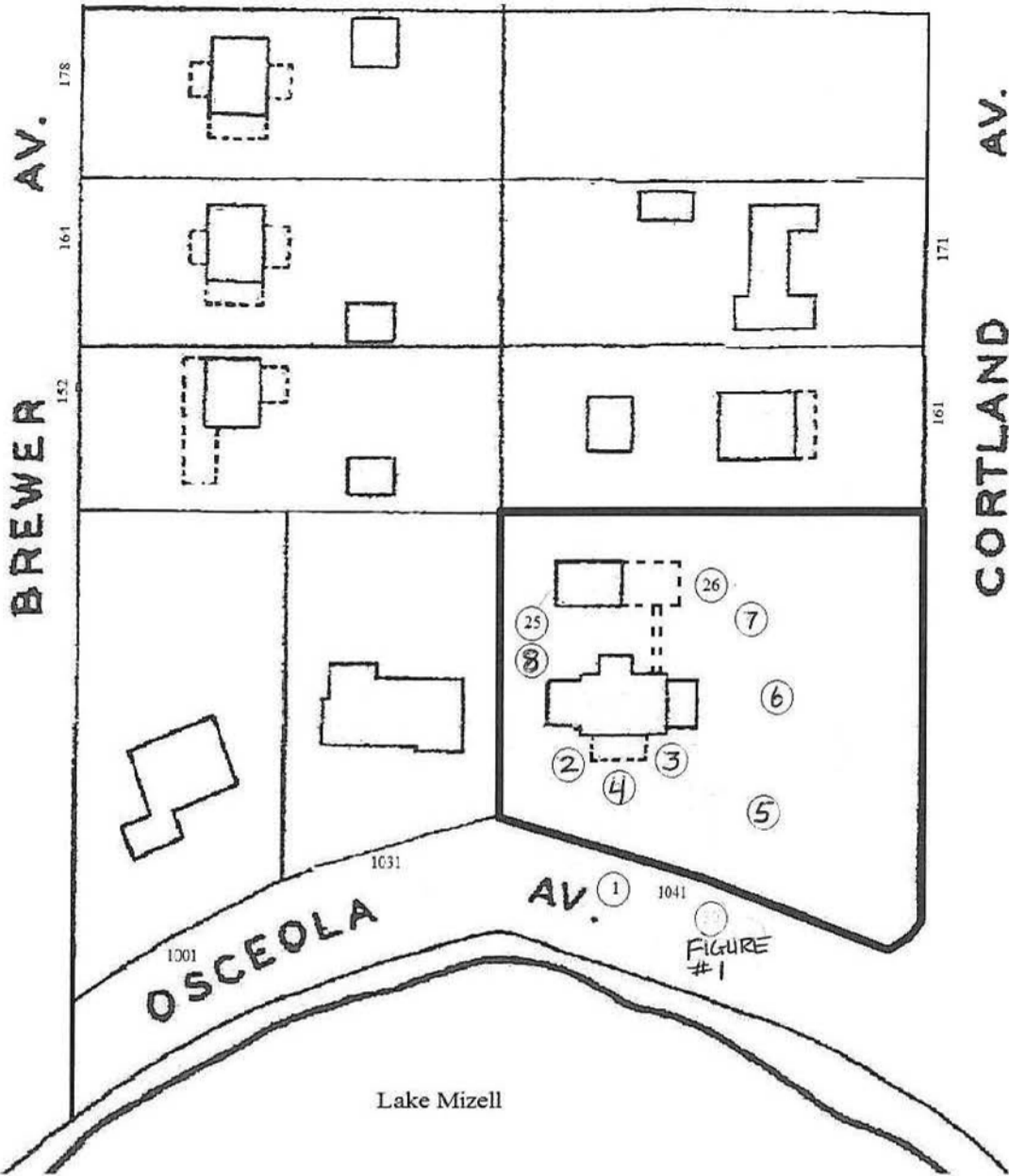
Knowles Memorial Chapel

Hollins College

426

426

Google



Gary-Morgan House
 1041 Osceola Avenue
 Winter Park, Orange Co., FL
 Prepared by Sidney Johnston
 Scale 1" = 100'
 2014
 Photograph Location (x)
 Site Plan
 Property Boundary ———









1041



























