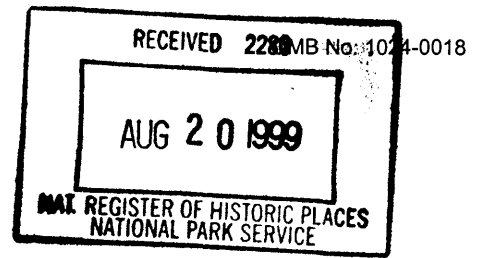


United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

1148



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 Winter Park Country Club and Golf Course

other names/site number /OR4307, OR4308

2. Location

street & number 761 Old England Avenue N/A  not for publication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.)

[Signature] 8/13/99  
Signature of certifying official/Title Date

Florida State Historic Preservation Officer, Division of Historical Resources  
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) \_\_\_\_\_

[Signature]  
Signature of the Keeper

9/17/99  
Date of Action

**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
1	2	sites
0	0	structures
0	0	objects
3	2	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)

SOCIAL/clubhouse

RECREATION AND CULTURE/golf course

**Current Functions**

(Enter categories from instructions)

SOCIAL/clubhouse

RECREATION AND CULTURE/golf course

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

OTHER: Frame Vernacular

LATE 19TH & EARLY 20TH CENTURY AMERICAN

MOVEMENTS: Craftsman

**Materials**

(Enter categories from instructions)

foundation BRICK

walls WOOD

roof ASPHALT

other GLASS

**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
- COMMUNITY PLANNING and DEVELOPMENT
- ENTERTAINMENT/RECREATION

**Period of Significance**

1914 - 1949

**Significant Dates**

1914

1937

**Significant Person**

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

George, Dow

Morse, Charles Hosmer

**Primary location of additional data:**

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

Name of Repository

# \_\_\_\_\_

Winter Park Country Club and Golf Course  
Name of Property

Orange, Florida  
County and State

10. Geographical Data

Acreeage of Property approximately 40 acres

UTM References

(Place additional references on a continuation sheet.)

1	1	7	4	6	5	1	8	0	3	1	6	4	1	8	0
Zone	Easting		Northing												
2	1	7	4	6	5	5	4	0	3	1	6	4	1	8	0

3	1	7	4	6	5	5	4	0	3	1	6	3	9	6	0
Zone	Easting		Northing												
4	1	7	4	6	5	9	6	0	3	1	6	3	9	6	0

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 Lindsey J. Hayes, Consultant; Gary V. Goodwin, Historic Preservation Planner

organization Bureau of Historic Preservation date August, 1999

street & number R.A. Gray Building, 500 S. Bronough Street telephone (850) 487-2333

city or town Tallahassee state Florida 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 City of Winter Park

street & number 401 Park Avenue, South telephone (407) 599-3234

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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Section number 7 Page 1

**WINTER PARK COUNTRY CLUB AND GOLF  
COURSE**  
**Winter Park, Orange County, Florida**

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**SUMMARY**

The Winter Park Country Club and Golf Course is located five blocks north of downtown Winter Park at 761 Old England Avenue. The district measures approximately forty acres and contains two contributing buildings, one contributing site, and two noncontributing sites. The contributing resources, developed for recreational and social functions, are significant for their architectural, social and historical associations. The frame vernacular buildings are one-story in height and feature Craftsman style influences. Eyebrow dormers with louvered openings reflect the influence of Shingle-style architecture. The period of significance is 1914 to 1949. The property retains its historic continuity, design intent, architectural integrity, scale, setting, and vegetation. The Country Club is an excellent surviving example of historic frame vernacular architecture with late nineteenth and early twentieth century influences applied to a civic building. It is the only surviving historic frame civic building in Winter Park. The golf course and supporting buildings provide important landscape architectural, architectural, cultural, recreational, and social links to the heritage of Winter Park. The noncontributing croquet course, developed around 1990, measures approximately 75 square feet, and lies south of the 9<sup>th</sup> tee along Park Avenue, obscured from the course by shrubs and trees. The twelve acre Palm Cemetery is surrounded by the golf course. The cemetery was established in 1906 and does not contribute to the significance of the country club and golf course.

**SETTING**

The Winter Park Country Club and Golf Course is designed around natural features and Winter Park's modified grid of roads and transportation corridors. The course is bounded by Interlachen, Pennsylvania, Keyes, Webster, and Whipple Avenues. Railroad tracks define its western limit, and Park and New York Avenues, important north-south corridors in the city, extend through the course. Lake Maitland and Lake Osceola lie approximately 1000 feet to the north and east, respectively, from the outermost reaches of the course. U.S. Highway 17-92, locally known as Orlando Avenue and a major north-south corridor in central Florida, lies approximately one-half mile west of the golf course.

Historically, only a few buildings lined the perimeter of the golf course. The first buildings in close proximity to the designed landscape appeared about 1918 to the east, where they dotted the shoreline of Lake Osceola. During the 1920's, citrus groves to the north, toward Lake Maitland, yielded to residences. The residential architecture of the area to the north of the golf course is of the same period of development as the golf course, with several Revival styles. New subdivisions opened during the 1930's, and still more houses and apartments appeared in the 1940's. Several large public buildings are all around the landscape surrounding the golf course, including the historic Church of Christ, Scientist on Whipple Avenue. The University Club is located at the corner of Park and Webster Avenues. Further north on New York Avenue, bordering the fourth

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**WINTER PARK COUNTRY CLUB AND GOLF  
COURSE**  
**Winter Park, Orange County, Florida**

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fairway, stands the First Baptist Church of Winter Park. To the south lies Winter Park's Public Works Department, a collection of apartment buildings, and the periphery of Winter Park's downtown.

**PHYSICAL DESCRIPTION**

The course represents the historic extent of the circulation pattern, design intent, scale, and setting of the Country Club's 1914 golf course. The present location of tees, fairways, and greens reflect their historic design and location. Vegetation, a part of the original design intent, includes pine and oak trees, and remains sufficiently intact. Natural and man-made features in the form of roads, shrubs, and trees continue to separate each tee, fairway, and green. The terrain is relatively flat. Gentle grade changes along the fairways lead to bunkers and sand traps near the greens. The mature canopy of pine and oak trees provides shade and contributes ambiance to the course. The trees also serve as buffers for errant shots, partially protecting golfers on parallel, but opposing holes, and between golfers and vehicles. A second, but larger, separate course was developed in 1915, and extended to the northeast of the present course, but was later redeveloped with residences after World War II.

Clubhouse

The clubhouse, built in 1914 and expanded in 1937, lies at the northwest corner of the golf course at the intersection of Webster and Interlachen Avenues. The clubhouse measures approximately 5,200 square feet and faces east at the intersection of Interlachen and Webster Avenues. The building is frame vernacular and displays influences of both the Craftsman and Shingle styles (Photo #1). The clubhouse was constructed in two sections, the original in 1914 and an addition in 1937. The original portion is a modified "H" plan with a gable-on-hip roof pierced by eyebrow dormers with louvered openings, and a corbel brick chimney. The eyebrow dormers identify entrances and center lines of the roof along the east, south, and west elevations. Craftsman-style carved rafter ends support the roof overhang, and an exposed brick porch rises along the east facade. A protected porch is located at the northeast corner and a screened verandah is located along the southeastern corner (Photos #2 and #3). They are both integrated under the primary roof. Large square columns brace the porch and verandah roofs. The protected porch was originally screened in the same manner as the verandah, but the screening elements were removed in the 1940's. A pergola originally extended along the east facade between the verandah and porch to protect the front entrance, but deteriorated in the 1940's and was not replaced. Weatherboard serves as the exterior wall fabric and fenestration is regular but asymmetrical with casement windows and French doors. Three pairs of 18-light French doors with transoms open along the front, or east, facade and two on the south elevation. The center doors on the east facade are bracketed by coach lamps (Photo #4). Vintage hand-crafted benches of beaded board originally stood against the west elevation, but were relocated to the north elevation in 1937 when the Clubhouse was enlarged (Photo #5). A continuous

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**WINTER PARK COUNTRY CLUB AND GOLF  
COURSE**  
**Winter Park, Orange County, Florida**

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brick foundation supports the building.

The French doors along the front open into the meeting room. Within that room, recessed into the west wall, stands a large red brick fireplace with seating inglenooks and wainscot. The pine fireplace mantel is adorned with a simple frieze and carved brackets, which complement the arched opening. A classical pediment tops the arched opening, and pairs of square columns with pierced carved panels flank the fireplace nook (Photo #6).

The interior of the original building contains a meeting hall with a centrally located fireplace and seating inglenook, kitchen, sitting room, and restrooms. A bridal dressing room, office, and storage rooms are located at the northwest corner of the original building. Ceilings rise twelve feet and doors and windows retain their brass hardware. Door and window surrounds consist of pine planks trimmed with cornice molding. Crown, chair and floor moldings accent the walls. The floors are finished with oak.

A sitting room is situated north of the meeting hall, separated visually by stem walls finished by 1 x 6 planks and cornice molding. French doors open from the small porch at the northeast corner into the sitting room. To the south, French doors open onto the verandah, west of which lie the men's and women's locker rooms. A paneled wood door to the left or south of the fireplace opens into the kitchen area. Another paneled wood door to the right of the fireplace provides access to a hallway, which leads to a bridal dressing room, office, and the 1937 addition.

The addition displays many of the material and influences apparent on the original section of the clubhouse. A gable extension at the northwest corner of the original building is finished with weatherboard exterior walls and rests on a continuous brick foundation. Fenestration consists of 8-light vertical casement windows along the north and south elevations, and 6 over 1, double-hung sash windows along the west elevation (Photos #7 and #8). French doors with 20-light fixed window sidelights and a 5-light transom are protected by a small, screened entrance porch centrally located along the north elevation of the 1937 section (Photo #9). The porch is protected by a hip roof. The porch is supported by square wood columns replicated from the shafts bracing the roofs of the verandah and porch on the original building. The addition contains a lounge, two storage rooms, and a restroom, the latter three areas are arranged along the east wall. A brick fireplace with a corbie-step chimney breast stands centrally located along the south wall (Photo #10).

Starter's House

To the southwest of the clubhouse stands the starter's house and pro shop (Photos #11 and #12). The building measures some 1,500 square feet and contains the pro shop, two storage rooms, and a screened porch.

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**WINTER PARK COUNTRY CLUB AND GOLF  
COURSE  
Winter Park, Orange County, Florida**

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The building is a composite of three buildings developed over time. The shop was constructed around 1925 and the storage facility at the southeast corner was attached to it about 1940. That storage facility appears to be the oldest part of the building and was built about 1916, probably to serve as a caddie house or starter's house. A storage area of more recent vintage lies at the southeast corner of the building.

The building has a gable roof with cross gable and flat extensions. Weatherboard covers the exterior walls and fenestration is irregular with 2 over 2 and 6 over 6-light double hung sash windows. Brick and concrete block piers support the building.

Golf Course Layout

The golf course is a contributing site. It consists of nine holes, and a putting green. The circulation pattern of the present course and the arrangement of the tees, fairways, and greens and the vegetative system largely remain unchanged from the original plan. The practice putting green lies at the southwest corner of the clubhouse (Photo #13). The first three holes display relatively straight fairways. The first hole runs east to west 230 yards beginning beyond the practice putting green and in front of the starter's house to Park Avenue (Photo #14). The second hole extends for 150 yards between Park and New York Avenues (Photo #15). The third turns north for 425 yards along Keyes Avenue between Webster and Stovin Avenues.

The fourth fairway, the longest on the course, dog-legs to the left for 535 yards. It wraps around the north and west sides of Palm Cemetery, running from New York Avenue to near the intersection of Webster and Pennsylvania Avenues, and the railroad tracks (Photo #16). The First Baptist Church of Winter Park lies to the north of the fairway and Tatum Avenue and Palm Cemetery to the south. The fifth hole extends along the south side of Webster Avenue some 320 yards (Photo #17). The sixth hole reverses course from the previous hole and contains a fish hook shape of 258 yards. The seventh tee begins near the railroad tracks and the fairway extends for 155 yards east toward Whipple Avenue. To the south lies Winter Park's Public Works facility, which has been located at that site since the early twentieth century. The eighth hole parallels the second between New York and Park Avenues. The ninth parallels the first, ending near the rear elevation of the starter's house (Photo #18).

The Parks and Recreation Department of the City of Winter Park is responsible for maintaining the Country Club buildings and golf course. The buildings are stable and well maintained. They retain their character-giving original features. The golf course is well maintained following environmentally sensitive principles. The golf course retains many trees, including live oaks, magnolias and pines dating from the country club's original landscape.



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**WINTER PARK COUNTRY CLUB AND GOLF  
COURSE**

**Winter Park, Orange County, Florida**

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Noncontributing Sites

A croquet court, measuring approximately 750 feet square, lies south of the ninth tee, and adjacent to Park Avenue (Photo #19). Developed around 1990, it is partially obscured from the course by shrubs and trees. A linear open space south of the croquet court extends from Park Avenue to Interlachen Avenue.

The Palm Cemetery bounded by Tatum, New York, and Webster Avenues and the fourth fairway, is surrounded by the golf course. The cemetery was established in 1906 as a city burial ground by a donation of three acres of land by a founder of Winter Park, Loring A. Chase. Mr. Chase also started the Cemetery Fund for a fence and other improvements. Unpaved driveways crisscross the site while mature live oaks and magnolia trees provide shade.

The cemetery is a noncontributing site because it was established before the period of significance and is not actually part of the golf course.

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Section number PHOTOS Page 1 **WINTER PARK COUNTRY CLUB AND GOLF  
COURSE**  
**Winter Park, Orange County, Florida**

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**PHOTOGRAPHIC INVENTORY**

1. Winter Park Country Club and Golf Course
2. Winter Park, Orange County, Florida
3. Hal Welch, City of Winter Park
4. June 1998
5. 401 Park Avenue, South, Winter Park, Florida 32789
6. View showing east facade of 1914 Clubhouse section, camera facing southwest
7. Photograph number 1 of 19

1. Winter Park Country Club and Golf Course
2. Winter Park, Orange County, Florida
3. Peter Schreyer, Executive Director, Crealdé School of Art
4. March 1998
5. 600 St. Andrews Boulevard, Winter Park, Florida 32792
6. View showing east facade of 1914 Clubhouse section, camera facing northwest
7. Photograph number 2 of 19

1. Winter Park Country Club and Golf Course
2. Winter Park, Orange County, Florida
3. Peter Schreyer, Executive Director, Crealdé School of Art
4. March 1998
5. 600 St. Andrews Boulevard, Winter Park, Florida 32792
6. View showing south elevation of 1914 Clubhouse section, camera facing north
7. Photograph number 3 of 19

1. Winter Park Country Club and Golf Course
2. Winter Park, Orange County, Florida
3. Hal Welch, City of Winter Park
4. June 1998
5. 401 Park Avenue, South, Winter Park, Florida 32789
6. View showing details of east facade 1914 Clubhouse entryway, camera facing west
7. Photograph number 4 of 19

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**WINTER PARK COUNTRY CLUB AND GOLF  
COURSE  
Winter Park, Orange County, Florida**

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1. Winter Park Country Club and Golf Course
  2. Winter Park, Orange County, Florida
  3. Hal Welch, City of Winter Park
  4. June 1998
  5. 401 Park Avenue, South, Winter Park, Florida 32789
  6. View showing bead board bench on north side of 1914 Clubhouse section, camera facing south
  7. Photograph number 5 of 19
- 
1. Winter Park Country Club and Golf Course
  2. Winter Park, Orange County, Florida
  3. Peter Schreyer, Executive Director, Crealdé School of Art
  4. March 1998
  5. 600 St. Andrews Boulevard, Winter Park, Florida 32792
  6. View showing fireplace and inglenook seating area of 1914 Clubhouse section, camera facing northwest
  7. Photograph number 6 of 19

Numbers 1-5 are the same for the remaining photographs:

6. View showing south elevation of 1937 Clubhouse section (left) and west elevation of 1914 Clubhouse section (right), camera facing northeast
  7. Photograph number 7 of 19
- 
6. View of west elevation of 1937 Clubhouse section, camera facing east
  7. Photograph number 8 of 19
- 
6. View showing greater details of north elevations of 1914 Clubhouse section (left) and 1937 Clubhouse section (right), camera facing southeast
  7. Photograph number 9 of 19
- 
6. View showing fireplace of 1937 Clubhouse section lounge, camera facing southwest
  7. Photograph number 10 of 19
- 
6. View showing east elevation and north facade of starter's house and pro shop building, camera facing southwest
  7. Photograph number 11 of 19

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**WINTER PARK COUNTRY CLUB AND GOLF  
COURSE  
Winter Park, Orange County, Florida**

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1. Winter Park Country Club and Golf Course
2. Winter Park, Orange County, Florida
3. Hal Welch, City of Winter Park
4. March 1998
5. 401 Park Avenue, South, Winter Park, Florida 32789
6. View showing east elevation of the starter's house and pro shop building, camera facing west
7. Photograph number 12 of 19

Numbers 1-5 are the same for the remaining photographs:

6. View showing putting green with 1<sup>st</sup> tee and fairway, with starter's house on left, camera facing west
7. Photograph number 13 of 19
  
6. View across Webster Avenue showing first fairway (left) and residential area, camera facing southwest
7. Photograph number 14 of 19
  
6. View across Park Avenue, North towards 8<sup>th</sup> green and 2<sup>nd</sup> tee with the University Club building in the distance, camera facing northwest
7. Photograph number 15 of 19
  
6. View of 4<sup>th</sup> green with fairway beyond, camera facing north
7. Photograph number 16 of 19
  
6. View from southeast corner of Palm Cemetery across Webster Avenue with 5<sup>th</sup> fairway beyond, camera facing southwest
7. Photograph number 17 of 19
  
6. View across 9<sup>th</sup> green and up 9<sup>th</sup> fairway, camera facing west
7. Photograph 18 of 19
  
6. View across croquet court, camera facing west-northwest
7. Photograph number 19 of 19

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COURSE**  
**Winter Park, Orange County, Florida**

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**SUMMARY**

The Winter Park Country Club and Golf Course fulfills criteria A and C at the local level in the areas of architecture, community planning and development, and entertainment/recreation. Under criteria A, the property has significance as Winter Park's historic country club, which consists of a clubhouse, starter's house, and golf course developed beginning in 1914. The country club and golf course was initiated by Charles Hosmer Morse, a prominent industrialist and benefactor of the community. The clubhouse was used for a variety of functions, including lectures, luncheons, weddings, and annual meetings and social events of the club. The period of historical significance extends between 1914 and 1949. The club membership included many of Winter Park's most significant and influential residents. Members paid annual dues and greens fees for the privilege of playing golf, and the club hosted seasonal tournaments, which often included nationally renowned professional golfers.

Under criterion C, the golf course was designed by Charles Hosmer Morse and Dow George, the latter a professional golfer who also served as manager and club professional for over forty years. A designed historic landscape, the golf course shares an association with the City Beautiful movement of the early twentieth century. The clubhouse displays influences of the Craftsmen and Shingle styles and the professional shop is a frame vernacular design. The design of the golf course and buildings is consistent with national and statewide trends in architecture. Both buildings retain their original architectural integrity.

**HISTORIC CONTEXT**

Winter Park, the "City of Homes," was founded in 1881 around the shores of lakes Maitland, Osceola, and Virginia. The Winter Park Land Company, organized by Loring Chase and Oliver Chapman, laid out a town plan, began selling lots, and promoted the settlement throughout the northeastern United States. With the convenience of railroad service and the establishment of Rollins College in 1885, development of the area accelerated. The town was incorporated in 1887 and within three years numbered 270 year-round residents. A commercial center formed along Park Avenue, and to the south the Rollins College campus developed along the north shore of Lake Virginia. Residences were scattered throughout the surrounding streets and lake shores. Citrus emerged as a mainstay of the economy, which slowed in the mid-1890's following devastating freezes. In the early decades of the twentieth century, a board of trade, country club, and woman's club offered visitors and residents new cultural opportunities. The Palm Cemetery was established in 1906 by Loring A. Chase as a burial ground for the Town of Winter Park. A citrus grower's association formed in 1909 and by 1915 some 1,200 acres of citrus groves occupied the landscape, yielding in that year 116,000 boxes of oranges.

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**WINTER PARK COUNTRY CLUB AND GOLF  
COURSE**  
**Winter Park, Orange County, Florida**

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In 1920, the population of Winter Park reached 1,078. The Florida Land Boom prompted the opening of new subdivisions and construction of residences, commercial buildings, and schools. By 1926, some 115 miles of roads were paved and electric service was extended to the newly opened areas. The Rollins College campus expanded along the shore of Lake Virginia and the student population reached 700 in the early 1920's. By 1925, 600 new homes, seven commercial buildings, and three churches were added to the community that year. The collapse of the Florida Land Boom in the late 1920's dampened construction activity, which then remained stagnant through the early years of the Great Depression. New Deal "alphabet programs" and Winter Park's wealthy tourists helped the economy rebound in the late 1930's. Economic development resumed with renewed intensity after World War II.

**HISTORIC SIGNIFICANCE**

The heritage of Winter Park's Country Club and Golf Course extends from the first decade of the twentieth century, and shares a close association with Charles Hosmer Morse, a principal in Fairbanks, Morse & Company, a Chicago based scale manufacturer. Morse began visiting Winter Park in 1883, and when the citrus economy collapsed in 1895 after a devastating frost, Morse took over the Winter Park Land Company. Morse quickly became the largest land holder, and eventually became an important benefactor of Rollins College and the city of Winter Park. He planted extensive citrus groves, built the community's first citrus packing house, and financed the construction of several large hotels. His generosity extended to local literary and social institutions, including the public library and Woman's Club, and he also made substantial gifts and loans to the city government and to Rollins College. His most recognized legacy to the city of Winter Park is Central Park on Park Avenue, two blocks south of the golf course. The Morse Museum of American Art, also on Park Avenue, serves as a tribute to the notable businessman and philanthropist.

In 1900, Morse commissioned John Dunn, a landscape architect, to design a golf course. A native of Scotland, Dunn learned the craft of designing and maintaining courses from his father, Tom Dunn. The Dunn family heritage of golf course design extends from the 1850's in Scotland. John Dunn arrived in the United States in 1894 and initially worked in the trade in Vermont and New York.

Around 1897, John Dunn was hired by Henry Plant, president of the Plant System railroad, to develop several courses in Florida. The Winter Park links were part of a larger network of hotels and courses developed by Dunn and Plant in Clearwater, Ocala, and Tampa, Florida, and Havana, Cuba. For a brief period, Dunn managed the Florida Golf Association, which maintained courses in Clearwater, Kissimmee, Ocala, Tampa, and Winter Park. Later, in 1916, Dunn helped organize the Professional Golfer's Association (PGA) and in 1919, he settled in California, where he designed still more courses. Dunn's presence in Winter Park helped

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distinguish the winter retreat as a golfing center in central Florida during the early decades of the twentieth century.

John Dunn's Winter Park course consisted of nine holes extending between Interlachen, Lyman, and New York Avenues and the growing Rollins College campus. Within a decade, the course proved inappropriate because of the growth of the town and college. About 1910, Morse closed the downtown course and with the help of Dow George, a friend and professional golfer, laid out another nine hole course four blocks north of the downtown between Interlachen, Webster, and Whipple Avenues and the railroad tracks. The site selected by Morse was located at the north end of the original town plan, which had remained relatively undeveloped with the exception of some citrus groves. The course laid out by George and Morse occupied some 25 acres and amounted to 2,207 yards.

In March 1914, to help maintain the course and to provide an adequate clubhouse for activities, Morse organized the Winter Park Country Club. Furthermore, to promote the success of the club, Morse turned to several prominent Winter Park residents and winter visitors to assist him in the incorporation and operation of the country club. One of the group's first activities was to finance the construction of a clubhouse, which was completed in 1914 at a cost of some \$3,500.

The clubhouse became a popular meeting place for social clubs, and hosted afternoon teas, weekly dances, weddings, and many other social activities. In 1915, the golf course was expanded to include eighteen additional holes amounting to 6,009 yards, making the Winter Park Country Club and Golf Course one of the largest courses in the state. By 1916, a caddie house and starter's house (both later demolished) were built to the southwest and west, respectively of the clubhouse. About 1925, a new starter's house replaced the older caddie house and starter's houses. Blue laws enacted by the Town of Winter Park restricted the operation of the golf course. The laws, common in many southern communities during the 1910's, generally prohibited the playing of any sport on Sundays. Consequently, the course experienced relatively little use during the summer season, and the club elected to maintain only the original course year around. The larger 18-hole course was open for play and maintained only during the winter tourist season.

The Country Club employed a number of conventional and innovative techniques to maintain the tees, fairways, and greens. The greens initially were clay, but within a decade were planted with grass. Fertilizers were liberally applied. Complaints of cattle wandering onto the fairways prompted the city to install fencing around the course in 1915. Perhaps the greatest concern was preserving crisp fairways and greens. One short-lived experiment of permitting sheep to graze on the course brought Winter Park national recognition in golfing circles. In 1918, the Country Club was featured in the periodicals Golf Illustrated and Outdoor America with a photograph of sheep cropping the fourth green. The sheep apparently were useful to the club in several ways,

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for they kept the grass short and the by-products of milk and meat produced revenue, all of which were in relatively short supply during World War I. The "Sheep as Greenskeepers" experiment eventually faltered, however, because, as one professional commented, "The sheep's excrement has, in its solid form, annoyed the golfer, and in its liquid form, damaged the grass."

Although the Winter Park Country Club's golf course experienced only infrequent use during the late 1920's and early 1930's, the clubhouse was still used for occasional social events and gatherings. In 1927, the City of Winter Park, in an effort to recognize the contributions of Charles H. Morse, purchased the real estate associated with the first and ninth holes and the clubhouse, all of which it dedicated as the Charles Hosmer Morse Memorial Park. A stone bench, inscribed as a memorial to him, was placed near Interlachen Avenue and a sign was placed at the southeast corner of Park and Webster Avenues near the first hole.

While the Great Depression and World War II dampened development in Winter Park, the Country Club continued as a center of social activity. Dow George retained his position as club pro until his retirement in 1964. Residential development north of the golf course expanded in the 1920's and accelerated in the 1930's, when new subdivisions were opened. By the mid-1950's, the eighteen-hole course had yielded to residential buildings, leaving intact only the original nine-hole course, which is still in use. The eighteen-hole course had shared a common tee, fairway, and green with the nine hole course. It then extended along the west side of Park Avenue to Stovin Avenue, turned west and continued to Orlando Avenue. It then extended along the north side of Webster Avenue, followed the west side of the railroad tracks, and returned just south of the present ninth green.

**ARCHITECTURAL CONTEXT**

Shingle and Craftsman Styles

The clubhouse is a frame vernacular building influenced by Shingle and Craftsman style elements. The Shingle style was a distinctive American adaptation of other forms, with roots in Queen Anne, Colonial Revival, and Richardsonian Romanesque. The style appeared in the late 1870's and continued into the first decade of the twentieth century, achieving its highest popularity in seaside resort communities in the northeast. Architectural magazines of the day widely publicized designs from fashionable summer destinations such as Newport, Cape Cod, eastern Long Island and coastal Maine. The style spread throughout the country, but never gained the popularity of its contemporary, the Queen Anne style. The Shingle style was a high-fashion architect's style and was not widely adapted to mass vernacular building.

Without the typical shingle cladding, identifying details may be difficult to associate with the style. The



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most common feature is wall and roof cladding of continuous wood shingles, or wood shingles appearing on the second floor only. Shingled walls may or may not be interrupted with corner boards. Facades are asymmetrical with irregular, often steeply pitched roof lines. Roofs may have intersecting cross gables and multi-level eaves. Extensive, wrap-around porches under the main roof line are common.

Decorative details are used sparingly. Window surrounds are simple and bay windows, multiple windows, Palladian windows, and walls curving into windows are common. Equal sized window sashes are most common, and are usually multi-pane above a single pane. Porch supports are most commonly plain, slender wood posts, but may also be simple classical columns, or more massive shingle-clad or stone piers. Roof lines may be broken by curved, hipped, gable, or eyebrow dormers. Eyebrow dormers are closely associated with the shingle style.

The clubhouse also contains Craftsman influences. The Craftsman style was largely inspired by the work of Charles Sumner Greene and Henry Mather Greene who designed several landmark examples in southern California. The first examples appeared in the 1890's in New England as well as California. The Craftsman style has several influences including the Arts and Crafts movement, oriental wood construction techniques, and Bengalense "Bangla"--low houses with porches.

The Craftsman, or bungalow style, was a dominant style for smaller houses throughout the country from about 1905 until the early 1920's. Vernacular examples were influenced by designs in pattern books and popular magazines. Some books even offered pre-cut packages of lumber and detailing to be assembled by local labor. Craftsman, or bungalow, houses quickly became the most fashionable small house in the country. High-style examples are rare outside of California. One-story vernacular examples are often simply called bungalows. The practice of calling all small houses "bungalows" regardless of detail contributed to the decline of the style and it faded rapidly after the 1920's.

The identifying features of the style include low-pitched, gabled roofs (occasionally hipped) with wide, unenclosed eaves overhangs. The roof rafters are usually exposed, and decorative beams or braces are commonly added under gables. Porches, either full- or partial-width, with roof supported by tapered square columns, columns, or pedestals which may extend to ground level, will be found on most examples. The details are distinctive. Columns for the porch roof are typically short square upper columns resting upon massive piers, or upon a solid porch balustrade. The columns or piers frequently begin directly at ground level and extend without a break to a level above the porch floor. The piers or columns most commonly have battered (sloping) sides. Material used for the piers, columns, and balustrades are varied and may appear in combination. They may include stone, shingle, brick, clapboard, concrete block, or stucco. The roof and wall junctions are almost never boxed or enclosed. Under a wide roof overhang, the rafter ends are exposed along the horizontal edges.

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Sometimes they are cut into decorative shapes. Triangular knee braces may support beams (sometimes only decorative) extending through the sloping wall to the roof edge.

Dormers are commonly gabled. The wall cladding may be clapboard, shingles, stone, brick, or stucco. Fenestration is irregular, and may be casement or double-hung sashes, often with a variety of divided panes above a single pane. Eclectic secondary influences including Oriental details, Swiss chalet balustrades and Tudor half-timbering may be seen in later examples.

In both Shingle and Craftsman style buildings, the interiors are open and spaces flow into one another in a departure from highly compartmentalized Victorian styles.

**ARCHITECTURAL SIGNIFICANCE**

The Winter Park Country Club and Golf Course represents a significant historic site at the north end of downtown Winter Park. The clubhouse is a rare surviving example of frame vernacular architecture from the early part of the twentieth century applied to a publicly owned building. The designed landscape, an important physical feature that influenced the development of the city, is significant for its association with national trends in community planning and landscape architecture in the early twentieth century.

An important historic green space close to the downtown, the golf course shares an association with trends in city planning that sought to beautify the nation's cities. The so-called City Beautiful movement gained strong support nationwide during the Progressive Era in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. Through the new science of city planning, the movement sought to mitigate the evils of overcrowding, unsanitary conditions, and general ugliness of American cities. Planners began to express concern with the extensive and unimaginative application of grid street patterns in the nation's urban centers. Land developers had long employed rigid orthogonal grid patterns to maximize the area where buildings could be placed, an ideal design for quick and easy land transactions. Little regard, however, was given to natural features of the land. This type of city layout, while convenient for the speculator, often resulted in crowded, unattractive, and boring urban landscapes.

Landscape architects took a lead role in promoting urban management and redesign, introducing green spaces and original platting techniques to urban areas. Central Park in Manhattan and the Boston Park system, developed by Frederick Law Olmsted, won national acclaim for providing residents the opportunity to escape from hectic city life without traveling to the country. It was not until the World's Colombian Exposition in 1893, however, that Americans gained a deeper appreciation for city planning. The Exposition, held in Chicago, featured a fully planned and unified collection of public and residential buildings, parks, green spaces,

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and wide boulevards. Designed with mostly classical precedents, the "White City," as it was dubbed, showed thousands of people who attended the Exposition that there were alternatives to their drab and overcrowded cities. The wide publicity that the Exposition received changed architectural tastes of the nation and led to a new direction in city planning.

After 1901, with the redesigned plan of Washington, D.C., city planning became an accepted science. In a revision of the original plan for the nation's capital, a group of architects led by D.H. Burnham introduced a number of innovative features, including diagonal boulevards, green spaces, circular intersections, and curvilinear streets in residential neighborhoods. The blending of spaces, the platting techniques provided attractive views of public buildings and monuments and a seemingly peaceful and healthy urban environment. In the wake of acclaim afforded the Washington plan, local chapters of the City Beautiful movement emerged throughout the country. Ultimately, the establishment of cleaner and a more attractive cities became one of the most enduring legacies of the Progressive Era.

In the second decade of the new century, a "City Practical" movement emerged in reaction to the earlier movement. The new movement did not agree with the concept of passive uses for green spaces, which Olmsted had promoted. Eventually the two movements achieved common ground about neighborhood playing fields and playgrounds, with City Beautiful advocates becoming willing to concede a few acres of parks to playgrounds as long as the new design did not interfere with the existing landscape values. Most architects were less willing to place golf courses within downtown plans, where active and passive uses could result in collisions between the users. Most courses were placed farther out from the core of the community. Many were doomed for financial reasons, such as the 1916 Plan of Seattle, which included a golf course that faltered along with other features because of insufficient funding.

The development of the active use green space close to Winter Park's downtown was born out of the civic views of Charles Hosmer Morse. A native of Chicago, Morse was aware of land design and use that came of age in the 1880's and early decades of the twentieth century. Undoubtedly, he attended the Colombian Exhibition in his hometown, and observed the development of Chicago as it grew around a system of boulevards, parks, and green spaces. His careful attention to detail in business extended into town planning, which he used to help create an appealing community that would attract cultured tourists and residents. His substantial real estate holdings and personal wealth enabled him to establish the Country Club at the north side of the commercial area. The Winter Park Country Club and Golf Course represents one of the largest intact designed landscapes and vernacular frame buildings in Winter Park.

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	<u>ZONE</u>	<u>EASTING</u>	<u>NORTHING</u>
5.	17	465910	3163880
6.	17	465180	3163880

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**Boundary Description**

Lots 1-12 Block A, lots 1-23 Block B, 1-22 Block C, lots 1-11 Block D Morseland subdivision, lots 2-7 Block 2, lots 1-26 Block 3, lots 1-26 Block 4, Town of Winter Park; lots 1-19 Block B Stovins, Block 5, Winter Park.

**Boundary Justification**





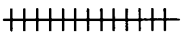

The boundary encompasses the property historically associated with the publicly owned Winter Park Country Club and Golf course, and includes the Palm Cemetery as a noncontributing site.





WINTER PARK COUNTRY CLUB & GOLF COURSE  
 WINTER PARK (ORANGE COUNTY), FLORIDA

LEGEND

CONTRIBUTING BUILDING	
NONCONTRIBUTING BUILDING	
NONCONTRIBUTING SITE	
CONTRIBUTING LANDSCAPE FEATURE	
RAILROAD TRACKS	
DISTRICT BOUNDARY	
PHOTO LOCATION	