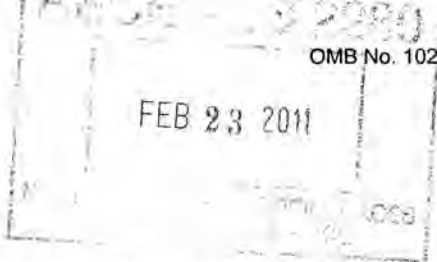


United States Department of the Interior  
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NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

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 DOWNTOWN WINTER PARK HISTORIC DISTRICT

other names/site number FMSF#OR9968

2. Location

street & number roughly Canton Ave., Center St., Comstock Ave., New York Ave. N/A  not for publication

city or town Winter Park N/A  vicinity

state Florida code FL county Orange code 95 zip code 32789

3. State/Federal Agency Certification

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

Barbara C. Mattich / DSHPO 2/16/2011

Signature of certifying official/Title Date

Florida Department of State, Division of Historical Resources, Bureau of Historic Preservation

State or Federal agency and bureau

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

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- 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 of the Keeper

Date of Action

5/3/2011

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)

Table with 2 columns: Contributing, Noncontributing. Rows for buildings, sites, structures, objects, 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)

- COMMERCE/TRADE/business, department store, DOMESTIC/dwelling, LANDSCAPE/ city park, GOVERNMENT/ city hall, post office, RECREATION AND CULTURE/ theater, TRANSPORTATION/ freight depot, passenger station

Current Functions

(Enter categories from instructions)

- COMMERCE/TRADE/business, restaurant, DOMESTIC/ dwelling, office, LANDSCAPE/ city park, GOVERNMENT/ city hall, post office, COMMERCE/TRADE/ business, TRANSPORTATION/ passenger station, RECREATION & CULTURE/ museum

7. Description

Architectural Classification

(Enter categories from instructions)

- Late 19th & 20th Century Revivals: Mediterranean Revival, Mission Revival, OTHER: Masonry Vernacular (continued on section #7)

Materials

(Enter categories from instructions)

- foundation BRICK, walls BRICK, roof ASPHALT (continued on section #7), other

Narrative Description

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

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Continuation Sheet**

**Downtown Winter Park Historic District  
Winter Park, Orange Co., FL**

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**Continuation of Architectural Classification**

Frame Vernacular, Modern Movement

**Continuation of Materials**

Foundation: Concrete

Walls: Stucco, Wood

Roof: Metal

**SUMMARY**

The Downtown Winter Park Historic District contains historic buildings with commercial, governmental, residential, and transportation functions built within a town plan laid out in 1881. The district takes in parts or all of twelve blocks and contains approximately twenty acres. The district contains fifty-one resources with 36, or 71%, of those contributing. The majority of the historic resources are commercial buildings, but the district also includes two railroad depots, a city hall, a post office, and residential buildings. The contributing resources possess significance for their architectural and historical associations. The majority of the buildings are relatively small in size and scale, ranging in height from one to two stories. Most are derived from vernacular traditions, but a few display the influences of the Mediterranean Revival and Mission Revival styles. Several buildings are representative of Mid-Century Modern architecture. The primary features of the district are Central Park and historic buildings along Park Avenue. Associated with themes in landscape architecture, Central Park displays its historic design and contains several important historic physical features. An important contributing landscape feature, Central Park unites the historic commercial buildings with a transportation corridor and supporting historic transportation buildings. The district possesses an important concentration, linkage, and continuity of historic resources united historically by plan and physical development.

**SETTING**

The City of Winter Park is located in Orange County in Central Florida. Orlando, the seat of government and largest city of Orange County, lies approximately five miles to the south and Daytona Beach is approximately fifty miles northeast of Winter Park. United States Highway 17/92 is located approximately one mile west of Winter Park's downtown and Interstate 4 is another mile west of the federal highway. Fairbanks Avenue is the primary east-west corridor through Winter Park. The population of Winter Park is 24,090 (2000). Historically known as the "City of Homes," Winter Park contains many picturesque lakes. Lake Osceola and Lake Virginia are located several blocks east and south of the historic downtown, respectively, and Lake Maitland is approximately one mile north of the downtown. The campus of Rollins College is located south of the downtown between Fairbanks Avenue and Lake Virginia, and Hannibal Square, the city's historic African-American neighborhood, lies west of New York Avenue. The district is framed by altered buildings from the

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historic period and buildings of relatively recent construction. Winter Park contains nine properties individually listed in the National Register of Historic Places, and all are outside these district boundaries. The boundaries of the district are, roughly, Canton Avenue (Photo 1), Center Street (Photo 2), Comstock Avenue (Photo 3), and New York Avenue (Photo 4). The boundaries of the historic district follow lines of legal delineation and are drawn to reflect a concentration of historic buildings associated with the downtown. The terrain is relatively flat with the terrain sloping gently toward the shores of lakes. Mature camphor, cedar, magnolia, oak, and palm trees contribute shade and ambiance throughout the historic district. In 2008, *National Geographic Traveler Magazine* ranked Winter Park as 38th among the top historic destinations in the world.

**PHYSICAL DESCRIPTION**

Park Avenue frames the historic district with Central Park to the west and the commercial center to the east. The straight alignment of the avenue yields to a curvilinear course south of New England Avenue, providing ambiance, contrast, and interesting site lines. The historic district contains a relatively large and well-preserved collection of commercial, government, residential, and transportation buildings. The typical historic building rises between one and two stories. A majority of the commercial buildings are oriented on an east/west axis facing Park Avenue on relatively narrow lots and built with common party walls. In contrast to the commercial buildings, the larger government buildings have a substantial setback from adjacent streets. The roofs of many buildings are flat with parapets and finished with built-up or tar-and-gravel surfacing, but some display gable and hip roofs covered with composition asphalt shingles or ceramic barrel tile surfacing. Most facades of commercial buildings retain much of their historic physical integrity with original parapets, belt courses, and brick or stucco serving as exterior wall fabrics. Some storefronts have been altered, leaving the original opening intact with modern infill. Most residential buildings display either clapboard, drop siding, rough-face cast blocks, or weatherboard exterior wall fabrics. Fenestration consists of original casement, double-hung sash, and fixed windows, some with multiple lights. Although some of the smaller dwellings display little ornamentation, they were a part of the built environment during the district's period of significance, and contribute to the historic district.

The historic buildings are located in the town plan of Winter Park, which is the primary subdivision in the city. All development resulted from that important community planning activity of 1881. The overall plan provided a block, lot, and street plan that focused around a laid out central park, west of which existed railroad tracks, and east of which contained lots designed to support commercial buildings. The downtown was an important part of Winter Park's town plan growth, with commercial and public building development facing Central Park and along Park Avenue. The park and railroad tracks limited development of the primary commercial buildings to the east, north, and south of the town plan's central landscape feature and transportation corridor. Over time, a few residences built on Park Avenue and the adjacent streets yielded to commercial development, although some of these residential buildings remain. Apartments built on the second floors of commercial buildings provided a few residents with views of Central Park and access to downtown amenities and cultural events. Eventually, large apartment houses were built east of the downtown to accommodate still more residents

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seeking downtown living spaces. In the 1950s, the destruction of citrus groves in the emergent suburban Winter Park with commercial and residential developments prompted the Gentile Brothers citrus company to demolish its early twentieth century packing plant immediately west of Winter Park's downtown. That site was then redeveloped with a United States Post Office. Between the 1880s and 1950s, the postal service operated in leased buildings on Park Avenue, responding to the need for additional space by moving from site-to-site in a progression of ever larger buildings on Park Avenue until moving into a larger facility on New York Avenue in the 1960s. A few houses from the early twentieth century remain along West Comstock Avenue. That small cluster of residences is tangible evidence of a residential neighborhood close to the downtown. Those homes endured after World War II despite the growth of nearby apartment buildings and a new city hall that diminished the size of the neighborhood.

For the Downtown Winter Park Historic District, the year 1965 serves as a cut-off date because it corresponds with the end of significant development in downtown Winter Park. Only one building (1969) was constructed within the historic district in the late 1960s and none was built in the 1970s. Historic resources developed between 1881 and 1960 total thirty-six; contributing resources developed between 1961 and 1965 total five. These 1960s buildings are an integral part of the historic district and have important associations with the community planning and development of the district.

The resources contributing to the Downtown Winter Park Historic District embody and reflect a pattern of development that conveys the broader history of the overall city. There is one resource, the park, developed in the late nineteenth century; 1910s resources total six; 1920s land boom resources total thirteen; the Great Depression is represented by three resources; one resource dates from World War II; five resources represent the post-World War II era (1946-1960); and five resources date between 1961 and 1965. The resources represent the infilling of the downtown over time associated with the city's historic building patterns, the replacement of older dwellings and aging commercial buildings with new commercial buildings, the creation of a new street leading to new building sites and parking areas east of Park Avenue and just outside of the historic district.

### Contributing Resources

The historic district contains Masonry Vernacular buildings having various uses and exhibiting various stylistic features. The Masonry Vernacular building at 102-106 Park Avenue North (Photo 5) is representative of nineteenth century commercial resources improved in the early twentieth century. Located at the prominent corner of Park Avenue and Morse Boulevard, the two-story building was constructed in 1882 with a wood frame system and exterior wall fabric renovated with a buff brick façade in 1914. The building displays a flat roof with straight parapets. Brick panels with belt courses are accented by geometric corbelled designs. Second-story fenestration is regular but asymmetrical with one-over-one light double-hung sash windows. Supported by large brick columns, the original transoms and storefronts are infilled with modern infrastructure. An entrance at the north end of the façade opens to a stair case leading up to offices on the second story. The

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south elevation along Morse Boulevard exhibits one-over-one light double-hung sash windows, two-over-two light double-hung sash windows, metal louvers, and an entrance at the southeast corner with a transom and sidelights.

Located at 122-132 Park Avenue South (Photo 6), the two-story Masonry Vernacular building was constructed in 1917 and renovated in 1927. It was designed by architects Frederick Trimble and Roy A. Benjamin. Representative of the relatively large commercial buildings built near the center of the downtown at the close of the Progressive Era, it displays a flat roof with straight parapets, brick exterior wall fabric accented by a corbelled cornice and belt course at the second-story window sill line, and six-over-one-light double-hung sash windows paired with French doors and wrought-iron balconets. Three primary storefronts with wood kick boxes and plate glass windows are protected by an aluminum canopy supported with metal rods and straps anchored by escutcheon plates. An offset entrance protected by a paneled wood door opens onto a straight staircase and offices and apartments on the second story. Straight lintels supporting the fenestration on the second story of the west façade contrast with the arched window openings along the second story south elevation.

An unusual L-shaped example of Masonry Vernacular architecture is located at 306-308 Park Avenue South (Photos 7&8), near the southeast corner of Central Park. Built in 1921, the two-story masonry building has exposures on Park Avenue and New England Avenue, wrapping around a smaller one-story Masonry Vernacular building constructed at 300 Park Avenue South in 1916. Beyond the L-shape plan, the two-story building has a flat roof with straight parapets, dropped cornice with modillions and dentils, and inset panels accented with buff bricks laid up in a basket weave bond pattern. The building's hard-fired buff brick exterior walls are accented with stucco panels. Square truncated columns define the second story fenestration, which has been infilled with fixed windows. Two storefronts open along the Park Avenue façade and two additional storefronts face New England Avenue. The New England Avenue elevation displays similar physical features evident on the Park Avenue façade. On the rear, or east elevation a stuccoed wall supports a straight metal stair with a landing and is punctuated with one-over-one light double-hung sash windows.

Built near the north end of the downtown at the close of the 1920s land boom, the two-story Swetman Building at 332-340 Park Avenue North (Photo 9) exhibits a flat roof with a stepped parapet, grilled scuppers, and hollow clay tile walls finished with textured stucco. Stuccoed columns frame four storefronts with transoms, plate glass windows, and kick boxes. The second story fenestration consists of pairs of three-over-one light and four-over-one light double-hung sash windows. An offset door with a leaded glass transom opens into a straight staircase that leads to offices and apartments on the second story.

The Winter Park Historical Museum is housed in the ACL Railroad Freight Depot, a Masonry Vernacular building at 200 West New England Avenue (Photo 10). Built west of the railroad tracks near the southwest corner of Central Park in 1927, the one-story brick building is oriented to the sweeping curve of the adjacent railroad tracks rather than New England Avenue. The building has a rectangular plan, a flat roof with concrete

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coping protecting the parapets, hard-fired red brick exterior walls laid up in a stretcher bond, and an articulated concrete foundation system. Infilled with glass blocks and central four-light casement windows, the primary fenestration is trimmed with bricks laid in a basket weave bond. Nine-light casement windows, steel posts, and loading bays with sliding doors define much of the east elevation parallel to the tracks. The front, or north, façade displays a stepped and arched parapet system, a concrete plaque bearing the association's name, and an offset entrance. The entrance is accented by a blind oculus, basket weave bond trim, and rounded arch opening that protects an entrance with a six-light transom and four-light paneled door. Glass block windows and loading doors punctuate the west elevation and an open platform is incised within the primary roof at the south elevation.

Contrasting with the 1920s freight depot is the Winter Park AMTRAK Passenger Station at 150 West Morse Boulevard (Photos 11, 12). Designed by Lakeland architect Braxton Bright and built in 1962, the Masonry Vernacular passenger station is defined, in part, by a distinctive 300-foot concrete-and-metal covered passenger platform that follows the curve of the railroad tracks. Setback from the platform, tracks, and Morse Boulevard, the passenger station building has a cross plan protected by shallow-pitched cross-gable roof, boxed eaves, concrete-block wall system finished with burnt orange bricks and white stucco exterior wall fabrics, agent's bay, pedestrian and vehicle doors, fixed plate glass windows, and a concrete slab foundation system. The building is representative of the simple, clean designs, materials, and minimal ornamentation used on the relatively few passenger stations built by the Atlantic Coast Line Railroad Company in the decade before the nation's railroads abandoned passenger service to the federal government. The station is located on a historic green space that extends southward to the earlier 1927 railroad station.

Representative of the Mediterranean Revival Style work of architect James Gamble Rogers II, Greeneda Court (Photos 13&14) is a three-building mixed-use development at 110-118 Park Avenue South with a charming open-air Spanish-Style courtyard which extends east of Park Avenue. Constructed during 1946 and 1947, the two-story buildings are defined, in part, by a narrow twelve-foot brick walkway and intimate courtyard accented with curving stairs, painted tiles, and fountain. Sharing a common party wall with adjoining respective buildings, the westernmost buildings are identical, displaying hip roofs with clipped corners and surfaced with ceramic barrel tiles, shallow eaves protected by copper gutters and downspouts, and masonry wall systems finished with smooth stucco. The cutaway corner entrances provide relief at the Park Avenue entrance into the narrow walk. Second story French doors protected with wrought-iron balconets accent the clipped corners. Storefront plate glass windows, some placed in rectangular openings, others in arched openings, appear along Park Avenue and the narrow walkway. Fenestration includes four-light metal casement and fixed windows. More residential in character, the rear building displays a distinctive pointed arch, used by Rogers on his earlier Barbour House (NR 2008) and Plant House. Centered on the walkway and fountain, the arch opens onto the courtyard and Center Street farther east. Anchored against the respective adjoining buildings' party walls, a pair of dog leg staircases flanks the central arch. Embellished with carved beams, cantilevered landings are protected by shed roofs, wooden posts, scroll brackets, and turned balusters.

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Another good example of the Mediterranean Revival Style is the two-story building at 115-123 East Morse Boulevard (Photo 15). The building faces south, displaying a flat roof with stepped parapets and textured stucco wall fabric. Three storefronts with an offset rounded arched entrance protecting a straight staircase to second-story apartments and offices. The arched entryway is accented above by a vertical elongated round arch blind panel. Fenestration includes one-over-one-light double-hung sash windows and storefronts with lighted transoms, plate glass windows, recessed entrances, and kick boxes.

A modest commercial example of the Mission Revival Style is located at 310-326 Park Avenue South (Photo 16). Built in 1920 and enlarged in 1926, the one-story masonry building has a flat roof obscured by a sculpted and a stepped parapet finished with cast crete coping, buff brick exterior wall fabric, and decorative brick panels of different sizes and designs executed in basket weave bond and stretcher bonds. Buff-brick columns divide storefronts of various lengths with plate glass windows and kick boxes.

Completed in 1964 at 401 Park Avenue South, the Winter Park City Hall (Photo 17) was designed by the Winter Park Architects Collaborative (WPAC), a consortium of seven local architects. The two-story masonry building is composed of two rectangular blocks called "east and west wings." They have an open breezeway paved with black slate between them, and they are joined at the second story, forming an L-plan (Photo 18). Public entrances with plate glass window and glass doors are off of the central breezeway into both wings. There is a cross gable-on-hip roof that protects the joining section, and the two wings. The gable portions are seamed metal and the hip portions are asphalt shingle. The second story joining section has pre-cast pebble embedded concrete panels with tall, narrow fixed windows (Photo 19). The wings are largely surfaced with stucco, with buff brick located at the ends and corners. Fenestration is irregular and asymmetrical with metal hopper windows and narrow clearstory windows in the two wings. Additional contrasting materials consist of ceramic tiles, copper, marble, steel, terrazzo, and wood. Horizontal projecting steel members at the second-story fascia serve as an expression of structure. Built following the Cuban Missile Crisis and near the height of the Cold War, the city hall was designed with a fall out civil defense shelter in the basement.

In 1957, after supervising Frank Lloyd Wright's work at Florida Southern, architect Nils Schweizer moved to Winter Park, where he maintained a private practice until 1960, when he organized Schweizer Associates. He installed an office in the second floor of the building at 301-303 Park Avenue North (Photo 20), and redesigned the building, giving it a dramatically new Mid-Century Modern character. Two-story pilasters accent the corner display windows as does the flat wooden decorative awning over the first story. Wooden awnings also extend over windows on the east and south elevations, and connecting these awnings to those on the first story are slatted wooden screens or *brise soleils* for the windows. The glass display windows by the east corner entrance rise two stories, and are matched with a two-story showroom within. The creative blend of forms and materials provided the otherwise pedestrian concrete block building with an expression of structure, texture, and depth, taking on the Mid-Century Modern Style.



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The Winter Park United States Post Office is a highly visible public project by architect Joseph Shifalo at 300 North New York Avenue. Completed in 1965, the new post office replaced a 1949 postal facility on Park Avenue, its fourth Park Avenue location since the 1880s. With its stand-alone building, parking was improved and postal service was kept accessible to the growing numbers of downtown merchants and residents. The rectangular concrete block building has a flat roof. Plate glass fills half the south and west elevations joined at the southwest corner where a public entrance with glass doors is located (Photo 21). The east half of the south elevation is covered with a colored stone abstract mural that includes the post office name and seal (Photo 22). The northern half of the west elevation is covered with brick and a colored stone mural. The bricked north elevation is the service side of the facility. Glass and brick compose the east elevation (Photo 23). Entering from the southwest doors, the public has access to two open areas along the south and west exterior walls. To the south is a service counter, and on the west are post office boxes. The majority of the building to the north and east is devoted to processing the mail. The exterior clear glass walls and colored stone murals are prominent elements of the building. The murals were designed by noted Tampa artist Joseph Testa-Secca, who was awarded the commission after winning first prize in the prestigious 1965 Winter Park Sidewalk Art Festival. The post office is located with the historic "west meadows" green space extending east and south of it.

The 1940 Colony Theater at 329 Park Avenue South is the only Art Deco Style building in the downtown (Photo 24). The Spark's Theatres Inc. company (a subsidiary of Florida State Theatres, Inc.) built the Colony Theatre, which was designed by Roy A. Benjamin. The east façade of the building rises three stories, with two ribbed pilasters flanking a slightly protruding central wall that contains two sets of double-door entries. Aligned with the door openings are two windows that rise a story-and-a-half, and their half arched tops curve inward to form a complete Roman arch. A metal marquee, curved on the sides, spans almost the entire elevation at the first story to contrast with the vertical elements of the central space. A large sign reading "Colony" extends above the straight roof line down to a point one-and-one-half stories above the ground. The issue of retaining the "Colony" sign and marquee when a new tenant leased the building in 1997 was Winter Park's first major preservation debate.

A small collection of residences within the historic district illustrates how commercial growth pushed out residential construction, and changed the character of residential architecture of the downtown during the early twentieth century. Representative of relatively large homes built close to the downtown in the early twentieth century is a 1916 two-story Masonry Vernacular residence at 121 West Garfield Avenue overlooking the north end of Central Park (Photo 29). The house was constructed with a first-story rough-face cast block in 1916, and wood-frame second-story addition built about 1950. The house has a front gable roof and carved exposed rafter ends. Square cut wood shingles accent the gable end, and battered wood columns mounted on rough-face cast block piers support a main porch roof. The small houses clustered at the corner of West Comstock and South New York Avenue include three Frame Vernacular constructions (Photo 26), and a smaller cottage at 218 Comstock Avenue, built of the less common "panel-faced" cast block (Photo 27). The most distinguished Frame Vernacular house is at 118 West Comstock (Photo 28), directly south of the City Hall. It is a square,

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two-story building with a central main door, horizontal siding, and a hip roof. The north façade has a panel door entry with half-high sidelights, four wooden double-hung 6/1 sash windows symmetrically arranged across the first story, and two windows on the second story with groups of four casements. A deck porch and west side exterior staircase to the second floor are non-historic. The interior spatial arrangement with its heart pine flooring is unaltered.

**Central Park**

Occupying approximately five acres, Central Park (Photo 29) is an important physical feature that influenced the development of downtown Winter Park. Having a narrow rectangular plan aligned north to south, the park is approximately 1,175 feet long. Laid out by Samuel A. Robinson and J. H. Abbott as part of the original town plan in 1881 and recorded in the Orange County Clerk of Court's office in September 1885. Seventy-foot wide Morse Boulevard bisected the park into north and south halves, reducing the effective length of the green space to 1,100 feet. An eighty-foot railroad right-of-way curved through the west side of the park, providing 195 feet of green space at its north and south ends, respectively. Recently characterized as the "sacred heart" of the city by one observer of Winter Park, the park retains its original dimensions. The historic green space on the western side of the railroad tracks has also been a continuation of the park since 1881, known locally as the "West Meadow" (Photo 30). The green space extends as far north and south as does Central Park. It did not have the legal restrictions placed on it that the park east of the railroad park had placed on it in 1906, when the park was transferred to the city.

For that reason, West Meadow has been used for various public but commercial events, including ice skating in the winter.

The predominant trees in Central Park are mature Laurel and Live oaks, which form broad canopies in several areas. Additional tree species include Cedar, various types of citrus, Chickasaw Plum, Cypress, Holly, Magnolia, Maple, Slash and Long Leaf pines, and Tabebuia. The oldest trees are a stand of Eastern Red Cedars, approximately 100 years old, extending along the east side of the railroad tracks at the north end of the park.

Native ornamental plants trim many corners of the sidewalk system and some of the objects installed in the park. Those objects include the 1920 War Memorial Fountain (Photo 31), the 1935 White's Hall Monument (Photo 32), the 1949 Morse Memorial, and a c.1962 brick planter with boxwood plants and c.1964 metal kiosk with a pointed-segmental cap (Photo 33). The kiosk has been used as a graphic motif of the Winter Park Sidewalk Art Festival since 1960, appearing in newspapers and festival fliers. A feature of the park since 1920, a rose garden (Photo 34) enlarged and enhanced with a gazebo and pergola in 2003, is at the south end of the park. The rose garden has a step-down circular center and concentric brick walks, organized in quatrefoil designs with planting beds. A meandering concrete sidewalk system designed and constructed in the 1960s provides access to the various objects and rose garden and between Park Avenue and the railroad tracks. The sidewalk is accented by decorative lamps, first installed as gas lamps in 1964 and later retrofitted to electricity.

Alterations to the park include the removal of a 1920s one-story wood-frame storage shed that stood at the southwest corner of the park immediately east of the railroad tracks. A band stand built in 1925 was later removed.

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In 1982, a large raised concrete stage (Photo 35) was built at the north end of the park. The stage is trimmed with brick veneering and boxwood plants. Its a steel superstructure for suspending lights and sound equipment and is covered by a fabric top. To the south of the stage is a circular water fountain built in 1984 to commemorate the twenty-fifth anniversary of the Winter Park Art Festival. The centerpiece of the fountain is "Emily," a 1960s era bronze sculpture by internationally renowned sculptor and Winter Park resident Albin Polasek.

**Non-Contributing Resources**

The two-story Pioneer Building at 152 Park Avenue South (Photo 36) is one of the oldest altered buildings in the downtown. Constructed in 1884, the wood-frame building underwent alterations about 1885, 1925, 1935, 1956, and most recently c.1990. Although stucco was applied over the original exterior wood siding about 1935, the introduction of incompatible storefront windows, a cutaway corner entrance accented by an oversized modern column, and the removal of the first story fenestration on the south elevation are not historic. A coved cornice and two-over-two light double-hung sash windows on the second story hint at the 1880s roots of the building.

The one-story brick building at 142 Park Avenue South (Photo 37) is representative of relatively small early twentieth century commercial buildings altered to accommodate a new commercial purpose in the early twenty-first century. Constructed as a bank and post office in 1911, the building displays a flat roof with a straight parapet and corbelled cornice, storefront windows, and a central entrance. The storefront windows originally contained six-over-six light double-hung sash windows with brick stem walls. By the early 1960s, those windows had been removed and replaced with conventional commercial storefronts. The central entrance was originally recessed or inset approximately twenty feet, forming an entrance courtyard. Consequently, during the historic period, the front (west) façade of the building displayed a U-shape appearance. An alteration made about 2000, the entrance courtyard was destroyed, in part, by the removal of brick side walls and, in part, by bringing forward to the western extent of the façade the parapeted wall and corbelled cornice between the storefronts, rather than retaining its original recessed location. The alterations have eliminated the original appearance, fenestration, and plan of the building.

The two-story building at 214-216 Park Avenue South (Photo 38) is typical of relatively large altered early twentieth century commercial buildings. Constructed about 1918, the building has been altered by a modern pent roof obscuring the original parapet, metal sash windows filling a modern fenestration pattern on the second story, and scored stucco pilasters at the storefronts. Differentiated storefronts, belt courses, and clerestories provide asymmetry. The southernmost storefront has been completely removed and recessed approximately fifteen feet into the interior. The alteration provides uncharacteristic depth of reveal on a commercial building. Modern stuccoed posts identify the extent of the original southern storefront.

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Address	Use	Style	Date	FMSF#
Central Park			1881	OR9748
<u>North Center Street</u> 258	Commerce	Masonry Vernacular	c. 1950	OR9921
<u>West Comstock Avenue</u> 118	Office	Frame Vernacular	1935	OR9885
213	Office	Frame Vernacular	c. 1923	OR9936
215	Office	Masonry Vernacular	c. 1923	OR9935
217	Office	Frame Vernacular	c. 1923	OR9934
219	Office	Frame Vernacular	c. 1942	OR9933
<u>West Garfield Avenue</u> 121	Residence	Masonry Vernacular	1916	OR0629
121a	Outbuilding			
<u>East Morse Boulevard</u> 115-123	Commerce	Mediterranean Revival	1926	OR0732
<u>West Morse Boulevard</u> 150	Depot	Masonry Vernacular	1962	OR9932
<u>West New England Avenue</u> 200	Depot	Masonry Vernacular	1927	OR9358
<u>North New York Avenue</u> 300	Post Office	Mid-Century Modern	1965	OR9943
<u>Park Avenue North</u> 102-106	Commerce	Masonry Vernacular	1882/1914	OR0237
126	Commerce	Masonry Vernacular	c. 1922	OR0381
200-218	Commerce	Masonry Vernacular	1949	OR9382
252-284	Commerce	Masonry Vernacular	c. 1935	OR9911
301-303	Commerce	Mid-Century Modern	c. 1963	OR9913
318	Commerce	Masonry Vernacular	c. 1926	OR9915
326-328	Commerce	Masonry Vernacular	c. 1926	OR9916
326-328A	Commerce	Masonry Vernacular	c. 1961	OR9920
332-340	Commerce	Masonry Vernacular	c. 1926	OR9917

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(Park Avenue North-continued)

346	Commerce	Masonry Vernacular	c. 1926	OR9918
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Park Avenue South

102-108	Commerce	Masonry Vernacular	1912	OR9380
110-112	Commerce	Mediterranean Revival	1946	OR9379
114-116	Commerce	Mediterranean Revival	1947	OR9874
118	Commerce	Mediterranean Revival	1946	OR9875
122-132	Commerce	Masonry Vernacular	1917	OR0240
136	Commerce	Masonry Vernacular	1915	OR9378
202-206	Commerce	Masonry Vernacular	c. 1916	OR9896
300	Commerce	Masonry Vernacular	1917	OR0783
306-308	Commerce	Masonry Vernacular	1921	OR0788
307-327	Commerce	Masonry Vernacular	1923	OR0789
310-326	Commerce	Mission Revival	1920	OR0790
329	Commerce	Art Deco	1940	OR9747
342-346	Commerce	Masonry Vernacular	c. 1924	OR9892
401	City Hall	Mid-Century Modern	1964	OR9886

**Non-Contributing Resources (altered)**

Park Avenue North

110-112				
114				
130				
180			1969	
212-234				
236-238				
288-290				
300				
312-316				

Park Avenue South

142				
152				
214-216				
330				
331-339				

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East Welbourne Avenue  
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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)

- COMMERCE
COMMUNITY PLANNING & DEVELOPMENT
ARCHITECTURE
TRANSPORTATION

Period of Significance

1881-1882

1912-1965

Significant Dates

1881

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Builder

Benjamin, Roy

Bright, Braxton (See continuation in section #8)

Primary location of additional data:

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

Name of Repository

#

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**Continuation of Architect/Builder**

Architects: James Gamble Rogers II, Peter C. Samwell, Nils M. Schweizer, Joseph Shifalo, George H. Spohn, Frederick H. Trimble, Winter Park Architects Collaborative.

Builders: Cason & Moore, Henry C. Cone, Hanner Brothers, Jack Jennings.

**SUMMARY**

The Downtown Winter Park Historic District fulfills criteria A and C at the local level in the areas of Transportation, Commerce, Community Planning/Development, and Architecture for listing in the National Register of Historic Places. The district has a concentration of historic resources with periods of historic significance of 1881-1882 and 1912-1965. The period of significance begins with the founding of Winter Park and the laying out of the town plan in 1881. The town plat was aligned with the existing railroad and depot, with green space and Central Park straddling and paralleling the tracks. Paralleling the park on the east was Park Avenue, which was zoned for commercial development. To the east, north and south of Park Avenue and fronting onto Lakes Osceola and Virginia, the land was zoned for residential use. Commercial citrus agriculture, tourism and real estate industries had their businesses based on Park Avenue. Development declined during the Great Depression, even though returned after World War II, but at that time downtown development competed with outlying commercial sprawl. In the 1960s, several important civic buildings were constructed in the downtown.

The historic district has significance under Criterion C in the area of Architecture. The majority of the buildings have Masonry Vernacular construction with brick and stucco facades, and several are excellent and distinct examples of the type. A few buildings display the influences of the Mediterranean Revival and Mission Revival Styles, and one theater building is in the Art Deco Style. Several buildings are excellent examples Mid-Century Modern architecture. An important landscape feature, Central Park, unites the commercial center on Park Avenue with the historic transportation corridor and its associated buildings. Winter Park's 1881 town plan provided for Central Park, a commercial center, and railroad service which remain in their original locations.

**HISTORIC CONTEXT, 1881-1965**

During the 1880s, the economy of Winter Park was driven largely by citrus growing and the railroad. The establishment of Rollins College in 1885 provided Winter Park with increased exposure and educational opportunities uncommon in small Florida towns. Residents incorporated the town in 1887. The freezes of 1894-1895 destroyed citrus groves, but many growers replanted groves that soon provided substantial wealth. In 1909, prominent businessmen and planters organized the Winter Park Citrus Growers Exchange. In 1920, Winter Park's population reached 1,078 and climbed to 4,566 by 1926. In 1923, the local government adopted for its municipal motto "The City of Homes" because of the numerous houses displaying fashionable and picturesque



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styles. In 1924, residents re-chartered the government from a town to a city. New buildings during the first half of the 1920s included commercial buildings, apartments, a Masonic lodge, a woman's club clubhouse, and new buildings on the Rollins College campus. The railroad company double-tracked the main line through the city. By 1926, commercial buildings occupied most of the available lots on Park Avenue facing Central Park. After Florida's land boom collapsed, building permits in Winter Park fell in 1927. With the onset of the Great Depression in 1930, hundreds of Winter Park properties went into foreclosure and the Business Men's Club clubhouse was sold and converted 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 the early 1930s, the municipal government organized a planning and zoning commission. In 1932, after defaulting on \$134,000 in bonds and interest, the city significantly reduced its budget. In 1938, the Winter Park Land Company celebrated \$250,000 in new construction, but none occurred in the downtown. In 1939, the Federal Writers' Project composed *Florida: A Guide to the Southernmost State*, which characterized Winter Park as a "suburb of Orlando" and "the town that has become a university," both of which belied the commercial center along Park Avenue. In 1940, the Colony Theatre opened on Park Avenue South, the most prominent building developed in the downtown during the Great Depression. During World War II, commercial and residential construction in Winter Park fell from its late 1930s levels. Building permits in 1942 amounted to \$142,712, decreased to \$13,331 in 1943, and rebounded to \$441,381 in 1945, signaling a new era of development. During the conflict, Rollins College was designated as a training center for Navy students (*Winter Park Herald*, 31 December 1925, 7, 14 January, 2, 18 February, 8 April, 27 May, 10, 24 June 1926, 12 August 1927, 23 February 1940; *Winter Park Topics*, 9 January 1939; MacDowell 1950:139, 142; WPA 1939; Sanborn 1927).

Between 1940 and 1950, Winter Park's population expanded 74%, with much of that increase coming after World War II. Between 1945 and 1950 alone, the population grew from 5,586 to 8,250. A few buildings were constructed in the downtown, several of which replaced aging structures. More people moved into Winter Park in the 1950s as the population expanded over 100%, reaching 17,162 in 1960. In the 1940s, the few houses remaining on Park Avenue were replaced with commercial buildings. As growth accelerated in the late 1940s and 1950s, the municipal government responded to concerns from business owners and residents about traffic congestion on Park Avenue and patrons shopping outside the downtown. In 1954 the municipal government addressed the concerns as a traffic-and-parking issue by extending Knowles Avenue three blocks south of its original alignment to Lyman Avenue. The street extension affected fifteen lots and eliminated ten one- and two-story houses that comprised part of the nineteenth and early twentieth century residential suburb abutting the downtown. The extension affected traffic patterns in the downtown by converting Comstock Avenue and Lyman Street from paired one-way streets to two-way streets. (Sanborn 1943; Sanborn 1964; *Winter Park Sun*, 15 April, 9 September, 28 October, 23, 30 December 1954, 28 July 1955; Plat Book F, p. 70 Orange County Courthouse; Winter Park City Commission Minutes, 11 March, 13 April, 18 August 1954; *Winter Park Sun*, 15 April, 9 September, 28 October, 23, 30 December 1954, 28 July 1955; Winter Park City Commission Minutes, 11 March, 13 April, 18 August 1954).

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The population boom slowed in the 1960s, expanding only 26% to 21,693 by 1970. The Knowles expansion and rezoning initiated converting the residential area immediately east of downtown with new professional office buildings in the 1950s; and building a large apartment complex in the early 1960s. In 1954, Winter Park supported 178 retail businesses, including general mercantile, grocery, hardware, and restaurant establishments; by 1967, that number had increased to 326, with only a few of those representing new commercial enterprises in the downtown. The federal and local government and the railroad participated in the growth, replacing and expanding their downtown buildings in the early 1960s. (Morris 1951; *Winter Park Sun-Herald*, 1 January 1959, 11 January 1960, 2 February 1961, 5 March 1965, 17 June 1970; Bureau of the Census 1956:10-8 and 10-9; Bureau of the Census 1970:11-12 and 11-13).

In 1961, the *Winter Park Sun-Herald* reported that U.S. Highway 17/92, locally known as Orlando Avenue, was to be developed as a new commercial area and industrial zone between Sanford and Orlando, impacting the cities and changing growth patterns in Casselberry, Maitland, and Winter Park. With a few exceptions, Winter Park's commercial development in the 1950s and 1960s occurred outside the downtown, primarily along U.S. 17/92. Also State Road 426, known locally as Aloma Avenue and Fairbanks Avenue, located one block south of City Hall, emerged as new commercial locations in the city. Buildings constructed in the downtown during the opening years of the 1960s included a few commercial buildings, a city hall, a post office, and several churches. One of the early responses to commercial growth outside the downtown was the Winter Park Sidewalk Art Festival, organized in 1960 with Central Park as a backdrop, which helped to maintain the commercial viability of the downtown. (Morris 1951; *Winter Park Sun-Herald*, 1 January 1959, 11 January 1960, 2 February 1961, 5 March 1965, 17 June 1970; *Winter Park Sentinel*, 26 February 1961).

### HISTORIC SIGNIFICANCE

Winter Park was founded in 1881 between the shores of Lakes Osceola and Virginia. That year a development partnership, Chapman & Chase, (Oliver E. Chapman and Loring A. Chase) platted a 600-acre town plan, which included a curving alignment with the existing railroad tracks and the new depot of the South Florida Railroad Company. Surveyed and laid out by civil engineer Samuel A. Robinson, the town plan established East Park Avenue as a commercial corridor aligned with Central Park, a primary feature of the town plan. The orthogonal town plan provided a series of rectangular blocks that extended in east-west and north-south orientations to contribute interest and ambiance to the development, and to support specific types of buildings. Robinson organized the downtown along Park Avenue between Canton Avenue and New England Avenue, with lots 25 feet wide arranged with east-west alignments. Center Street is a narrow alley designed to provide access to the rear of anticipated commercial buildings facing on Park Avenue, and runs to the east of those lots and parallel to Park Avenue. Center Street also separated the commercial buildings on Park Avenue from planned residential buildings farther east. Building lots east of Center Street ran in a north-south alignment with 50-foot widths. South of New England Avenue and the planned commercial core, block 59 ran uninterrupted between Park Avenue and Interlachen Avenue. As development proceeded, the block's westernmost building lots also accommodated commercial buildings on Park Avenue, notwithstanding the wider lots running north-south and

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the absence of a rear alley. Morse Boulevard was also designed to accommodate commercial buildings. Only four blocks separated Park Avenue from the west shore of Lake Osceola, providing homeowners along the lake shore with ready access to the downtown (MacDowell 1950:9, 15-16, 19-23; Plat Book A, p. 67 Plat Book B, p. 86 Clerk of Court Orange County Courthouse).

Chapman & Chase advertised and developed Winter Park until 1885, when Chase acquired Chapman's interest and organized the Winter Park Company with several investors, including Francis B. Knowles, who had built a seasonal home on Interlachen Avenue. At the company's organizational meeting, Knowles contributed \$150,000 to develop the Hotel Seminole (demolished) on Lake Osceola. In 1885, Knowles also helped organize Rollins College, financed the construction of Knowles Hall dormitory, and was later memorialized by Knowles Memorial Chapel (NR 1997). Knowles also built three cottages adjacent to the downtown and near Lake Osceola, in part, to attract winter visitors and permanent settlers to the town (MacDowell 1950:28, 31, 47). With the leadership of Chase and Knowles, the Winter Park Company launched an advertising campaign to bring tourists to the community, encourage them to purchase real estate, and develop homes and buildings. By 1885, sixty-three houses and several churches had been built in Winter Park. Standing along the east side of Park Avenue were wood-frame commercial buildings, including those supporting a blacksmith, drug store, grocery, hardware store, and livery, and several residential buildings. By 1909, investors established banks and new commercial buildings were constructed in the downtown. Completed in 1911, the Bank of Winter Park (altered) was the first brick building on Park Avenue. In 1912, the town council organized a fire district in the downtown. The ordinance controlled the commercial district, where only fireproof brick or masonry buildings could be constructed. The fire district resulted in the replacement of older wood-frame buildings with brick edifices and the improvement of other wood-frame buildings with brick veneered exterior walls. In 1913, the railroad replaced its aging station. By 1915, a new town hall and public school had been built on Park Avenue south of Central Park. In 1895, Winter Park's population stood at 658 and increased to 787 by 1915 (Blackman 1927:66-68, 168-169, 189-196; MacDowell 1950:82, 92, 101, 102, 103-104, 110, 113-114).

During the early years, the Winter Park Company failed to pay its debt, after which the Knowles estate's executors, headed by Franklin Fairbanks, agreed to acquire most of the company's real estate to cancel the debt. In 1904, the executors of the Knowles estate conveyed its properties to Charles H. Morse, a northern manufacturer, who then organized the Winter Park Land Company. In the acquisition of the Knowles estate Morse secured ownership of Central Park and approximately one-half of the real estate in the Town Plan of Winter Park. Some of this property he planted in citrus, some was developed with buildings, and some he resold. Morse chartered the Winter Park Land Company in 1904, in part, to insure "...the orderly development of the city, maintaining its present beauty, and attracting to it people who are sympathetic to the cause of perpetuating and extending its great natural attractiveness." Part of his vision to develop Winter Park included maintaining the integrity of Central Park, building a golf course and country club (NR), and planting citrus groves (MacDowell 1950:49, 51-52; Marquis 1943:870; *New York Times*, 6 May 1921).

Part of Chapman & Chase's intent in establishing Central Park was to create a picturesque green space between

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the railroad tracks and the commercial properties along Park Avenue. With the presence of a railroad station, the park served as Winter Park's entryway for travelers. Photographs and picture postcards depict Central Park during the late nineteenth century with mature pine trees, cabbage palms, native grasses, and dirt paths winding through the park, connecting the railroad tracks and Park Avenue with hotels farther east on Lake Osceola. During the early decades of the twentieth century, the park experienced modest changes, contrasting with the east side of Park Avenue that experienced significant changes between the 1880s and 1910s. These changes ranged from an open landscape, to small wood-frame buildings, and then two-story brick buildings (Rollins College Archives). In 1911, Charles H. Morse presented the city government with a deed to Central Park, converting the private green space into a publicly-owned park. The conveyance stipulated that "The said land having heretofore been set apart by the Winter Park Company, a corporation organized under the laws of Florida with its place of business at Winter Park, as Parks, to be used by the said town for that purpose and no other, and this conveyance being made for the purpose of conveying said lands to the Town of Winter Park for the purposes of parks, and it being expressly understood that the use of any of said lands for any other purpose will cause the same to revert to the party of the first part, his heirs or assigns" (Homes & Buildings Files, Archives, Winter Park Public Library; MacDowell 1950:100; *Orlando Sentinel*, 9 November 1986). Morse remained president of the Winter Park Land Company and a major benefactor of the town until his death in 1921. (<http://www.wppl.org/wphistory/WinterParkHomes/OsceolaLodge.htm>).

In response to the 1912 fire ordinance, new brick commercial buildings replaced aging wooden ones along Park Avenue. The two-story brick building at 102-106 Park Avenue North (Photo 5) was built in 1882, but surfaced with brick veneering in 1914. The building had been constructed for Chapman and Chase on the heels of the town plan. The placement of the building was prominent and centrally located in the town plan at Park Avenue and Morse Boulevard, and initiated downtown commercial development along Park Avenue. Various owners and numerous functions associated with the building from its inception, and over the following decades, represent a long trend of multiple uses. In addition to its commercial function, the Chapman & Chase Building also served as the first church, post office, school, and town hall. Beyond Oliver Chapman's first-floor post office, Chapman & Chase rented the first story to John Ergood and Robert White, Washington, D.C. businessmen, who established Ergood & White, a general mercantile business in the building. Their initial specialty was packing and shipping oranges, but soon they expanded the business to include clothing, crockery, dry goods, furniture, and shoes. In 1883, Clinton Moses purchased White's interest, which precipitated a name change to Ergood & Moses. The partnerships of the firm changed often until 1897. (MacDowell 1950:22, 25, 37; Florida Master Site File OR237).

Initially, the second floor of 102-106 Park Avenue North served as a meeting hall, lending the building another name, Ergood's Hall. In December 1882, residents organized Winter Park Union Sunday School in Ergood's Hall, out of which grew the organization of All Saints Episcopal Church of Winter Park, Winter Park Congregational Church, and the Methodist Episcopal Church of Winter Park. The Reverend S. B. Andrews preached the first sermon in Winter Park on the second floor of the building, the same venue for the first public school operated by Nancy Richardson. In 1887, following the vote to incorporate the Town of Winter Park,

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residents met in the building for an organizational meeting. They elected Robert White, Ergood's partner, as mayor, six aldermen, a marshal, and clerk. At that meeting, the town council agreed that future meetings would convene in the office of the Winter Park Company. In about 1900, Emmett L. Maxson established Maxon's Pharmacy in the building. Subsequent pharmacies operated in the building included Freer's Drug Store, Trovillion Drug Store, and Winter Park Pharmacy. Dr. Jerry Trovillion installed a modern soda fountain in the pharmacy about 1908. In 1914, he responded to the city's new fire ordinance and improved the building with brick veneering. Between 1925 and 1948, the building accommodated various businesses, including a jewelry store, law offices, and a shoe store. In the 1930s, Dr. Russell Ramsey maintained an office on the second floor, and Claude Pruyn and Jasper Williams operated a jewelry business and barber shop, respectively, on the first floor. In 1948, William E. Taylor opened Taylor's Pharmacy in the building. Few Florida cities claim a nineteenth-century downtown building with varied uses, primarily commercial, but also related to education, government, religion, and medicine (MacDowell 1950:22, 36, 48, 56, 68; *Winter Park Herald*, 9 September 1938, 3 September 1940, 3 March 1944, 30 July 1948; *Winter Park Sun-Herald*, 27 April 1972).

In 1912, the Shepherd Building at 102-108 Park Avenue South (Photo 39) replaced a wood-frame building from 1883. The Shepherd Building was the first brick edifice constructed in the downtown in response to the city's 1912 fire ordinance. A native of Alabama, Forney Shepherd arrived in Forest City, Orange County, Florida, in the 1890s from Virginia with his wife, Martha, and extended family. His father, Sanford P. Shepherd, owned citrus groves, but lost most of his trees in the freezes of the 1890s. The family moved to Winter Park in 1901, where Shepherd established a general mercantile store dealing in dry goods, grains and hay, groceries, hardware, paints, and oils. His father, having lost his investment and intrigued with the prospects of using fertilizers to promote growth in citrus trees, organized Shepherd & Fuller with R.S. Fuller. In the 1920s, businesses housed in the building included Merriam R. Shepherd's photography studio. In 1909, Forney Shepherd and Charles Smith were among the prominent businessmen who organized the Winter Park Board of Trade, the predecessor of the Winter Park Chamber of Commerce. In 1919, the building contained Shepherd's grocery and hardware businesses on the first and second floors, with a fertilizer warehouse behind the storefronts and extending along Morse Boulevard. Shepherd served as an alderman on the town council for sixteen years, and as president of the Union State Bank in the 1920s. By 1940, the Shepherd Building housed the Joseph Bumby Hardware Company in one storefront and the Orange County Health Clinic in the other storefront. In 1954, John Brumback, Sr., then owner of the building, renamed it the Parkwood Building, and hired architect Karl Hoke to make alterations to the storefronts and interior of the building, which were completed by the McCree Construction Company of Orlando (MacDowell 1950:76, 94, 104, 145, 180, 257; McCree 1986 Appendix:6; Bureau of the Census 1910 Population Schedules Orange County Winter Park FL; Bacon 1977:345-347).

In 1917, Charles Morse and the Winter Park Land Company financed the construction of the two-story building, the Morse Block, at 122-132 Park Avenue South (Photo 6). In addition to providing office space, the buff-brick building became a social center, a theater, and had apartments on the second floor with balconies overlooking the park. Morse hired Orlando architect Frederick Trimble to draft the plans for the building. A

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native of Canada, Trimble settled in Fellsmere, Florida, and then in Orlando in 1916. He built the Fellsmere Public School (NR 1996), and designed approximately fifty schools in Florida, including several on the campus of the Florida Southern College in Lakeland. Trimble also designed the Farmer's Bank, Vero Theatre (NR 1992), and Royal Park Inn (NR 1998) in Vero Beach, and the Blackstone Hotel in Orlando (Johnston 2000:54-55, 84; MacDowell 1950:117; *Winter Park Post*, 11 January, 28 September 1917; Florida Master Site File, 8OR240). The Morse Block Building contained the real estate offices of the Winter Park Land Company, which was incorporated in 1917. The theater was in the northernmost bay. Morse leased the theater to Braxton Beacham, an Orlando businessman who had theaters in Orlando and Kissimmee. With a theater named the Grand Theater in Orlando, he named the Winter Park theater the Baby Grand. In 1927, Beacham renovated the Baby Grand Theatre using the architectural skills of Jacksonville's Roy A. Benjamin, a specialist in theater design. Over a long career, Benjamin designed approximately 200 movie houses throughout the South. The Baby Grand Theatre was later made famous by the contemporary tales of Gamble Rogers, a son of architect James Gamble Rogers II. (MacDowell 1950:145; *Winter Park Post*, 21 June 1921; *Winter Park Topics*, 15 February 1936; "A Midsummer Night's Dream" Program, February 18, 1936, Rollins College Archives; Memorandum from Dean Anderson to the Faculty, February 18, 1936, Rollins College Archives).

The Woman's Christian Temperance Union (WCTU) in 1917 exchanged with Morse a lot they owned in the downtown for a space in the southernmost bay of the Morse Block, where they established a reading room. Consequently, the Morse Block also became known as the WCTU Building. The Winter Park chapter of the WCTU had been organized in March 1888 and incorporated in 1892. In 1918, the fifth district of the WCTU held its annual meeting in the Morse Block and First Congregational Church of Winter Park, a meeting that included celebrating the signing of the Eighteenth Amendment of the United States Constitution by the Congress. The WCTU reading room persisted until 1969, when the WCTU sold the space to the Winter Park Land Company, and then rented the meeting space until 1979. Since 1917, the Winter Park Land Company has operated in the Morse Building, one of the longest continuous commercial uses associated with a business in a specific building in Orange County's history (MacDowell 1950:42, 117, 125, 171; Murdock 2001; *Winter Park Post*, 26 July 1917, 4 April 1918; *Rollins Sandspur*, 8 December 1917; *Winter Park Herald*, 19 February 1953).

A few residences were built close to Central Park. At least one was built to provide home and business in Winter Park's downtown. In 1916, Gotthilf O. Kummer built the house at 121 West Garfield Avenue (Photo 25). A native of Palatka, Florida, Kummer attended Stetson University in DeLand, and after spending time in New York City, he moved to Winter Park in 1912. Having obtained both business and carpentry skills, Kummer helped construct the Seminole Hotel in 1912, after which he opened G. O. Kummer & Company, a building supply company. As part of the business, Kummer developed a small concrete block plant east of Park Avenue, partially in response to the city's fire district ordinance. In 1913, Kummer married Amanda Larson and the couple raised their family and lived out their days in the home hand-built on Garfield Avenue by Kummer in 1916. By 1924, he developed a small lumber mill and yard west of his home along the railroad tracks. He subsequently expanded the lumber yard to include a planing mill and storage structures. Across the tracks was Kummer's primary competition: the Winter Park Lumber & Supply Company. After his death in

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1948, his widow Amanda Kummer added a second story to the house and built a garage at the north end of the lot. The Kummer's son, Buddy Kummer, continued to operate the lumber yard and concrete block business until 1962 (Blackman 1927:148-149; MacDowell 1950:105, 296; *Winter Park Sun-Herald*, 14 December 1978; Sanborn 1919; Sanborn 1924; Sanborn 1927; Sanborn 1943; Sanborn 1964).

*Florida Land Boom, 1920-1926*

In the 1920s, numerous of new commercial buildings were constructed on Park Avenue. Edward F. Keezel worked in banking in Kansas before he moved to Winter Park in 1912. He was later elected as alderman and mayor, and helped organize the Winter Park Chamber of Commerce. In 1917, he helped organize the Union State Bank, which hired Hanner Brothers Construction Company of Orlando to construct the bank building at 300 Park Avenue South (Photo 40). Keezel rose through the ranks to be the bank president. In 1920, Keezel hired contractor S.A. Stevens to construct the building at 310-326 Park Avenue South (Photo 16). He retired from banking in 1921 to enter the real estate business, selling his interest in the bank in 1923. By 1927, Keezel had become one of the largest property owners in downtown Winter Park, and had citrus groves on the outskirts of the city. Keezel leased the 310-326 building to Arno Bauer and Walter Sachse, who ran the Standard Auto Garage. By 1926, Keezel sold the building to Hale & Rosenblatt of Tampa, and converted the building to an arcade with 32 business spaces including a bakery, a pharmacy, and several offices. The Great Depression closed most of those businesses and the owners reorganized the interior. By 1940, the building had been converted from an arcade, with to two storefronts accommodating the Rollins Press, Inc., a printing and publishing company, and the restaurant of A.J. Demopoulos, and two small stores. Established in 1917, the Rollins Press, a book publisher, took its name from the local college and operated out of several buildings in downtown. (*Winter Park Post*, 21 June 1917; *Winter Park Herald*, 31 December 1925, 4 February, 10 June, 13 October 1926; *Winter Park Topics*, 9 January 1942; Sanborn 1919; Sanborn 1924; Sanborn 1927; Sanborn 1943; Blackman 1927:149; Polk 1940; MacDowell 1950:138).

In 1921, Edward Keezel developed the Keezel Building (Photos 7, 8) at 306-308 Park Avenue South as his second downtown commercial building. Using a creative L-plan, Keezel designed the building to wrap around the older Union State Bank at 300 Park Avenue South, giving the Keezel Building with storefront exposures on both Park Avenue and New England Avenue. The building housed the Keezel Real Estate and Insurance Company, Orange Hardware and Furniture Company, W.H. Schultz Real Estate, Martin Brother's 5¢, 10¢ & 25¢ Store, and N.L. Bryan's real estate brokerage and loan business. Following the Great Depression, Toney Andary's Liquor Store and the Orlando Steam Laundry occupied the building (MacDowell 1950:117, 136, 145, 164; Polk 1940).

In 1923, Max J. Kramer developed the Hamilton Hotel (Photo 41) at 307-327 Park Avenue South. A native of Austria, Kramer had immigrated to the United States in 1893, and became owner of several hotels in New York City. In Winter Park, Kramer hired local architect Peter C. Samwell to design the Hamilton Hotel, which replaced the 1880s wood-frame Park Inn built by the Winter Park Company. The Hamilton Hotel competed for patrons with the older and larger Hotel Winter Park, Hotel Seminole, and Virginia Inn. The Hamilton contained fifty

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rooms, a spacious lobby, balconies overlooking Central Park and Park Avenue, and its central location was immediately popular. The hotel had a dining room on the second floor, and several storefronts on the first floor that housed the a grocery, the Great Atlantic & Pacific Tea Company. The hotel had several owners beginning in 1925 with the Gentile Brothers (Augustus, Joseph, Lawrence, Leonard, and Victor Gentile), who had organized to develop citrus production across Central Florida. They owned the Daetwyler Packing House located west of the railroad tracks, which shipped 65,000 boxes of citrus in 1926. In 1936, William R. Lovett of the Winn & Lovett Grocery Company of Jacksonville purchased the Hamilton Hotel and established a grocery on the first floor. The Winn & Lovett chain became in time the Winn Dixie grocery chain, which continues to sell Winn & Lovett products to this day. (Blackman 1927:134; Bureau of the Census 1920 Population Schedules Manhattan Assembly District New York NY; McClendon 2008; MacDowell 1950:145, 196, 216; *Winter Park Herald*, 31 December 1925; *Lake Wales Highlander*, 16 December 1927; MacDowell 1950:137, 196, 216; *Winter Park Herald*, 20 May 1926; Blackman 1927:15-16; Sanborn 1924; Sanborn 1927; Polk 1940; Polk 1950; Dovell 1952 3:227-229, 4:857; *Ocean Beach Reporter*, 12 March 1937).

In 1925, business partners Podmore & Wellman developed the commercial building at 115-123 East Morse Boulevard (Photo 15). The building had ten offices on the second floor and three storefronts on the first floor. Early tenants in the building included the Winter Park Building & Loan Association, the Podmore Realty Company, Bishop John D. Wing of the Episcopal Diocese of South Florida; Winslow & Weston Real Estate and Insurance Company; dentist George Scudder; Ritz Beauty Salon; William R. Bailey Real Estate Company; and dressmaker Frances Jackson. Quite notable was tenant Dr. Ruth Schwartz Jewett, one of the nation's first female specialists in geriatric medicine. J.A. Podmore and James F. Wellman were prominent Winter Park realtors and developers but their partnership ended shortly after the building was completed. Podmore helped organize the Winter Park Building & Loan Association, and was president of the Winter Park Realty Board. Wellman served on the city commission, built the Masonic Temple on East Comstock Avenue, the Aloma Clubhouse, was vice-president of the Union State Bank of Winter Park, laid out Suburban Homes Subdivision, and had his realty and construction office at 136 Park Avenue South (MacDowell 1950:107, 150, 153, 156, 164, 166; *Winter Park Herald*, 25 February, 18 March, 13, 27 May, 10 June, 27 October, 4 November 1926; Southern Bell Telephone 1928:2, 6; Polk 1940; Polk 1950; Tebeau and Carson 1965 3:583-584).

In January 1926, as the real estate boom neared its crest, the Mizner Development Corporation of Boca Raton, established an office in Winter Park, on the second floor of the recently completed building at 326-328 Park Avenue North (Photo #42). The corporation headed by Addison Mizner, an American architect whose Mediterranean Revival style left an indelible stamp on South Florida, had transformed and developed Boca Raton, dubbed the "Venice of the Atlantic." By 1926, land sales began to decline as reports of banking irregularities, a railroad freight embargo, and over speculation deflated the real estate bubble. To revive investor confidence and sales, Mizner opened new offices, including the one in Winter Park. In September 1926, a hurricane caused significant damage in Miami and South Florida, and the corporation went bankrupt, and the Winter Park office closed (*Winter Park Herald*, 14 January, 4 February 1926; Nolan 1984; Vickers 1994; Southern Bell Telephone 1928:4).



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*Collapse of Florida Land Boom and Great Depression, 1927-1940*

Few projects were built downtown during the late 1920s or 1930s. One of those came in 1927 when the Atlantic Coast Line Railroad (ACL) replaced its aging wood-frame freight depot with a brick one at 200 West New England Avenue (Photo 10). The older depot west of Central Park and south of the Gentile Brothers Citrus Packing House was built about 1910. Freight service had been critical to Winter Park's economy with the shipment of citrus fruits to northern markets, and the delivery of clothing, furniture, and other durable goods. In 1926, the ACL purchased 200 locomotives and 5,058 new freight cars and built 100 miles of tracks in Florida to keep up with its shipping demands. In Winter Park, the company growth meant expansion to double tracks and the new freight depot. Initial negotiations between the city and railroad company placed the new depot in line with Lincoln Avenue. But, in an effort not to interfere with the Gentile Brothers' packing house, an agreement was reached to locate the new depot south of New England Avenue on the west side of the tracks. The company awarded the construction bid of \$15,000 for the brick freight depot to the H.A. Peters Company of Chicago, Jacksonville, and Miami. A decline in railroad passenger travel in 1926 and 1927 compelled the company to shelve its plans to replace Winter Park's passenger station, much to the disappointment of the city's leaders. The new freight depot was one of the few stations built in Florida after the collapse of the land boom (MacDowell 1950:139, 142, 171; *Winter Park Herald*, 7 January, 2, 18 February, 8 April, 27 May, 10, 24 June 1926, 10 June, 12 August, 21 October 1927).

The most visible sign of economic recovery appeared in 1940 with the completion of the Colony Theatre at 329 Park Avenue South (Photo 24). On November 3, 1939, the *Winter Park Herald* announced that "A new theater is to be built by the E.J. Sparks Company on a lot just south of the Hamilton Hotel, purchased from Mrs. Frances P. Goulden. To be called The Colony. The \$40,000 building will seat 800 persons, 650 downstairs and 150 in the balcony. S.S. Jacobs of Jacksonville is the contractor. The architect is Roy A. Benjamin, also of Jacksonville." The Colony contributed to a statewide theatre chain then known as Spark's Theatres, Inc., a subsidiary of Florida State Theatres, Inc., of which E.J. Sparks served as president. In Winter Park, Sparks hired Howard Jaudon to manage the Colony, which opened in February 1940. The opening of the Colony precipitated the closing of the Baby Grand Theatre in the Morse Block, which reopened in 1947. During World War II, matinees cost 39¢ and evening shows cost 44¢. After enduring several years of business losses from competition by mall-based theatres outside the downtown, the Colony closed in 1975 (Dovell 1952 4:839-841; *Winter Park Herald*, 3 November 1939; *Florida Times Union*, 29 January 1963, 10 October 1982; *Fort Myers News-Press*, 20 December 1938; Koskoff 2007:16; *Winter Park Herald*, 23 February 1940; *Winter Park Topics*, 9 January 1942; *New York Box Office*, 6 May 1939; *Orlando Sentinel*, 14 January 2007; *St. Petersburg Evening Independent*, 2 July 1941; *Wall Street Journal*, 8 April 1925; MacDowell 1950:284).

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*Postwar Years, 1945-1965*

Construction increased after World War II, and in 1945, realtor Raymond W. Greene hired James Gamble Rogers II, to design a retail court on Park Avenue South. Rogers had already established his reputation in Winter Park during the 1930s with fashionable residential designs and many important statewide projects, including the Florida Supreme Court Building (1948) in Tallahassee, and jails for the counties of Calhoun, Flagler, Highlands, Pasco, Taylor, and Volusia. Between the 1940s and 1960s, Rogers designed more than fifty local, county, and state correctional facilities in Florida and the Southeast. His publications included an article in *American City*. In 1956, Rogers won a national competition for his Highlands County Jail in Sebring, Florida. After World War II, Rogers' projects exhibited a broad range of styles and forms from the Colonial Revival and Mediterranean Revival to Mid-Century Modern, and represent mixed-use commercial and residential forms, cooperative apartments, and ecclesiastical buildings. Rogers' exceptional design work in the downtown helped define the architectural character of Winter Park (McClane and McClane 2004:36). Rogers worked closely with Greene to construct one of Winter Park's most attractive commercial buildings. Arriving in Winter Park in 1913, Greene attended Rollins College, opened a realty business in the 1920s, later served several terms as a city commissioner, and developed several downtown commercial buildings (Sanborn 1919; Sanborn 1924; Sanborn 1927; MacDowell 1950:106, 145, 147, 150, 158; McClane and McClane 2004:37-38).

The Greeneda Court (Photos 13, 14) at 110-118 Park Avenue South was a three-building, mixed-use retail and apartment complex. The complex redeveloped the site of an aging masonry building that contained the post office, and a one-story wood-frame building. Built in two phases, the development of Greeneda Court initially unfolded smoothly. Completed in 1946, the first phase consisted of the design and construction of the two westernmost buildings fronting on Park Avenue South. Only nineteen feet wide each, the two-story buildings were divided by a narrow brick walkway and had clipped corners and wrought-iron balconies. The buildings contained retail entrances on Park Avenue, along the walkway, and at the rear clipped corners. Second-floor apartments were reached by separate entrances on Park Avenue and exterior staircases at the rear. Greene encountered resistance for the placement of the third building at the east end of the lot, and an interior courtyard. The zoning code called for courtyards to be at the edge of the property, and any building to be ten feet from Center Street. In May 1947, the zone change was approved and setbacks from Center Street were removed. As built, the third building sat near the rear property line, and the courtyard was placed between initial and third buildings. More residential in character than its earlier companions, the final building for Greeneda Court contained a central pointed arch breezeway that provided access between the courtyard and Center Street (Minutes, Winter Park City Commission, 17 February, 11, 17 March 1947, Minutes, City of Winter Park, 11 March, 7 April, 8 May 1947). For Rogers, Greeneda Court offered the unusual opportunity to unite his favorite residential features, a patio and interior courtyard, into a commercial application. By then, Rogers had learned that "...commercial projects were the way architects made more than a mere subsistence living." He would later recall that "you have to get some commercial stuff because you simply can't survive on residences.

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Rogers' design of Greeneda Court demonstrated his design skills to a larger public audience. Aligned with the narrow walkway, the distinctive central pointed arch was reminiscent of the design employed by Rogers on the Barbour House (NR 2008) in 1932. Rogers' use of that defining feature and the secret courtyard softened the mixed-use development of Greeneda Court with commercial storefronts on the first story and apartments on the second story. Dating back several decades, mixed-use commercial buildings in Winter Park had supported retail and apartment uses at least as early as 1917. Rogers' Greeneda Court avoided the prototypical boxy commercial buildings of Winter Park's past and contributed a Mediterranean Revival flair absent in those projects, with its narrow brick walkway, ceramic tile roofs, wrought-iron balconets, and cut-away corner entrances that provided depth of reveal and ambiance with a courtyard setting. The courtyard measured fifty feet wide, the width of the lot, and thirty-five feet deep, a depth made to feel larger by the use of the clipped corners on adjoining buildings. With the completion of the third building in 1947, the courtyard came into its full glory creating the sensation of a secret garden adorned by a fountain, painted tiles, and curving stairs slightly removed from bustling commercial activities on Park Avenue. Beyond the Greene Real Estate Company, early commercial tenants in Greeneda Court included Gade Herman, investor counselor; insurance agent William Windom; attorneys Akerman, Akerman & Price; dentist James Hickman; Fashion Plate Dresses; Bonnie Jean Women's Clothing; and architects Francis Emerson and John T. Watson. Upstairs apartment tenants included Milton H. Blake and John Roberts. Greene's experience developing Greeneda Court compelled him to continue his career in local politics. Residents elected him mayor in 1952. Rogers' completion of Greeneda Court coincided with his completion of the Classical Revival-Style Florida Supreme Court Building in Tallahassee (MacDowell 1950:282; McClane and McClane 2004:37-39, 53, 73; Polk 1950).

One of Rogers' early colleagues and associates, architect George H. Spohn, maintained his studio in the 1949 post office building at 200-218 Park Avenue North (Photo 43). Spohn also designed the current 1965 post office at 300 New York Avenue, and the 1969 arcade at 180 North Park Avenue, a remarkable Mid Century Modern design. The 1949 construction of the post office cost \$80,000, and it removed the last of the wood-frame nineteenth century houses on Park Avenue. In addition to Spohn's architecture office, the second story of the new building contained the offices of Fuller Mimeographing & Multigraphing Services; David Andrews Real Estate Company; R. B. Hackney Real Estate Company; Baxter & Gorman, engineers; Russell Raine & Associates, engineers; and the Clarence Cabbage Insurance Company. In 1955, the building was enlarged. The post office attracted an increasing amount of traffic, which resulted in the city altering the parking pattern on Park Avenue from angle to parallel parking, a system that persists to this day. The change came on the heels of the extension of Knowles Avenue to the east of the post office building (MacDowell 1950:292, 301; *Winter Park Herald*, 10 June 1926; Sanborn 1927; Sanborn 1964; Minutes, City of Winter Park, 9 February, 19 October 1955; Polk 1950).

In 1962, the Atlantic Coast Line Railroad (ACL) replaced its 1913 passenger station. Part of the impetus for the project came from city officials, who cited fewer passengers, a deteriorated station, unkempt trains, and the desire to reduce automobile use in downtown. The railroad, in the middle of merger negotiations with the Seaboard Air Line Railway, agreed to build a new station, sharing the cost with the city. A new site located to

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the south of Morse Boulevard was agreed upon. The boulevard had been closed since 1913 due to the older station, and the relocation permitted the reopening this main east-west thoroughfare, in keeping with the original town plan. The railroad hired Lakeland architect Braxton L. Bright to design the new passenger station and the city issued a building permit in December 1961. Born in Alabama in 1920, Bright grew up in Jacksonville, Florida, where his father worked as a railroad construction supervisor. Bright graduated from the University of Florida's School of Architecture and moved to Lakeland in 1956, where he formed a partnership with A. Ernest Staughn and took on a junior partner, John T. Hart, who served as the on-site supervising architect for the Winter Park passenger station. Completed in 1962 at 150 West Morse Boulevard, the Winter Park ACL Passenger Station (Photo 12) was built at a cost of \$63,290. As part of the project, the municipal government beautified the railroad right-of-way east of the station with plantings (*Winter Park Sun-Herald*, 2 March, 14, 28 December 1961, 1 March, 19 April, 21 June 1962; Minutes, City of Winter Park, 9 August, 13 September 1962).

The Winter Park ACL Passenger Station was one of the few passenger stations built by the railroad after World War II. Although the railroad enjoyed increased freight shipments, agricultural commodities, and industrial growth, passenger revenues declined because of new interstate highways and air travel (Goolsby 1999:46-62; ACL 1957:38; ACL 1958:17; ACL 1959:10; ACL 1960:20; ACL 1961:14, 17; ACL 1962:12, 16; ACL 1963:12, 15; ACL 1965:13; ACL 1966:1-13; ACL 1967:14-25). Because of this competition, in 1960 the ACL and SAL submitted a merger agreement to the Interstate Commerce Commission (ICC) for approval. In 1950, the nation's trains carried twice as many passengers as commercial aircraft, but by 1958 trains transported only 40% of the travelers carried by airlines. The ICC grudgingly approved the merger in December 1963. In July 1967, the ACL/SAL merger formed the Seaboard Coast Line Railroad Company (SCL), the largest of the southern railroads and a predecessor of CSX. The Winter Park ACL Passenger Station was one of few train stations built by the ACL during its merger negotiations (Conant 1964:23, 66-67, 79-80; Goolsby 1999:36-39, 46-49; Saunders 1971:202-209; Stover 1970:137-149, 181-182).

In 1964, the municipal government replaced its city hall (Photos 17-19). Since World War II, several city departments had operated outside of the city hall in adjacent buildings. The design and size of the new city hall was intended to consolidate all departments into one building with the exception of the fire department. Nearly a decade in development, planning for the building began in the late 1950s during the mayoral term of Edward Gurney; financing began during the term of mayor J. Lynn Pflug; construction was initiated during the administration of mayor Richard Simmons; and mayor Allen Trovillion cut the ribbon, a garland of city-grown hibiscus flowers, at the dedication of the building in 1964. For the design of the building, the municipal government commissioned the Winter Park Architects Collaborative (WPAC), a group of seven architects consisting of John P. Langley, Gordon D. Orr, Fred G. Owles, James Gamble Rogers II, Nils M. Schweizer, George A. Tuttle, Jr., and Clifford W. Wright. The impetus for the WPAC was derived, in part, by an unwillingness of elected officials to choose between its local talented design professionals, and a willingness to work with a collaborative model established by the prestigious and older The Architects Collaborative (TAC), which had been organized in 1945 by Walter Gropius and seven other architects in Cambridge, Massachusetts.

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Gropius organized the collaborative primarily to design education buildings through a team process with an entire group of architects, rather than putting all the emphasis on an individual vision. Unlike TAC, the WPAC disbanded after its completion. Principal in the firm of Tuttle & Sims of Winter Park, George A. Tuttle, Jr. served as chairman of the WPAC, taking a lead in the final decisions over the design and negotiations with the city. In 1962, Tuttle drafted the plans for Winter Park's new chamber of commerce. For the Winter Park City Hall, Rogers' firm performed most of the engineering and production. The WPAC submitted initial drawings of the new city hall in November 1961, that included an L-plan with a central breezeway, and a basement with a fall-out civil defense shelter. City commissioners committed to constructing the building without raising taxes. Indeed, during Pflug's term as mayor the municipal government set aside much of the funds for its construction (*Winter Park Sun-Herald*, 3 November 1961, 3 May 1962, 12 May, 30 July, 6, 17 August 1964; Jack Rogers, conversation, 2009).

In December 1962, the final plan was put out to bid. The project involved acquiring and removing two dwellings to the west of the old city hall and the former chamber of commerce building to the south. For the latter, the city assisted the chamber of commerce in finding a new location. In May 1963, the municipal government awarded a bid of \$465,000 to contractor Jack Jennings of Orlando. After Jennings demolished the old city hall, the city commission met in temporary chambers in a building at 150 North New York Avenue. Other departments operated out of wood frame buildings on Lyman Avenue. Constructed at a cost of \$525,000, the new city hall was dedicated in August 1964. Dick Verigan of the firm Klahold and Verigan, an interior design company at 318 Park Avenue North, planned and installed the interior design features. Tom Wallis of Wallis-Stresay & Associates of Winter Park prepared the landscape plans, which were carried out by Beverly Brown, director of the city parks department. Sabal palm trees contrasted with various plants, including azaleas, bird of paradise, bottle brush, philodendron, and schefflera. Mrs. James Gamble Rogers II donated a Temple orange tree, a reminder to residents and visitors alike that Winter Park was the home of this citrus variety. The dedication plaque had the name of the building at the top, followed by the names of the mayor, commissioners, and city manager, then the architects, and finally the general contractor. In 1966, the bronze sculpture "Forest Idyl" executed in the 1950s by internationally renowned Winter Park sculptor Albin Polasek (1879-1965), was installed in front of city hall (Minutes, City of Winter Park, 6 December 1962, 7 May 1963; *Winter Park Sun-Herald*, 11, 21 May, 30 July, 17, 20 August 1964; Sanborn 1943; Sanborn 1964).

The completion of Winter Park City Hall came relatively early in the career of contractor Jack Jennings. Based in Orlando, he formed a construction company in 1948 and later reorganized it as Jack Jennings & Sons, Inc. Important projects completed by the company included the Country Club of Orlando, Interlachen Country Club, Rollins Sun Trust Plaza in Winter Park, and University Boulevard Medical Center. Operating throughout Central Florida, the company built a diverse range of construction projects consisting of entertainment and themed facilities, office and retail, institutional and public work sector, health care and medical facilities, and specialty restaurants. Jack Jennings' daughter, Toni Jennings, was president of the company between the mid 1980s and 2003. She later served two consecutive terms as president of the Florida Senate and lieutenant-governor during the term of Governor Jeb Bush (*Orlando Sentinel*, 28 May, 25 September 1989).

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One member of the Winter Park Architects Collaborative, Nils M. Schweizer, was a protégé of Frank Lloyd Wright, having studied at Taliesin on a fellowship between 1948 and 1952. Following his fellowship, Schweizer served as the southeastern representative for Wright, a position that included supervising work on his master plan at Florida Southern College in Lakeland. A native of Maryland, Schweizer studied architecture at the University of Georgia and the University of Zurich. In 1957, after supervising Wright's work at Florida Southern, Schweizer moved to Winter Park, where he maintained a private practice until 1960, when he organized Schweizer Associates. He installed an office in the second floor of the building at 301-303 Park Avenue North (Photo 20). He designed the Schweizer Building with a canopy protecting the storefronts and *brise soleils* for the windows. The creative blend of forms and materials provided the otherwise pedestrian concrete block building with an expression of structure, texture, and depth. In 1970, he organized the Environmental Design Group, constructed an office building on West Comstock Avenue, and his firm grew to 180 members. Schweizer's principal works included Loch Haven Art Center in Winter Park, General Purpose Building A on the campus of the University of Florida, Capitol Center Parking Garage in Tallahassee, St. Luke Episcopal Church in Orlando, Orlando Public Library, and the Largo Public Library. Schweizer returned to the Florida Southern Campus in 1964 with Branscom Auditorium and in 1968 with the E.T. Roux Library (Schweizer 2009:10-11; Marquis 1978:2895; Sanborn 1943; Sanborn 1964; Kevin Schweizer, conversation 2009).

One of Winter Park's most prominent architects not involved in the city hall project was Joseph Shifalo, a graduate of Tulane University who by then had designed an office building and apartment building in Winter Park. Shifalo's most visible public project was the Winter Park United States Post Office (Photos 21-23) at 300 North New York Avenue. Completed in 1965, the new post office with its location west of the railroad tracks relieved congestion, and improved parking, while keeping postal service accessible to merchants and residents alike. Built at a cost of \$402,850, the post office doubled the size of the older Park Avenue North facility. Contactors Cason & Moore broke ground on the project in January 1965 and completed the building later that year (*Winter Park Sun-Herald*, 20 August 1964, 21 January, 5 August, 1965). A relatively simple masonry and glass building, the inclusion of Tampa artist Joseph Testa-Secca's colored stone murals on its two primary elevations expressed the commitment by a few artists and civic leaders dedicated to preserving the economic and social vitality of the downtown.

In early 1960, Bob Anderson, Darwin Nichols, Jean Oliphant, and Donald Sills organized the Winter Park Sidewalk Art Festival. A wounded veteran and artist, Anderson shared a studio with William Orr, another Winter Park artist. The owner of the Barbizon Restaurant on Park Avenue North, Darwin Nichols kicked off the art festival with a \$25.00 donation to promote enthusiasm, and encourage contributions. The wife of a prominent city commissioner and a community activist, Jean Oliphant provided the social cohesion that held together the artists and encouraged the municipal government to support the event and the artists (*Winter Park Sun-Herald*, 11 February, 3 March 1960; *St. Petersburg Times*, 23 October 1990; Bentley 1979:3-6). Advertised for three weeks and held in March 1960, the first festival drew 100 exhibiting artists who exhibited

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along the sidewalk on Park Avenue North. Bob Anderson exhibited as did Jeannette Genius McKean, wife of Rollins College's President Hugh F. McKean. A granddaughter of Charles H. Morse, she remained an influential crusader for the arts in Winter Park until her death in 1989. In 1942, she founded the Morse Museum, which has become the world's most comprehensive collection of the works of Louis Comfort Tiffany. The participation and support of Jeannette Genius McKean in the inaugural Winter Park Sidewalk Art Festival helped to ensure its enduring success (*Winter Park Sun-Herald*, 11 February, 3 March 1960; Twardy 1994; *Winter Park Topics*, 12 March 1954; Dickinson 2006:57-59).

The popularity of the festival increased the exposure and interest in the downtown, and provided a fresh source of income to downtown businesses. The popularity of the sidewalk art festival spread throughout the state's art community. Tampa artist Joe Testa-Secca, a professor of art at the University of Tampa, took first prize at the 1965 show, and was subsequently awarded a commission for the murals on the new post office. In 1965, the sidewalk art festival attracted approximately 100,000 visitors. That year, Mayor Trovillion wrote that "The Festival is a real tribute to the citizens of Winter Park who work so hard to make it a success. It is a fine asset to our community and is gaining a state and national reputation for Winter Park as a city of charm and culture." ([http://www.ut.edu/uploadedFiles/Academics/Catalogs/Catalog\\_2002-2003/02theregister.pdf](http://www.ut.edu/uploadedFiles/Academics/Catalogs/Catalog_2002-2003/02theregister.pdf); *Winter Park Sun-Herald*, 25 June, 30 July 1965; Bentley 1979:20, 25, 29). Several years earlier, Central Park had become an entertainment venue with music, with dancing by the Royal Ballet, and dramatic sketches by the Orange Blossom Theatre. The best art work of elementary, junior high school, and high school students were showcased in the park. That year, Lowell Lotspeich, a graduate of the University of Florida's School of Architecture and then an apprentice with Schweizer Associates, designed the festival's kiosk, one of the most enduring symbols of the annual art festival (Bentley 1979:19, 20, 25). The popularity of the Winter Park Sidewalk Art Festival brought new challenges. In 1966, the City of Winter Park organized the Winter Park Sidewalk Art Festival Commission to manage it. That year, over 600 artists showed their work and the public attendance reached swelled to 100,000 patrons (*Winter Park Sun-Herald*, 11 February, 3 March 1960, 29 December 1966).

### Central Park Significance

Winter Park's Central Park is associated with a late nineteenth century movement to beautify America's cities. The nation's park movement sprang from the vision of Frederick Law Olmsted and his design of New York City's Central Park. Slowly the idea took root elsewhere, yielding a park system in Chicago twenty years later, and in the 1880s, several Florida cities, including Auburndale, DeFuniak Springs, Lakeland, Mount Dora, and Winter Park, were laid out using a park as a central feature (Wilson 1989: 1-29, 75-95; Hethrington 1928:88, 92; Plat Book 1, p. 27 Clerk of Court Walton County, FL; Plat Book A, p. 67, Plat Book B, p. 86, Clerk of Court Orange County, FL; Plat Book 3, p. 37, 39, 41, 43 Clerk of Court Lake County Courthouse). Laid out as part of Winter Park's 1881 town plan by civil engineer Samuel A. Robinson and formally conveyed to the municipal government in 1906, the park has separated the railroad tracks from the commercial Park Avenue for over a century. Not until the City Beautiful movement swept the nation in the late 1890s and early twentieth

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century did the principles of Olmsted and his followers make a significant impact on town planning. It is a tribute to the far thinking of town founders Chapman & Chase and civil engineer Samuel A. Robinson that the Winter Park town plan and its Central Park adopted principles employed by Olmsted and his followers, and predates the creation of the City Beautiful Movement by some fifteen years. Sensitive to the benefits associated with a major green space in the downtown, Chapman & Chase and their successors, F.B. Knowles and Charles H. Morse, had the foresight to maintain Central Park as a green space for public use. Bound by a reverter clause in the deed to guaranty the park as a primary green space in Winter Park, the municipal government functioning through a park board, has protected the park and supervised landscape plans, plantings, and the installation of a limited number of objects in Central Park over the past century.

Central Park played a primary role in the development of downtown Winter Park. Tourists disembarking from the train were greeted with the park. Aligned with the railroad tracks, it buffered the commercial buildings from the railroad, and also defined the extent of the African-American community in Hannibal Square farther west. Morse Boulevard, running east-west, originally divided Central Park, but was closed in 1913 with the construction of a new railroad passenger station. The closing of Morse Boulevard through Central Park represented a practical as well as symbolic change, having the effect of limiting access into Winter Park's downtown by African-American citizens residing in Hannibal Square west of the railroad tracks during the Jim Crow era. The historic town plan thoroughfare was, however, reopened in 1962, contemporaneous with the Civil Rights Movement and the construction of a new passenger station in Winter Park.

The green space directly west of the railroad extends the park vista, and has been a historic space since the platting of the city in 1881. It is currently referred to as the West Meadow. Not subject to the covenant placed on Central Park, it has been intruded upon by the central placement of the passenger train stations, and a chamber of commerce building located adjacent to the parking area south of the post office from 1964 to 2004. Again, not being subject to a covenant placed on it, public events with a financial component, such as fashion shows and ice skating in the winter to them have been held on the West Meadow.

## ARCHITECTURAL CONTEXT

### *Masonry Vernacular*

The term, Masonry Vernacular, applies to buildings that display no formal style of architecture and is defined as the common masonry construction techniques of lay or self taught builders. Prior to the Civil War, vernacular designs were local in nature, transmitted by word of mouth or by demonstration and relying heavily upon native building materials. With the coming of the American Industrial Revolution, mass manufacturers became the pervasive influence over vernacular design. Popular magazines featuring standardized manufactured building components, house plans, and house decorating tips flooded consumer markets and helped to make building trends universal across the country. The railroad also aided the process by providing cheap and efficient



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transportation for manufactured building materials. Ultimately, the individual builder had access to a myriad of finished architectural products from which to select to create a design of his own.

Masonry Vernacular is more commonly associated with commercial buildings than with residential architecture where wood frame dwellings dominate. The name applies to a large range of buildings from relatively small one-story stores to four-story buildings that contain a variety of uses, including apartments, offices, and public meeting halls in the upper stories. Late-nineteenth century models often display heavily accented cornices, window hoods, and iron-framed storefronts. Some display Romanesque or Italianate influences with rounded or heavily accented window lintels. Oriels or bays protrude from corners or wall surfaces. Some examples feature the rough-faced cast concrete block popularized by Henry Hobson Richardson in his Romanesque buildings of the late nineteenth century. In Florida, most early twentieth century models were brick and typically exhibited a symmetrical façade; brick corbeled cornice, stylized panels, belt courses, and storefronts with paneled wood doors, wood kick panels, plate glass windows, and divided glass transoms. Simple enframed blocks with little embellishment were common between the 1920s and 1940s. Some twentieth century commercial vernacular designs were influenced by Spanish or Art Deco designs of the period, and hollow tile became commonly used in structural systems. During the 1930s, the International and Streamline styles influenced Masonry Vernacular design, and reinforced concrete construction techniques became more frequently used to produce a variety of forms. Beginning in the Great Depression and accelerating after World War II, concrete block construction became a popular masonry building material in Florida. In addition to the common 8"x8"x16" concrete blocks, architects and builders turned to manufacturers to produce lighter products that offered the same strength and insulating value. In the late-1940s and the 1950s, masonry companies began producing "concrete bricks" measuring 4"x4"x8", 4"x4"x16", and several other dimensions. Many of these block and brick products were poured solid with concrete after the completion of the wall system.

***Mediterranean Revival***

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

In Florida, the popularity of the Mediterranean Revival style soared in the 1920s and remained a pervasive influence on building design until World War II. The style came to symbolize Florida architecture during the

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1920s and was adapted for a variety of building types ranging from churches, country clubs, townhouses, commercial and government buildings, hotels, mansions, railroad depots, theaters, and small residences, the latter often referred to as "Spanish bungalows." Journals, such as *Architectural Record*, featured articles on the style. In June 1925, *House Beautiful* characterized the style as "a new composite style...producing a type of small villa distinctly for and of Florida." Even small models were often picturesque, displaying an "architectural blend that make it essentially appropriate for adaptation in Florida. Informal in its essence as well as in its execution, this Mediterranean style accords well with the informal life of the great winter resort to which yearly thousands repair to escape all that reminds them of the North." For a brief period during the 1920s, the style gained popularity throughout the country. Sears, Roebuck and Company offered a number of ready-to-assemble house kits between 1918 and the late 1920s that displayed Spanish influences.

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

***Mid-Century Modern***

Part of the Modern movement, Mid-Century Modern architecture has its roots in the architecture of Frank Lloyd Wright and the American International movement. The primary examples of Mid-Century Modern architecture in Winter Park are associated with modern apartments, government buildings, and professional offices. On several occasions, Frank Lloyd Wright expressed an appreciation for the postwar experiments he found in Florida architecture. Most of those were for residential designs. Wright praised Alfred Browning Parker's sensitivity in the design of his 1954 Coconut Grove house, writing that "This Florida house aims at the highest goal to which architecture may aspire: organic architecture. Along this new but ancient way a home where the enlightened mind can flower, where people can develop their fullest potentials, is still a possibility." A pioneer of Florida's modern movement, Gene Leedy later said about Mid-Century Modern architecture that "It's a philosophy, it's not a style." His projects between 1950 and 1965 included the American National Bank in Winter Haven, Brentwood Elementary School in Sarasota, the Cypress Gardens Bank, the First National Bank of Cape Canaveral, the Florida Tile Office Building in Lakeland, and the Winter Haven City Hall. The architectural philosophy consisted of extensive use of concrete, simple floor plans, airy and open spaces, and glass, louvers, and overhangs. Often boxy in form and derived from the International style, Mid-Century Modern architecture responded to the climate expressed in simple materials: brick, concrete block, pre-stressed concrete, wood, and glass bereft of applied ornamentation.

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

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

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

Florida architects gaining prominence experimenting in Mid-Century Modern included Robert Brown, George Fisher, Taylor Hardwick, Gene Leedy, Geoffrey B. Lynch, William Morgan, Rufus Nims, George F. Reed, Starnes & Rentscher, Ted Pappas, Igor Polevitzky, and Nils Schweizer. Some architects experimented with interesting forms and materials. In 1955, after a fire destroyed the original structures at Silver Springs, Victor Lundy designed a new tourist center complex with a low-profile, flat roofs, broad eaves, and natural stone and

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brick walls. The curved lines of the canopies, docks, and spring wall blended with the surrounding terrain and shape of the natural spring. Lundy's design earned him national recognition from the American Institute of Architects in 1959. Orlando architect Robert Murphy designed the two-story circular American Federal Savings and Loan Building. The Orlando landmark displayed artful diamond-shaped vertical pre-stressed concrete panels securing plate glass windows and contrasted with an elongated arched entryway. In Jacksonville, Taylor Hardwick's Haydon Burns Library used a rectangular plan, but made extensive use of projecting and receding surfaces, pre-stressed concrete waved vertical ribs, and aluminum grilles and ceramic tile panels as *brise soleils*. The playful, lyrical, and musical design included floating steps, tiled brick murals, and a green, yellow, and white motif. For Jacksonville's Gulf Life Tower, Welton Becket & Associates of Los Angeles collaborated with Kemp, Bunch & Jackson. Many of Becket's projects became landmarks across the nation. His design for Hilton Hotels of America provided a fashionable face on one of America's preeminent hotel chains. The *Christian Science Monitor* asserted that with the new Jacksonville landmark Becket had "...come up with something new in the competitive architectural race." Rising forty stories along the banks of the St. Johns River, the General Office Building of the Atlantic Coast Line Railroad Company was designed by Kemp, Bunch & Jackson. The relocation of the general offices of one of the South's largest railroads into Jacksonville in 1960 indicated the strength of the Sunshine State's economy and its significance as a transportation hub ("Houdaille Industries," *Florida Architect* 14 (June 1964):5; "Merit Award for Excellence," *Florida Architect* 14 (May 1964):19; "Award of Merit-1959 AIA Honor Awards Competition," *Florida Architect*, June 1959:10; Shieldhouse 2008:8-11; *Christian Science Monitor*, 23 April 1965).

Some prominent examples of Mid-Century Modern architecture were in response to escalating property values with developers and companies building mid-rise professional office buildings and stack-tower apartments. In Tampa, Richard Aeck Associates, Inc. of Atlanta designed the fifteen-story Bayshore Towers on Bayshore Boulevard. Aeck derived the design, in part, from his twenty-two story Atlanta Towers on West Peachtree Street. Brick courtyards provided privacy, protected swimming pools, and converged on a two-story covered patio incised within the reinforced concrete structural system. Later that year, Aeck completed the eight-story International Business Machine (IBM) Building in Tampa, which came on the heels of the larger IBM Building in Philadelphia's Penn Center. Their design was lifted from the pages of the International style. In Tampa, the first two floors were left unfinished with the reinforced concrete columns visible, an effect providing an elevated covered terrace overlooking the Hillsborough River. A landscaped concrete plaza radiating outside the building was also the roof of a two-story parking garage connected to the basement. Borrowing from Rudolph's Sarasota School, Aeck added solar screens along the east and west elevations, respectively. Both of Aeck's Tampa projects brought national attention to the Atlanta firm in *Architectural Record*, and heightened awareness of the Tampa Bay region ("Raised Plaza Lends Prestige; Provides a View," *Architectural Record* 137 (December 1965):156; "Apartment Tower With Two-Story Base," *Architectural Record* 137 (April 1965):197-220; "Starting a Successful Practice," *Architectural Record* 138 (July 1965):133-142).

Unusual award-winning architecture of the late-1950s and 1960s included Robert M. Little's Dade County Medical Association Building in Miami, in 1965. That year, Weed, Russell, Johnson Associates of Miami

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

**ARCHITECTURAL SIGNIFICANCE**

The buildings in the historic district are mostly commercial Masonry Vernacular from the early twentieth century. A few are derived from the Mid-Century Modern form of the post-World War II era, and several have Mediterranean Revival and Mission Revival Styles and influences. Encompassed by an 1881 town plan, the district contains buildings that historically served commercial, government, residential, and transportation-related functions within a comprehensive commercial downtown. The historic downtown also embodies a small range of works of several architects of local and statewide significance, namely, Roy A. Benjamin, Braxton L. Bright, James Gamble Rogers II, Peter C. Samwell, Nils M. Schweizer, Joseph Shifalo, Frederick H. Trimble, George Spohn, and the Winter Park Architect's Collaborative. The buildings in the district date from several periods of development and exhibit generally a high degree of craftsmanship. Collectively, they represent a variety of architectural forms, stylistic influences, forms, and uses evident in the nation during the early and middle of the twentieth century.

The Colony Theater at 329 Park Avenue South (Photo 24) is an excellent example of, and only Art Deco Style building in the downtown. It was built by noted Florida architect Roy Benjamin. The theater became a retail store in the late 1970s with a restaurant on the balcony level, and was the home of the first Barnies' Coffee and Tea Company store. After purchasing the building, the Pottery Barn wanted to tear the building down in late 1998. After a lengthy and passionate local debate, the City Commission established the Historic Resources

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Task Force in 2000, and Pottery Barn agreed to keep the building, marquee and sign. A local preservation ordinance was adopted in June 2001, instigated by the Colony debate.

Some notable commercial Masonry Vernacular buildings are present in the district. The Winter Park Land Company building at 122-132 Park Avenue South (Photo 6), with its expert brick work forming cornices and belt courses and original windows across the second story, is an excellent and attractive example of the commercial type. The store front at 308 Park Avenue South (Photo 7) is distinguished by ornamental brick work and a cornice with dentils, but with its "L" footprint it cleverly presents a separate storefront onto New England Avenue (Photo 4) as well, and repeats the brick work and cornice treatments. The 1923, two-story Hamilton Hotel at 307-327 Park Avenue South (Photo 41) placed retail spaces within the first story, and surrounded the second story hotel accommodations with balconies. Being located on the corner of Park and New England Avenues, the balconies provided views of the street and Central Park. The balconies spanning both elevations provide architectural interest and distinguish it from all the other commercial fronts.

The Greenada Arcade at 112-118 Park Avenue South, (Photos 13, 14) which is composed of three buildings built from 1946 and 1947, were designed by James Gamble Rogers II. Built in the Mediterranean Revival Style, the stucco buildings with the use of barrel tile roofs, wrought iron balconies and gates, a court yard with central fountain and painted tiles, and herringbone brick paving, evokes an intimate exotic space. His introduction of an arcade and artistry imparted a distinct and influential character to Park Avenue.

At the corner of Park Avenue and Garfield Avenue is 301-303 Park Avenue North (Photo 20). In 1957, architect Nils M. Schweizer occupied the second floor and redesigned the building. The building features full height pilasters set on angles. It also has an ornamental first story wooden awning intersecting with a second story brise-soleils slated wooden window screens that transformed the modest corner building into a prominent, distinctive and engaging Mid Century Modern building.

The 1965 Post Office at 300 New York Avenue was designed by Joseph Shifalo (Photo 22). The public access to the building is at the southwest corner which is glass walls along both elevations and the public service areas. The remainder of both the south and west elevations contain colored stone murals of noted Florida artist Joseph Testa-Secca. The combination of glass wall and stone murals contribute a unique and contemporary statement to this Mid Century Modern building.

The Winter Park City Hall at 401 Park Avenue South was built in 1964 by the Winter Park Architect's Collaborative (Photo 17). With so many notable architects living in the area, the city commission diplomatically agreed to give the job to a volunteer ensemble of these architects who for just this one project was known by this name. The result was an interesting and distinctive interactive play of volumes and textures. With east and west rectangular wings forming an "L," the two were joined at the second story, and at the breezeway in between at the first story, the public had access to the various departments.

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

**National Register of Historic Places  
Continuation Sheet**

**Downtown Winter Park Historic District  
Winter Park, Orange Co., FL**

Section Number 9 Page 8

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

**National Register of Historic Places  
Continuation Sheet**

**Downtown Winter Park Historic District  
Winter Park, Orange Co., FL**

Section Number   9   Page   9  

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

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10. Geographical Data

Acreege of Property approx. 20 acres

UTM References

(Place additional references on a continuation sheet.)

1	17	465460	3163520
Zone	Easting	Northing	
2	17	465700	3163520

3	17	465700	3162800
Zone	Easting	Northing	
4	17	465460	3162800

See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

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

organization Bureau of Historic Preservation date February 2011

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

city or town Tallahassee state FL zip code 32399-0250

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

Representative black and white photographs of the property.

Additional items

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

Property Owner

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

name various

street & number telephone

city or town state zip code

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

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



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

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 10 Page 1

**DOWNTOWN WINTER PARK HISTORIC  
DISTRICT, ORANGECOUNTY, FLORIDA**

---

**VERBAL BOUNDARY DESCRIPTION**

The Downtown Winter Park Historic District is roughly bounded on the north by Canton Avenue, on the west by New England Avenue, on the east by Center Street, and on the south by Constock Avenue. In particular, the boundary follows individual property parcel lines. See the district boundary map.

**BOUNDARY JUSTIFICATION**

The property within the boundary is historically associated with the historic resources within the Downtown Winter Park Historic District.

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

**National Register of Historic Places  
Continuation Sheet**

**Downtown Winter Park Historic District  
Winter Park, Orange Co., FL**

Section Number \_\_\_\_ Page 1

---

**LIST OF PHOTOGRAPHS**

1. Winter Park Historic District, Winter Park
2. Orange County, Florida
3. Ms. Lindsey Hayes
4. November 2010
5. View of Canton Avenue from corner of Park, looking east
6. Photo #1 of 43

The items in 1-4 are the same for photographs 1-4, 22, 27, 28, 30, 43.

5. View of Center Street, looking north from Morse Boulevard
6. Photo #2 of 43

5. View of Comstock Avenue from New York Avenue, looking east
6. Photo #3 of 43

5. View of New York Avenue from Comstock Avenue, looking north
6. Photo #4 of 43

1. 102-106 Park Avenue North, Downtown Winter Park Historic District
2. Winter Park (Orange County), Florida
3. Sidney Johnston
4. 2009
5. Front (west) facade and south elevation, facing northeast
6. Photo #5 of 43

The items 2-4 are the same for the photographs, 5-21, 23-26, 29, 31-42.

1. 122-132 Park Avenue South
5. Front (west) facade, facing northeast
6. Photo #6 of 43

1. 306-308 Park Avenue South
5. Front (west) facade, facing east
6. Photo #7 of 43

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

**National Register of Historic Places  
Continuation Sheet**

**Downtown Winter Park Historic District  
Winter Park, Orange Co., FL**

Section Number \_\_\_\_ Page 2

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1. 306-308 Park Avenue South
5. Rear (east) and north elevations, facing southwest
6. Photo #8 of 43
  
1. 332-340 Park Avenue North
5. Front (west) facade, facing east
6. Photo #9 of 43
  
1. 200 West New England Avenue
5. Front (north) facade and east elevation, facing southwest
6. Photo #10 of 43
  
1. 150 West Morse Boulevard
5. Front (east) facade and north elevation, facing southwest
6. Photo #11 of 43
  
1. 150 West Morse Boulevard
5. East elevation viewed from Central Park, facing west
6. Photo #12 of 43
  
1. 110-118 Park Avenue South
5. Arch, buildings, and courtyard, facing west
6. Photo #13 of 43
  
1. 110-118 Park Avenue South
5. View facing southeast
6. Photo #14 of 43
  
1. 115-123 East Morse Boulevard
5. Front (south) facade and east elevation, facing northwest
6. Photo #15 of 43
  
1. 310-326 Park Avenue South
5. Front (west) facade, facing southeast
6. Photo #16 of 43
  
1. 401 Park Avenue South
5. Front (north) facade, facing southwest
6. Photo #17 of 43

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

**National Register of Historic Places  
Continuation Sheet**

**Downtown Winter Park Historic District  
Winter Park, Orange Co., FL**

Section Number \_\_\_\_ Page 3

---

- 1. 401 Park Avenue South
- 5. Breezeway and main entrances, facing south
- 6. Photo #18 of 43

- 1. 401 Park Avenue South
- 5. Second story and main entrance, facing southwest
- 6. Photo #19 of 43

- 1. 301-303 Park Avenue North
- 5. Front (east) facade and south elevation, facing northwest
- 6. Photo #20 of 43

- 1. 300 North New York Avenue
- 5. South facade and east corner, facing east
- 6. Photo #21 of 43

- 1. 300 North New York Avenue
- 5. Stone mural on south elevation, facing north
- 6. Photo #22 of 43

- 1. 300 North New York Avenue
- 5. East elevation and west meadow, looking west
- 6. Photo #23 of 43

- 1. 329 Park Avenue South
- 5. Front (east) facade, looking west
- 6. Photo #24 of 43

- 1. 121 West Garfield Avenue
- 5. Front (south) facade and west elevation, facing northeast
- 6. Photo #25 of 43

- 1. Streetscape, 200 block West Comstock Avenue
- 5. Front (south) facade, facing northeast
- 6. Photo #26 of 43

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

**National Register of Historic Places  
Continuation Sheet**

**Downtown Winter Park Historic District  
Winter Park, Orange Co., FL**

Section Number \_\_\_\_ Page 4

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- 1. 218 West Comstock Avenue
- 5. Front (south) facade, facing north
- 6. Photo #27 of 43

- 1. 118 West Comstock Avenue
- 5. Front (north) facade, facing south
- 6. Photo #28 of 43

- 1. Central Park
- 6. View from north end of park, facing south
- 7. Photo #29 of 43

- 1. West Meadow
- 5. View from Morse Boulevard, facing northwest
- 6. Photo #30 of 43

- 1. War Memorial Fountain, Central Park
- 5. View facing west
- 6. Photo #31 of 43

- 1. 1935 White's Mall Monument, Central Park
- 5. View facing west
- 6. Photo #32 of 43

- 1. Metal Kiosk and Brick Planter, Central Park
- 5. View facing south
- 6. Photo #33 of 43

- 1. Rose Garden, Central Park
- 5. View facing south
- 6. Photo #34 of 43

- 1. Bandstand, Central Park
- 5. View facing north
- 6. Photo #35 of 43

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Downtown Winter Park Historic District  
Winter Park, Orange Co., FL

Section Number \_\_\_\_ Page 5

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1. 152 Park Avenue South
5. Front (south) facade and south elevation, facing northeast
6. Photo #36 of 43

1. 142 Park Avenue South
5. Front (west) facade, facing northeast
6. Photo #37 of 43

1. 214-216 Park Avenue South
5. Front (west) facade, facing east
6. Photo #38 of 43

*Section #8 photos*

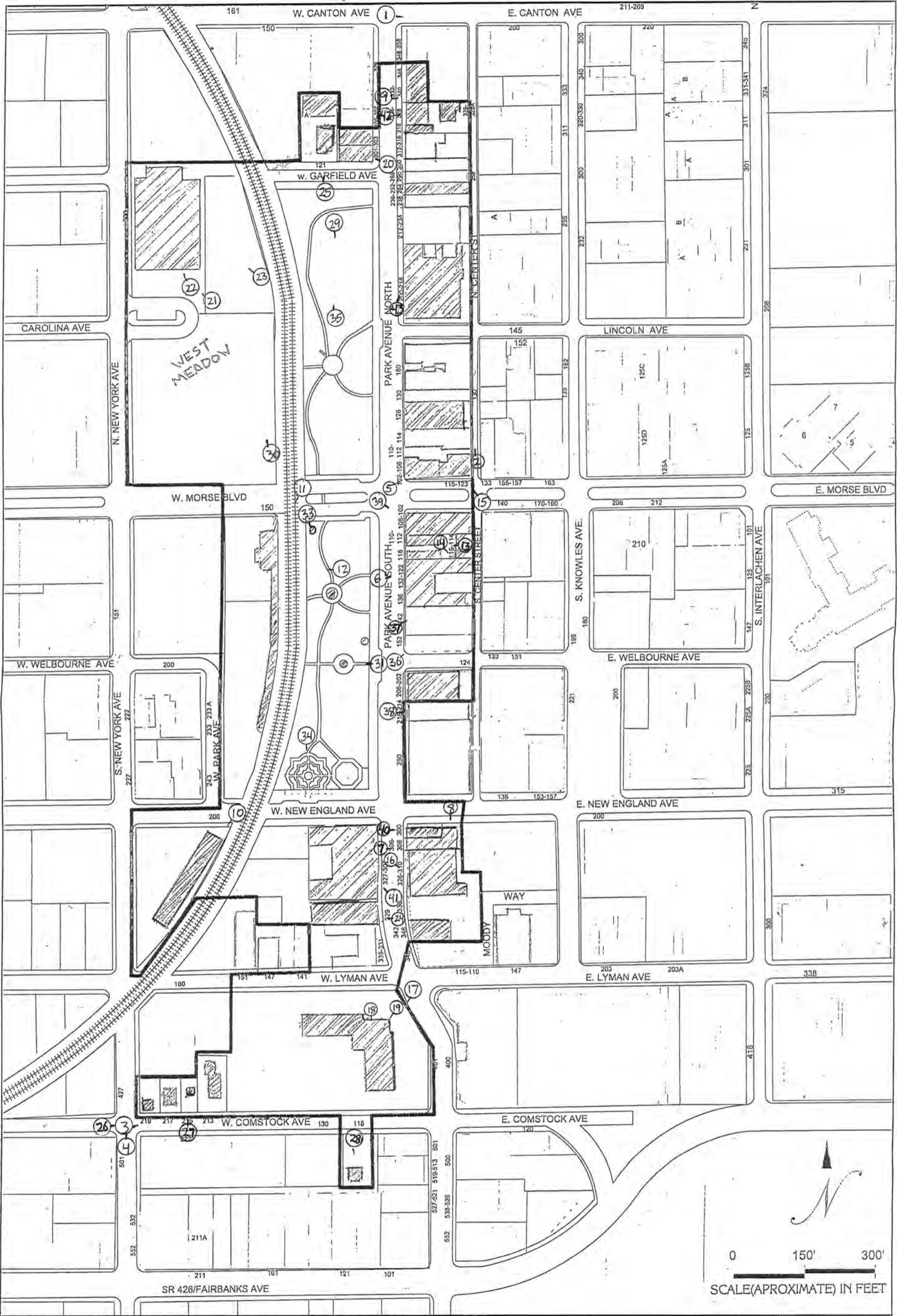
1. 102-108 Park Avenue South
5. Front (west) facade and north elevation, looking southeast
6. Photo #39 of 43

1. 300 Park Avenue South
5. Front (west) facade, looking east
6. Photo #40 of 43

1. 307-327 Park Avenue South
5. Front (east) facade, looking northwest
6. Photo #41 of 43

1. 326-328 Park Avenue North
5. Front (west) facade, looking east
6. Photo #42 of 43

1. 200-218 Park Avenue North
5. Streetscape, looking north
6. Photo #43 of 43



Downtown Winter Park Historic District  
 Winter Park, Orange County, Florida

LEGEND

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

501



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Downtown Winter Park Historic District

MULTIPLE NAME:

STATE & COUNTY: FLORIDA, Orange

DATE RECEIVED: 2/23/11      DATE OF PENDING LIST: 3/17/11  
DATE OF 16TH DAY: 4/01/11      DATE OF 45TH DAY: 4/10/11  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 11000158

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: Y SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT     RETURN     REJECT    4/6/2011 DATE

ABSTRACT/SUMMARY COMMENTS:

Hold for Federal notification *JHly*  
Fed not. Received  
5/3/2011

RECOM./CRITERIA Return/Hold

REVIEWER J. Hubbard DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



## Missing Core Documentation

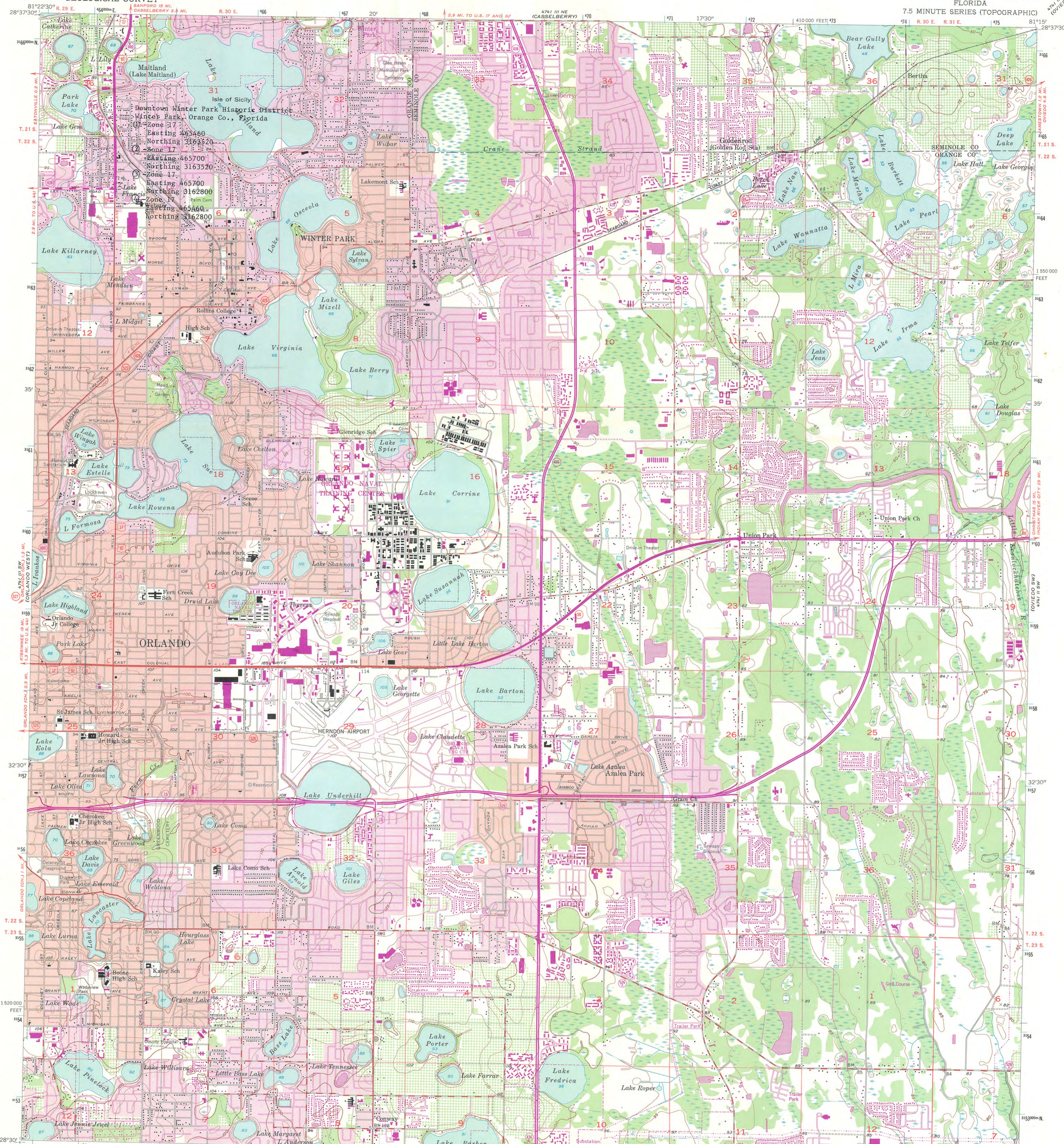
<b>Property Name</b>	<b>County, State</b>	<b>Reference Number</b>
Downtown Winter Park Historic District	Orange, FL	11000158

The following Core Documentation is missing from this entry:

Nomination Form

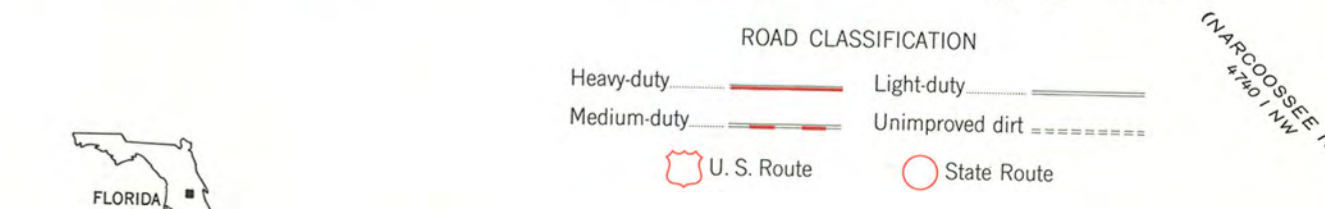
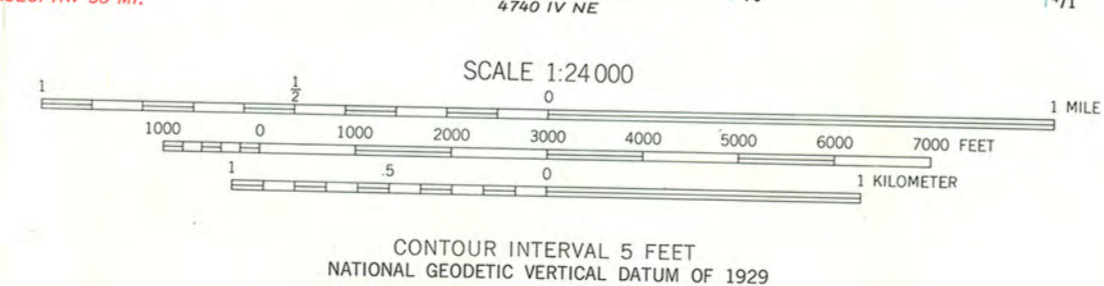
Photographs

USGS Map



Mapped, edited, and published by the Geological Survey  
Control by USGS, USCGS, and Florida Geodetic Survey  
Culture and drainage in part compiled from aerial photographs  
taken 1954. Topography by planetable surveys 1956  
Polyconic projection  
10,000-foot grid based on Florida coordinate system, east zone  
1000-meter Universal Transverse Mercator grid ticks,  
zone 17, shown in blue. 1927 North American Datum  
To place on the predicted North American Datum 1983  
move the projection lines 27 meters south and  
19 meters west as shown by dashed corner ticks  
Red tint indicates areas in which only landmark buildings are shown  
There may be private inholdings within the boundaries of  
the National or State reservations shown on this map

Revisions shown in purple compiled from aerial photographs  
taken 1977 and other source data. This information not  
field checked. Map edited 1980  
Purple tint indicates extension of urban areas



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U.S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

ORLANDO EAST, FLA.  
N 2830-W 8115/7.5  
1956  
PHOTOREVISED 1980  
DMA 4741 III SE-SERIES V847  
Winter Park HD



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

February 16, 2011

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

Dear Ms. Shull:

Enclosed is a request to nominate the following property from the National Register:

**Downtown Winter Park Historic District, Orange County, Florida**

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

Sincerely,

*Barbara E. Mattick*

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

Enclosures

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

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

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

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



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

FEB 23 2011  
STATE ARCHIVES  
SERVICES

February 16, 2011

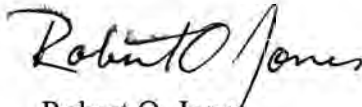
Ms. Carol Shull, Keeper  
National Register of Historic Places  
Department of Interior  
1201 Eye Street, N.W., 8<sup>th</sup> Floor  
Washington, D.C. 20005

Dear Ms. Shull:

This package of letters of support for the Downtown Winter Park Historic District, Winter Park, Orange County, Florida, should have accompanied the nomination itself, sent earlier today.

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

Sincerely,

  
Robert O. Jones  
Historic Preservationist

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

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

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

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



**Representative Dean Cannon**  
Florida House of Representatives, District 35

1992 Mizell Avenue, Suite 200  
Winter Park, FL 32792-4117  
(407) 623-5740 ~ (407) 623-5742 fax

422 The Capitol  
402 S. Monroe St. Tallahassee, FL 32399  
(850) 488-2742

July 2, 2010

National Register Review Board  
c/o Mr. Robert Jones  
Historic Preservation  
R. A. Gray Building  
500 South Bronough Street  
Tallahassee, FL 32399-0250

RECEIVED  
BUREAU OF  
HISTORIC PRESERVATION  
2010 JUL - 8 A 9 05

Regarding: Downtown Winter Park National Register of Historic Places nomination

Dear National Register Review Board Members:

I would like to express my strong support for the nomination of Downtown Winter Park to the National Register of Historic Places. Listing on the National Register will recognize the high degree of significance that our downtown area holds in local history. Its historic buildings and spaces reflect the birth and growth of an authentic Florida small town.

Winter Park is my home, and we residents appreciate the beauty and charm of our traditional streets and buildings. Listing on the National Register of Historic Places will not only recognize the local regard for our town, but will also attract more heritage tourism to enjoy the historic features, cultural amenities, and events in Winter Park. As you know, heritage tourism is a cornerstone of Florida's economy, and helps keep main street environments alive and well in struggling economic times.

National Register listing will also encourage reinvestment in the Winter Park downtown area by allowing eligible properties to seek a federal income tax credit, as well as qualify for the City of Winter Park's ad valorem tax relief, for the rehabilitation of historic buildings. These tax breaks would allow for the preservation of buildings and streets, and would encourage our community to thrive as a historic center.

I urge you to recommend approval of the National Register of Historic Places nomination for downtown Winter Park. Thank you for contributing your time and expertise to the Florida National Register Review Board.

Sincerely,

Dean Cannon  
State Representative, District 35  
DC/lm

56

*Chair, Select Policy Council on Strategic & Economic Planning  
Head of the Office of Reapportionment; Policy Council,  
Rules and Calendar Council*

Dean.cannon@myfloridahouse.gov



January 14, 2011

National Register Review Board  
c/o Mr. Robert Jones  
Historic Preservation  
R. A. Gray Building  
500 South Bronough Street  
Tallahassee, FL 32399-0250

CITY OF WINTER PARK

401 Park Avenue South

Winter Park, Florida

32789-4386

OFFICE OF THE MAYOR

Kenneth W. Bradley

P 407.599.3234

F 407.599.3436

***Re: Downtown Winter Park National Register of Historic Places  
Nomination***

Dear National Register Review Board Members:

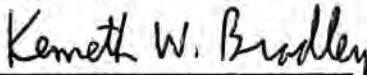
The Winter Park City Commissioners and I would like to express our strong endorsement of our nomination of Downtown Winter Park to the National Register of Historic Places and request your support at your January 20, 2011 meeting. Downtown Winter Park's buildings, streets and park reflect the history of the nucleus of our city. Winter Park residents have a special place in their hearts for downtown, and listing on the National Register of Historic Places recognizes the significance of the traditional core of our city.

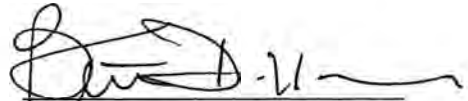
The city has invested in enhancing our downtown to preserve its beauty and modernize its infrastructure for the future. National Register listing will encourage private reinvestment downtown by allowing eligible properties to seek a federal income tax credit for the rehabilitation of historic buildings. Our historic preservation ordinance also allows ad valorem tax relief to support improvements to historic buildings.


No one appreciates the many vintage charms of downtown more than Winter Park residents. Listing on the National Register of Historic Places will not only recognize the local regard for our city, but will also attract more heritage tourism to enjoy the historic features, cultural amenities and events in Winter Park. Winter Park was planned by our founders with tourism in mind – a park in winter. Now we have not only authentic old Florida charm, but also cultural amenities and events year-round. Heritage tourism can help keep downtown alive and thriving and have a positive impact on Florida's economy.


Thank you for your recognition of Florida's great historic places.

Sincerely,

  
Kenneth W. Bradley, Mayor  
City of Winter Park

  
Beth Dillaha  
Vice Mayor

  
Carolyn Cooper  
Commissioner

  
Phil Anderson  
Commissioner

  
Tom McMacken  
Commissioner

  
Randy B. Knight  
City Manager



January 14, 2011

National Register Review Board  
c/o Mr. Robert Jones  
Historic Preservation  
R. A. Gray Building  
500 South Bronough Street  
Tallahassee, FL 32399-0250

RECEIVED  
BUREAU OF  
HISTORIC PRESERVATION  
2011 JAN 18 A 10:19

CITY OF WINTER PARK

401 Park Avenue South

Winter Park, Florida

32789-4386

OFFICE OF THE MAYOR

Kenneth W. Bradley

P 407.599.3234

F 407.599.3436

***Re: Downtown Winter Park National Register of Historic Places  
Nomination***

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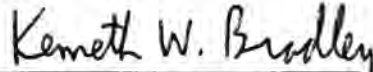
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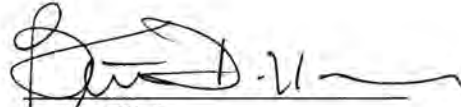


Thank you for your recognition of Florida's great historic places.

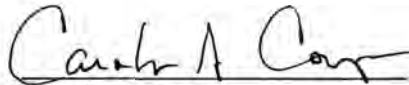
Sincerely,



Kenneth W. Bradley, Mayor  
City of Winter Park



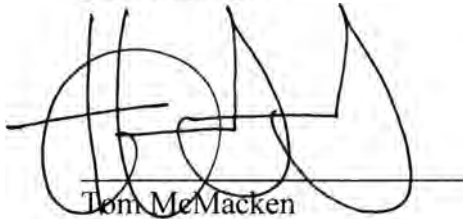
Beth Dillaha  
Vice Mayor



Carolyn Cooper  
Commissioner



Phil Anderson  
Commissioner



Tom McMacken  
Commissioner



Randy B. Knight  
City Manager



July 8, 2010

RECEIVED  
BUREAU OF  
HISTORIC PRESERVATION  
2010 JUL 16 P 12:42

National Register Review Board  
c/o Mr. Robert Jones  
Historic Preservation  
R. A. Gray Building  
500 South Bronough Street  
Tallahassee, FL 32399-0250

CITY OF WINTER PARK

401 Park Avenue South

Winter Park, Florida

32789-4386

OFFICE OF THE MAYOR

Kenneth W. Bradley

P 407.599.3234

F 407.599.3436

**Re: Downtown Winter Park National Register of Historic Places Nomination**

Dear National Register Review Board Members:

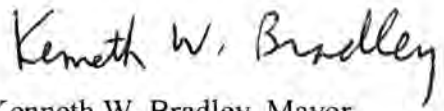
The Winter Park City Commissioners would like to express our endorsement of our nomination of Downtown Winter Park to the National Register of Historic Places and request your support. Downtown Winter Park's buildings, streets and park reflect the history of the nucleus of our city. Winter Park residents have a special place in their hearts for downtown, and listing on the National Register of Historic Places recognizes the significance of the traditional core of our city.

The city has invested in enhancing our downtown to preserve its beauty and modernize its infrastructure for the future. National Register listing will encourage private reinvestment downtown by allowing eligible properties to seek a federal income tax credit for the rehabilitation of historic buildings. Our historic preservation ordinance also allows ad valorem tax relief to support improvements to historic buildings.

No one appreciates the many vintage charms of downtown more than Winter Park residents. Listing on the National Register of Historic Places will not only recognize the local regard for our city, but will also attract more heritage tourism to enjoy the historic features, cultural amenities and events in Winter Park. Winter Park was planned by our founders with tourism in mind – a park in winter. Now we have not only authentic old Florida charm, but also cultural amenities and events year-round. Heritage tourism can help keep downtown alive and thriving and have a positive impact on Florida's economy.

Thank you for your recognition of Florida's great historic places.

Sincerely,

A handwritten signature in black ink that reads "Kenneth W. Bradley". The signature is written in a cursive style with a large, sweeping "K" and a long, trailing "y".

Kenneth W. Bradley, Mayor  
City of Winter Park

**Jones, Robert**

---

**From:** Linda Kulmann [lkulmann@hotmail.com]  
**Sent:** Thursday, July 08, 2010 10:47 PM  
**To:** Jones, Robert  
**Subject:** Winter Park National Register of Historic Places

July 8, 2010

Dear Mr. Jones,

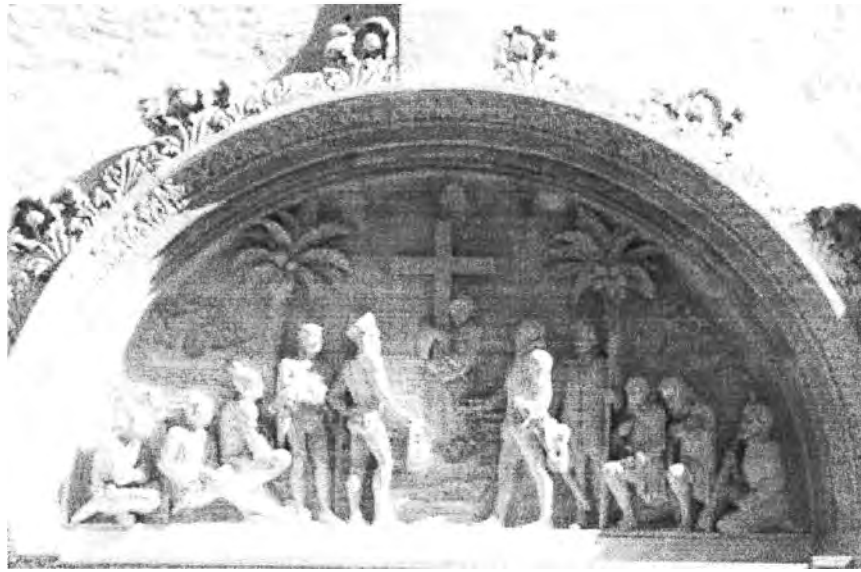
I hope you will give favorable consideration to Winter Park's nomination as an historically designated place on the national register. We are so proud of our city and the many wonderful historic locations that are cherished by our citizens. Nationally our efforts have also been recognized when the National Geographic Travel magazine ranked Winter Park 39th on its list of historic places in a worldwide survey.

Generations of Winter Parkers have given of their time, love and talent to nurture and protect these beautiful resources.

My thanks for your consideration of our application. Please note a few of the pictures I recently took of Rollins College and Park Avenue in Winter Park.

Best regards

Linda Kulmann  
President  
Winter Park Historical Association  
257 E. Canton Avenue  
Winter Park, FL 32789





## Jones, Robert

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**From:** John Rogers [jhopewelljr@yahoo.com]  
**Sent:** Friday, July 09, 2010 3:03 PM  
**To:** Jones, Robert  
**Subject:** Winter Park

Dear Mr. Jones,

I understand that you are on the review board that will soon be considering whether to place Winter Park's Central Business District on the National Register of Historic Places.

As one of the two grandsons of the late James Gamble Rogers IV, architect of Casa Feliz, a Winter Park house in the Central Business District which recently won the state's annual award for the best historic preservation project, I would not only ask but implore you to move strongly towards strengthening the official recognition of the importance of Winter Park's architectural history and ambiance.

As a person born and raised in Winter Park, the son of a father born and raised in Winter Park, I am more aware than many current residents of the negative changes that have been made over the years in the name of "progress" in and around the downtown area. Furthermore, since my father was recently quite involved in successfully supporting Carolyn Cooper, a preservation-minded candidate, for a seat on the City Commission, I can tell you that the political environment in Winter Park has devolved to the point where there are basically two camps: half of the city wants to preserve the size, scale, history, and feel so thoughtfully and sensitively laid out by the city's founders, and the other half seems to want to build whatever, wherever, and now, as long as it is large and "supports the merchants," the merchants apparently being a defenseless group of people about whom the developers have come to feel deeply warm and protective feelings. In my opinion, sadly, you are likely to find the current mayor, Ken Bradley, to be in the latter camp.

It is hard to understand such shortsightedness from people who live in the community, and from many who have lived there for years, other than to say that it can usually be traced to financial self-interest. Furthermore, under our current comprehensive plan, there are huge amounts of space available for growth and development close to the historic Central Business District. But on a square-foot basis, the development interests want the old downtown, because that's where the most money is to be made. Of geese and golden eggs, no one seems to have a clue.

If you want a perfect example of how skewed the thinking of some in the community has become, ask Commissioner Cooper about the Carlisle, a monstrosity that almost went in downtown, and which the city finally stopped by buying the developer out for over three million dollars. The wrongheadedness of that plan is pretty much symptomatic of the thinking on the developers' side.

I am not sure exactly what the weighting of the various criteria would be that you and your fellow board members use to determine your recommendations, but of this I am certain: historic places tend to maintain their appeal in direct proportion to the extent to which they retain their souls, which are outwardly manifested by their buildings and parks and streets and scale and natural features, and the degree to which those are maintained lovingly by the citizens of the community. If Winter Park is allowed to be remade, willy-nilly, into a cheap, tawdry, 5- and 6-story facade that looks like anywhere else in modern America, for the purpose of enriching the pockets of a few and re-electing politicians who enable it, not only the community, but also the state and the nation will have lost yet another piece of what makes them special.

Although as I understand it the National Register designation does not carry any particular teeth, legally speaking, the development interests are dead-set against it, because they fear it is the camel's nose under the tent, and that down the road they will not be able to destroy as they please and replace human-scaled history with giant chunks of dreck, answering to no one. In fact, they are correct.

I ask you and your fellow board members to assist in that process. Because, for my beautiful, historic hometown, there's no use hiding it anymore. Those are the stakes.

Sincerely,

John H. Rogers, Jr.





## Guy D. Colado

July 8, 2010

Mr. Robert Jones  
National Register Review Board  
Historic Preservation  
R. A. Gray Building  
500 South Bronough Street  
Tallahassee, FL 32399-0250

RECEIVED  
BUREAU OF  
HISTORIC PRESERVATION  
2010 JUL 12 10 A 9 11

Dear Mr. Jones:

It is with great enthusiasm I support the designation of the Downtown Historic District in Winter Park. My parents came to Winter Park as college students in the early 1900's and remained here. Currently, the next three generations of Colados reside in the city.

As a banker and the owner of a small apartment complex on the Avenue near the golf course, I realize not only the aesthetic but also the financial benefits of maintaining the unique charm of our downtown district.

Without this designation the distinctive character of Winter Park is in jeopardy and we stand to become like any town USA.

It is my hope this designation will be granted so future generations will be able to enjoy the same unique quality of life our downtown has provided for past generations.

Sincerely yours,

Guy D. Colado  
Chairman & CEO



Ellen Uq new Chair  
WWB 3 Chimneys WPHD FULLERTON  
meeting Sept 14

**Jones, Robert**

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**From:** Nina Locke [imhis77@gmail.com]  
**Sent:** Friday, July 09, 2010 4:03 PM  
**To:** Jones, Robert  
**Subject:** Nomination of Winter Park

Dear Mr. Jones,

I was so pleased to hear of our unique community being nominated to be placed on the National Register of Historic Places.

I have been a resident here since 1957 and believe that we are deserving of this designation. As a former property owner on Park Avenue I do hope you will support this nomination. It would be an honor.

Sincerely,  
Nina S. Locke  
1808 Summerfield Road  
Winter Park, FL 32792

## Jones, Robert

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**From:** LionLar@aol.com  
**Sent:** Saturday, July 10, 2010 2:49 PM  
**To:** Jones, Robert  
**Subject:** Winter park

Mr. Jones, I understand that Winter Park is under review as a very special place- and it truly is. I moved here 30 years ago, and it continues to be as quaint as it ever was. The major difference- between, say Orlando, and Winter Park- is the caring of it's citizens to maintain that quality of life that is missing in so many cities across the U.S. I encourage you to add our beautiful town to your list. Many thanks, Larry L. Carpenter 1510 Norfolk Avenue, Winter Park, FL 32789 407-644-3827

**Jones, Robert**

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**From:** Patti [pappel5374@aol.com]  
**Sent:** Sunday, July 11, 2010 10:08 AM  
**To:** Jones, Robert  
**Subject:** Historical winter park

Please vote to make Winter Park a historical place on the registry

Patricia Appel  
Sent from my iPhone  
Patti Appel

Mr. Robert Jones  
National Register Review Board  
Historic Preservation  
R, A, Gray Building  
500 S. Bronough Street  
Tallahassee, Florida 32399-0250

Dear Mr. Jones:

As a member of the Board of the Winter Park Historical Association, I was thrilled to learn that downtown Winter Park was up for designation as a historic district.

I have lived here since 1970 and love the special charm of our town. Lately we have had to fight hard to preserve the village scale of downtown. Some developers just don't understand that there is a direct correlation between charm and scale, and this has made for some long and rancorous nights at planning and zoning meetings.

I love sitting at Panera's and watching big tourist buses pull up on Canton and knots of tourists emerging to stroll around our pedestrian friendly town. They all seem to be thinking , "Wow! What a great little town!" Having the Historic Designation will bring more tourist buses. This will be a powerful economic stimulus package for us.

Yours truly,



Martha McHenry  
530 Clarendon Ave.

## Jones, Robert

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**From:** Carolyn's Gmail [1carolyncooper@gmail.com]  
**Sent:** Thursday, July 08, 2010 6:32 PM  
**To:** Jones, Robert  
**Subject:** Winter Park Nomination to National Register of Historic Places  
**Attachments:** pk ave 5.jpg; pk ave 10.jpg; ATT1727625.txt; AnnotatedPreservationOnline\_March.pdf; ATT1727626.txt; Historic DestinationsThe List National Geographic Traveler.pdf; Historic Destinations Rated - About the Survey - National Geographic Traveler".pdf; ATT1727627.txt

Mr. Jones,

I am thrilled that you will be considering Winter Park's nomination to the National Register of Historic Places on July 12th. I trust your review board will agree that Winter Park is deserving of this designation.

Winter Park's historic business district is a bastion of the graceful ambiance of a more genteel way of life. It has been referred to as an oasis in the midst of Central Florida's helter-skelter development. The citizens of Winter Park are aware of the treasure we possess and have on more than one occasion come forward in her defense. With your help we hope to preserve this piece of history for our children and grandchildren.

Winter Park's beauty and historic significance has been recognized by National Geographic Travel Magazine. They gathered a group of well traveled experts who ranked Winter Park as #38 out of 109 historic destinations worldwide. Their rankings were based on stewardship and authenticity. We believe this designation will help preserve that authenticity.

Preservation On-Line Magazine identified Winter Park's Central Park as a Threatened Historic Asset. Please help us provide further protection for this valued piece of history we hold dear.

I have attached the articles for your review and inclusion in our nomination packet. I have taken the liberty of attaching two of my personal favorite pictures of Winter Park's Historic Downtown.

Please support our nomination to the National Register of Historic Places.

Warm Regards,

Carolyn Cooper  
City Commissioner  
Winter Park Florida  
407-222-7766



# WINTER PARK HISTORICAL ASSOCIATION

June 28, 2010

National Register Review Board  
c/o Mr. Robert Jones  
Historic Preservation  
R. A. Gray Building  
500 South Bronough Street  
Tallahassee, FL 32399-0250

RECEIVED  
BUREAU OF  
HISTORIC PRESERVATION  
2010 JUN 30 A 8:46

Re: National Register of Historic Places nomination of Winter Park

The Winter Park Historical Association and Museum (WPHA) would like to express our support for the nomination of downtown Winter Park to the National Register of Historic Places. Education about the history of Winter Park is a vital part of our mission and the history of our city is beautifully expressed by the buildings and places in our downtown. The WPHA has produced a walking tour (in audio and printed formats) for downtown Winter Park with assistance from the Florida Humanities Council. The stores, civic buildings, apartments and Central Park are a physical record of the heart of our city. The Association's museum is in the historic former ACL freight depot building that is located in the proposed district. National Register of Historic Places designation for downtown will educate residents and visitors alike about the importance of the places that tell the story of Winter Park. We hope you will recommend the nomination of Downtown Winter Park to the Keeper of the Register of Historic Places. Thank you for your support of Florida's history and culture.

Sincerely,

Daniela V. Janesick  
Executive Director



July 9, 2010

2348 Summerfield Road  
Winter Park, FL 32792

National Register Review Board  
c/o Mr. Robert Jones  
Bureau of Historic Preservation  
R. A. Gray building  
500 South Bronough Street  
Tallahassee, FL 32399-0250

Dear Mr. Jones,

I am one of many Winter Park residents who is very excited about the possibility of Downtown Winter Park being nominated to the National Register of Historic Places.

As I am sure you know, Winter Park was ranked 39<sup>th</sup> in the world as a historic destination by National Geographic Travel magazine. The criteria for this honor were authenticity and stewardship. Your favorable determination to include our wonderful and unique city on the National Register would greatly help to ensure that our authenticity remains intact.

Sincerely,

*Patricia McDonald*

## Jones, Robert

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**From:** Jo Ann Stutz [joanns1927@cfl.rr.com]  
**Sent:** Friday, July 09, 2010 10:19 AM  
**To:** Jones, Robert  
**Subject:** Winter Park National Register Nomination

Dear Mr. Jones,

I am writing in hopes that you vote YES to Winter Park's nomination to the National Register of Historic Places. This city is filled with history that needs to both be preserved and shared, and I feel that there is no better way to do this than through voting to have it included in this National Register. Winter Park carries a lot of history both for citizens of Florida and overall throughout the world and this history needs to be protected. I hope that you will favorably consider placing Winter Park onto the National Register of Historic Places and preserving its history for generations to come.

Sincerely,

Jo Ann Stutz  
102 S. Interlachen Ave. #411  
Winter Park, FL. 32789

## Jones, Robert

---

**From:** Barry E. Greenstein [barrygreenstein@cfl.rr.com]  
**Sent:** Friday, July 09, 2010 9:18 AM  
**To:** Jones, Robert  
**Subject:** Winter Park's Nomination to the National Register of Historic Places

Dear Mr. Jones,

It is my sincere hope that you will give favorable consideration to Winter Park's nomination to the National Register of Historic Places. Winter Park is a unique city that needs to be protected and preserved. A place on the National Register will preserve our city for generations to enjoy its valuable and unique heritage.

Sincerely,

*Barry E. Greenstein*  
2348 Summerfield Road  
Winter Park, FL 32792  
407-539-3025 Office  
407-310-9993 Cell  
407-539-1011 Fax

## Jones, Robert

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**From:** Emily Bond [embers22@yahoo.com]  
**Sent:** Thursday, July 08, 2010 7:43 PM  
**To:** Jones, Robert  
**Subject:** Winter Park's National Register of Historic Places

I strongly support the nomination. After living in Manhattan for more than thirty years, and then moving to Winter Park twenty years ago, I know what a beautiful town this is, how much the surroundings are cherished by inhabitants, and its culture enjoyed and supported.

Emily C. Bond

## Jones, Robert

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**From:** Kim Allen [kimberleallen@yahoo.com]  
**Sent:** Thursday, July 08, 2010 5:03 PM  
**To:** Jones, Robert  
**Subject:** Winter Park, Fl

Please place Winter Park, Florida on the register of Historic Places. Florida has so few properties designated historic but none are more deserving than Winter Park's central business district. Our community is committed to preserving this historic jewel amid the "mouse" and development gone wild. Town planners from across the globe come to Winter Park to immolate our walkable town center (Baldwin Park, Avalon Park, College Park...) that was established long before it became vogue.

Thank you for your consideration.

Kim Allen

## Jones, Robert

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**From:** Julie Cave [zzzdawgs@yahoo.com]  
**Sent:** Thursday, July 08, 2010 5:06 PM  
**To:** Jones, Robert  
**Subject:** Winter Park for National Register of Historic Places

Dear Mr. Jones,

I am a resident of Winter Park and hope that you will give favorable consideration to our city's nomination for the National Register of Historic Places. I dearly love this town and feel that this designation would help to protect it's charm and beauty for years to come. Sincerely,  
Julie and Richard Cave, 221 Salvador Square, Winter Park FL 32789

## Jones, Robert

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**From:** lmassing@aol.com  
**Sent:** Thursday, July 08, 2010 4:44 PM  
**To:** Jones, Robert  
**Subject:** Support of Winter Park's Nomination

Dear Mr. Jones,  
Please accept this email as support of Winter Park on the National Register of Historic Places. Having lived in Winter Park basically all of my life, there is none other that quite compares.

Respectfully submitted,  
Barbara E. Massing (Lisa)  
1803 Pineview Circle  
Winter Park, FL 32792

## Jones, Robert

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**To:** SWomble902@aol.com  
**Subject:** RE: Winter Park Historic Designation

**From:** SWomble902@aol.com [mailto:SWomble902@aol.com]  
**Sent:** Friday, July 09, 2010 9:41 AM  
**To:** Jones, Robert  
**Subject:** Re: Winter Park Historic Designation

Thank you for your correspondence Mr. Jone. If my letter is to be submitted to the board, please give them this one (that makes more sense) rather than the other e-mail that was hastily written.

No need to reply to this e-mail.

Sandy

In a message dated 7/9/2010 8:54:42 A.M. Eastern Daylight Time, [RJones@dos.state.fl.us](mailto:RJones@dos.state.fl.us) writes:

Dear Mr. Jones:

I appreciate greatly your review board considering to designate Winter Park's downtown district *historic*. I've lived here 25 years and have noticed the growing tourism buses bringing visitors to our downtown area. Now more than ever, as people around the world discover our town, it is paramount that we take the step today to protect the historical flavor for generations to come by historically designated this community.

A parcel of land to our crown jewel Central Park was nearly developed a few years back by a mixed use 4-5 story big box building. 10 years ago the Chamber of Commerce tried to build a 3-story office building on another parcel abutting Central Park. In 2008 Central Park was designated a threatened historic park. We desperately need your board's help in governing the development in recognizing the significant value of our downtown area.

Sincerely,

Sandy Womble  
940 Old England Ave  
Winter Park FL 32789



## Jones, Robert

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**From:** Rick Frazee [mog4@earthlink.net]  
**Sent:** Thursday, July 08, 2010 8:54 PM  
**To:** Jones, Robert  
**Subject:** Winter Park, Florida's nomination to the National Register of Historic Places

Winter Park, Florida's nomination to the National Register of Historic Places

Dear Mr. Jones;

I hope you will give favorable consideration to Winter Park's nomination. Few cities in Florida are more deserving of this designation. National Geographic Travel magazine ranked Winter Park 39th on its list of historic places WORLDWIDE, right up there with York, England and way ahead of St. Augustine. Placing Winter Park on the National Register will go a long way toward protecting and preserving this special place that I have grown up in.

Sincere Regards,

Rick Frazee  
1921 Englewood Rd.  
Winter Park, FL 32789

## Jones, Robert

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**From:** Pamela Stewart [pamelastewart@yahoo.com]  
**Sent:** Thursday, July 08, 2010 8:19 PM  
**To:** Jones, Robert  
**Subject:** National Register of Historic Places

As a long time resident of Winter Park, I am writing to you to ask that you consider Winter Park for a nomination to the National Register of Historic Places.

This is a unique town, that has managed, with the help of its citizens, to maintain its old world charm and keep big development from destroying what we all love about it.

I came to live in this town because my former husband's grandfather, Major General Hegenberger, settled here after the 2nd World War.... The minute I stepped foot in Winter Park, I knew this was where I wanted to stay!

There have been many developers that have tried to make horrendous changes to its character and charm; unfortunately, some managed to succeed.... This is why we must have Winter Park on the National Register of Historic homes, to preserve it, this unique, beautiful, small Florida town.

Please vote for it to be nominated to the National Register of Historic Places, so that we can keep it, as it is, part of our (Florida) history.

Regards,

Pamela Stewart

*Pamela K. Stewart, P.A., TRC*

*Winter Park Land Co.*

*Cell: 407-923-2999*

*Website: <http://thewinterparkhomes.com>*

## Jones, Robert

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**From:** Susan Gabel [suzziedgab@yahoo.com]  
**Sent:** Thursday, July 08, 2010 6:58 PM  
**To:** Jones, Robert  
**Subject:** Historic

Dear Mr. Jones,

I support Winter Park's nomination for the National Register of Historic Places. I believe it is important to preserve the ambiance of our historic Central Business District.

Susan Gabel  
1539 Golfside Drive  
Winter Park, FL 32792

## Jones, Robert

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**From:** Stephen Pategas [spategas@hortusoasis.com]  
**Sent:** Thursday, July 08, 2010 10:36 PM  
**To:** Jones, Robert  
**Subject:** Winter Park Historic Register

Dear Mr. Jones,

As a resident and business owner in Winter Park I am STRONGLY in support of the having Winter Park's downtown designated as historic. That will be a strong tool for us to preserve the historic downtown and increase its economic viability.

As a Board member and Treasurer for the Friends of Casa Feliz (the historic home that was saved from demolition and moved to a safe location) I am well aware of the perceived and real value of historic designation.

We are trying to save as much of our historic fabric as possible. Please help us.

Regards,

Stephen

Hortus Oasis, Inc. (FL26000315)  
Stephen G. Pategas, RLA, ASLA, Landscape Architect  
1425 Berkshire Avenue, Winter Park, FL 32789  
407.622.4886/fax 622.4887  
[www.PategaiOnPlants.com](http://www.PategaiOnPlants.com)  
[www.HortusOasis.com](http://www.HortusOasis.com)

## Jones, Robert

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**From:** dsl65@aol.com  
**Sent:** Friday, July 09, 2010 8:39 AM  
**To:** Jones, Robert  
**Subject:** Winter Park's nomination to the National Register of Historic Places

Dear Mr. Jones,

I hope that you will give serious and favorable consideration to supporting Winter Park's National Register of Historic Places nomination.

Thank you,

Donna Law

200 St. Andrews Boulevard

Winter Park, Florida

## Jones, Robert

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**From:** Joan Cason [joancason03@aol.com]  
**Sent:** Friday, July 09, 2010 8:03 AM  
**To:** Jones, Robert  
**Subject:** Winter Park Historical Designation

Thank you for considering Winter Park for the National Register of Historic Places. As you know National Geographic nominated Winter Park as 39th in the world so I am very grateful that you are following through with this distinction. I believe you are to speak in WP on June 12, a honor I will not miss. Respectfully, Joan Cason 1915 Woodcrest Dr.

## Jones, Robert

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**From:** Jtmonland@aol.com  
**Sent:** Thursday, July 08, 2010 11:33 PM  
**To:** Jones, Robert  
**Subject:** Winter Park - Historic Register

Dear Mr. Jones,

I am writing to offer support to a review board decision to confirm the designation of the City of Winter Park to the National Register of Historic Places. The city is unique in and of itself and as compared to many other cities in the U.S. The history, tradition, architecture, and places in Winter Park are excellent examples of why it should be in the National Register. The designation would increase the visibility of this unique city and the village like atmosphere of the Park Avenue and the Rollins College area. It would also help encourage historic preservation and conservation efforts in other communities and throughout Florida.

Members of my family have lived or worked in Winter Park since the early 1950s. The special characteristics of this community and village atmosphere have enriched our family lives. Its qualities shine in comparison to so many cities in other areas of the country and the world. The planning with careful infrastructure, building architecture, parks, human scale and livability combine with a rich history to make Winter Park deserving of this designation.

Sincerely,  
Joan Matthews  
690 Dommerich Drive, Maitland, FL 32751

## **Jones, Robert**

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**To:** Barbie Boyd  
**Subject:** RE: Winter Park- National Register

Ms. Boyd

Your expression of support will be recognized at the beginning of the July 12<sup>th</sup> review for the Winter Park nomination. Your letter will follow the nomination throughout the National Register process.

Sincerely,

Bob Jones

Historic Preservationist

**From:** Barbie Boyd [mailto:boyd.barbie@gmail.com]  
**Sent:** Thursday, July 08, 2010 11:07 PM  
**To:** Jones, Robert  
**Subject:** Winter Park- National Register

Dear Mr. Jones,

I would like to express my enthusiastic support for Winter Park, Florida to be listed in the National Register of Historic Places.

Thank you,

Barbie Boyd

Resident, Winter Park, FL



## Jones, Robert

---

**From:** Flynnlinks@aol.com  
**Sent:** Thursday, July 08, 2010 10:56 PM  
**To:** Jones, Robert  
**Subject:** Fwd: City of Winter Park

From: Flynnlinks@aol.com  
To: RJones@dos.srate.fl.us  
Sent: 7/8/2010 10:51:57 P.M. Eastern Daylight Time  
Subj: City of Winter Park

Dear Mr Jones,

I have sent you a letter by mail, but I want to make sure you hear from me. I have lived in Winter Park for fifty years, I love this City and it's downtown is so special. I am passionate about having it designated historic. This will give it some protection and bring tourists to our city and protect what is valuable, from those who would do it harm.

I am asking you to please designate Winter Park's downtown historic.

Thank you so much

Sarah Flynn

1400 Highland Rd



**COMMERCE  
NATIONAL  
BANK & TRUST**

**GUY D. COLADO**  
Commerce National Bank & Trust  
1201 South Orlando Avenue  
Winter Park, Florida 32789  
(407) 622-8181 X105 (407) 622-8191 FAX  
GColado@cnbt-fl.com

---

Date: July 8, 2010

To: Mr. Robert Jones  
National Register Review Board  
Historic Preservation/Tallahassee, FL

FAX: 1-850-245-6437

Number of pages, including cover sheet: 2

Message : Attached Letter of July 8, 2010

Re: Designation of the Downtown

Historic District in Winter Park, Florida

**CONFIDENTIALITY NOTE:** The information contained in this transmission is privileged and confidential, intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this transmission in error, do not read it. Please immediately reply to the sender that you have received this communication in error and then destroy it. Thank you.



## Guy D. Colado

July 8, 2010

Mr. Robert Jones  
National Register Review Board  
Historic Preservation  
R. A. Gray Building  
500 South Bronough Street  
Tallahassee, FL 32399-0250

Dear Mr. Jones:

It is with great enthusiasm I support the designation of the Downtown Historic District in Winter Park. My parents came to Winter Park as college students in the early 1900's and remained here. Currently, the next three generations of Colados reside in the city.

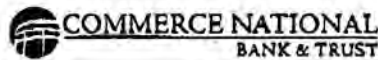
As a banker and the owner of a small apartment complex on the Avenue near the golf course, I realize not only the aesthetic but also the financial benefits of maintaining the unique charm of our downtown district.

Without this designation the distinctive character of Winter Park is in jeopardy and we stand to become like any town USA.

It is my hope this designation will be granted so future generations will be able to enjoy the same unique quality of life our downtown has provided for past generations.

Sincerely yours,

Guy D. Colado  
Chairman & CEO



**Community Solutions, Inc.**

July 9, 2010

National Register Review Board  
c/o Mr. Robert Jones  
Bureau of Historic Preservation  
R. A. Gray Building  
500 South Bronough Street  
Tallahassee, Florida 32399-0250



Reference: City of Winter Park, Florida Downtown Historic Designation

Ladies and Gentlemen:

I am writing to request your vote in favor of designating downtown Winter Park as an Historic District.

My wife and I relocated to Central Florida 20 years ago and chose Winter Park as our home after enjoying the bounty of cultural events and historic venues the city had offered us over the years prior to our move. Since then, whenever we have out-of-town guests, we take great joy and pride in offering them a tour of the unique architectural charm of our downtown and diversity of the city's homes. Without exception, we always shop and dine in support of our local vendors. Clearly, an historic designation would further promote Winter Park as a **destination**, enhancing sales tax revenues locally as well as for the State of Florida.

As a practitioner in the real estate development industry for 35 years, I consider myself qualified to appreciate why Winter Park has for generations embraced the wisdom to preserve its architectural and cultural heritage. Developers have attempted to replicate Winter Park's allure and charm in Florida developments such as Celebration, Reunion and Baldwin Park with questionable success. I also continue to serve on both the City of Winter Park Planning & Zoning Commission and Tree Preservation Board and appreciate that this designation would mandate responsible redevelopment of the properties in this district while concurrently enhancing their value to the owners and enriching the experience of visitors to our great city for years to come.

Won't you please honor the City of Winter Park and its citizens with your Board's designation of Winter Park's Downtown Historic District?

Yours truly,

A handwritten signature in black ink that reads "Michael Dick". The signature is written in a cursive, flowing style.

Michael Dick, President  
Community Solutions, Inc.

823 Granville Drive  
Winter Park, Florida 32789

407.474.6186 cell  
407.644.9646 tel

communitysolutions@embarqmail.com



DICKINSON ADVERTISING, INC.

Since 1964

**July 8, 2010**

**Dear Mr. Jones:**

**As 40 year plus residents of the City of Winter Park, we ask for your support to place our City on the National Register of Historic Places.**

**Winter Park is a unique place and this honor would enable us to preserve the ambiance and character of our fair City in the future.**

**Thank you for your consideration.**

**Marilyn and David Dickinson**

**DICKINSON ADVERTISING, INC.**

730 Pinetree Road . Winter Park, FL 32789 . (407) 782-0602 . Fax (407) 628-7043

Karen J. James  
1551 Dale Avenue  
Winter Park, Florida 32789  
407.647.2642

July 8, 2010

National Register Review Board  
c/o Mr. Robert Jones  
Historic Preservation  
R. A. Gray Building  
500 South Bronough Street  
Tallahassee, FL 32399-0250

National Review Board:

I am writing in support of The National Register of Historic Places nomination for the Winter Park Downtown Historic District. As a former member of the City's Historic Preservation Commission, I had the opportunity to hear and see the presentation of Bland and Associates so I am familiar with all aspects of the nomination. As a commission member, I was also involved in selecting the areas to be designated. I am proud to have played a small part in the nomination.

Winter Park is a unique and charming town with enough historical properties to constitute a downtown historic district. It has authenticity which is impossible to recreate with new construction. A downtown historic district would benefit residents, businesses, and visitors. Homeowners in Winter Park would benefit from the real estate value advantages of owning homes in or near an historic district. I believe that a preservation of a town's historic assets is good for business and a magnet for travelers who flock to areas of historical significance. Surveys show that such visitors will stay to dine and shop.

I have had the privilege of sharing my interest in local history and historic preservation as a long time member of the Winter Park Historical Association (two term past president) and just this year, I was elected to serve on the Board of the Friends of Casa Feliz.

Thank you for your consideration.

Sincerely,

Karen J. James

**Jones, Robert**

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**From:** Lindsey Hayes [Lhayes@cityofwinterpark.org]  
**Sent:** Tuesday, June 29, 2010 8:48 AM  
**To:** Jones, Robert  
**Subject:** FW:

For the Review Committee.

---

**From:** Kathleen Reich [mailto:kreich1@cfl.rr.com]  
**Sent:** Friday, June 25, 2010 11:23 AM  
**To:** Lindsey Hayes  
**Subject:**

Dear Lindsey,

I am writing in support of Winter Park becoming a historic district. The downtown district has a unique ambience, very appealing to visitors. It is in contrast to such antiseptic developments as for instance Baldwin Park. Winter Park has a longstanding (For Florida) history. , as does Central Park.

The "historic" designation will protect the City from runaway development and aids us locally in historic preservation. Our cultural assets such as The Morse Museum, the Cornell Museum and the Polasek Museum add to our special atmosphere . All visitors I have guided through downtown are enthusiastic. And a walk through the Rollins Campus adds to the attractions. Orlando in contrast has little atmosphere. We are in close proximity to Orlando visitors and we offer something far removed from the expensive Theme Parks. I think and hope that we will be approved for the Historic designation.

Kathleen J. Reich  
Citizen of Winter Park

Bruce and Jacqueline Becker  
300 Fountain Lane  
Winter Park, FL 32789

RECEIVED  
BUREAU OF  
HISTORIC PRESERVATION  
2010 JUL -8 A 9:13

National Register Review Board  
c/o Mr. Robert Jones  
Historic Preservation  
R. A. Gray Building  
500 South Bronough Street  
Tallahassee, FL 32399-0250

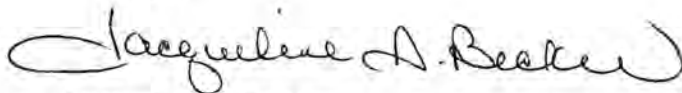
July 3, 2010

Dear Mr. Jones:

I am writing in support of the Nomination of the City of Winter Park, Florida's Downtown to the National Register. I am a lifelong resident of Winter Park, 53 years. Over the past 10 years I have become aware of the threat to "my" beautiful downtown from development. I take visitors to "my" beautiful Central Park and without fail they comment "Why would you want to change such a beautiful place". They remark how much it reminds them of a small village in England or Germany. Winter Park is indeed a special place and I support the nomination to the National Register of Historic Places.

Thank you for your consideration.

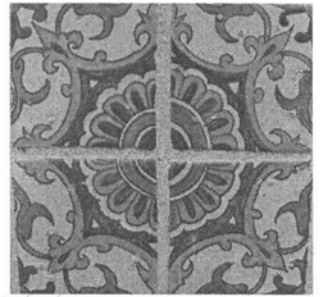
Sincerely,



Jacqueline A. Becker  
Member, National Trust for Historic Preservation



# Casa Feliz



National Register Review Board  
c/o Mr. Robert Jones  
Historic Preservation  
R. A. Gray Building  
500 South Bronough Street  
Tallahassee, FL 32399-0250

RECEIVED  
BUREAU OF  
HISTORIC PRESERVATION  
2010 JUL -8 A 9:03

Regarding: Downtown Winter Park National Register of Historic Places Nomination

Dear National Register Review Board Members:

As Chairman of the Friends of Casa Feliz, I would like to express our enthusiastic support for the nomination of Downtown Winter Park to the National Register of Historic Places. The Robert Bruce Barbour house is located just north of the proposed National Register Downtown Winter Park Historic District. The Barbour House, better known as Casa Feliz, has been honored with listing on the National Register of Historic Places, and the Friends who fought to save Casa Feliz have a special appreciation of the importance of recognizing and preserving historic places.

Downtown Winter Park is the heart of our city. Casa Feliz was designed by James Gamble Rogers II and other charming buildings, especially historic Greenada Court on Park Avenue, were also designed by Rogers. They express the allure the hand of this master of architecture could apply to brick and stucco. From the oldest brick stores on Park Avenue to its mid-century modern offices, the story of our downtown is expressed through our buildings and Central Park. The recognition of listing on the National Register of Historic Places will define the importance of taking care of the wonderful collection of resources, both grand and humble, and preserving Winter Park's unique sense of place for future generations.

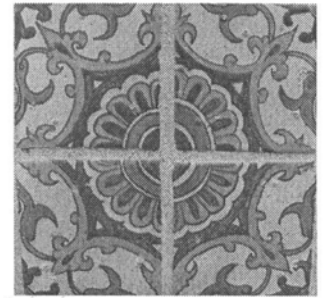
I warmly urge you to recommend approval of the National Register of Historic Places nomination for downtown Winter Park. Thank you for contributing your energy to preserve Florida's history.

Sincerely,

Pat Robertson  
Chair, Friends of Casa Feliz

656 Park Avenue North . Winter Park . FL . 32789  
mailing address: P.O. Box 591 . Winter Park . FL . 32790  
phone: 407.628.8196. email: bowens@casafeliz.us . website: casafeliz.us

# Casa Feliz



Ms. Ellen Uguccioni  
1115 Obispo Avenue  
Coral Gables, FL 33134

Regarding: Downtown Winter Park National Register of Historic Places Nomination

Dear National Register Review Board Members:

As Chairman of the Friends of Casa Feliz, I would like to express our enthusiastic support for the nomination of Downtown Winter Park to the National Register of Historic Places. The Robert Bruce Barbour house is located just north of the proposed National Register Downtown Winter Park Historic District. The Barbour House, better known as Casa Feliz, has been honored with listing on the National Register of Historic Places, and the Friends who fought to save Casa Feliz have a special appreciation of the importance of recognizing and preserving historic places.

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I warmly urge you to recommend approval of the National Register of Historic Places nomination for downtown Winter Park. Thank you for contributing your energy to preserve Florida's history.

Sincerely,

A handwritten signature in black ink, appearing to read 'Pat Robertson', written over a faint background image of a building.

Pat Robertson  
Chair, Friends of Casa Feliz

656 Park Avenue North . Winter Park . FL . 32789  
mailing address: P.O. Box 591 . Winter Park . FL . 32790  
phone: 407.628.8196. email: bowens@casafeliz.us . website: casafeliz.us

## Jones, Robert

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**From:** Kathryn Grammer [kgram333@cfl.rr.com]  
**Sent:** Wednesday, July 07, 2010 5:35 PM  
**To:** Jones, Robert  
**Subject:** Winter Park's nomination to the National Register of Historic Places

Dear Mr. Jones, As a member of the Review Board, I hope you will give favorable consideration to Winter Park's nomination. Few cities in Florida are more deserving of this designation. National Geographic Travel magazine ranked Winter Park 39th on its list of historic places WORLDWIDE, right up there with York, England and way ahead of St. Augustine. Placing Winter Park on the National Register will go a long way toward protecting and preserving this special place. Sincerely, Kathryn Grammer, 200 S. Interlachen Ave. #300, Winter Park, FL32789.

July 3

Dear Mr Jones,

I will be brief as I know you have so many emails to read, But I am passionate about The City of Winter Park. I have lived here for fifty years, it is my home. In the last five years so many developers have tried to destroy that which to me is beautiful and must be protected. Our only hope, to make sure our downtown retains it's heritage and character, is to have it designated historic. I plead with you to help make this happen. It is crucial for the future of our city.

Thank you so much for your time.

Sincerely,

Sally Flynn

1400 Highland Rd

407-647-7206 (Winter Park, 32789)

RECEIVED  
BUREAU OF  
HISTORIC PRESERVATION  
2010 JUL - 7 A 8 44

1041 Asceola Avenue  
Winter Park, FL 32789  
July 9, 2010

National Register Review Board  
In Care of Mr. Robert Jones  
Historic Preservation  
R. A. Gray Building  
500 South Bronough Street  
Tallahassee, FL 32399-0250

Dear Mr. Brown,

Many times my mother told me that when she arrived in Winter Park to teach school in the late 1920's, Winter Park was, "the prettiest little town she had ever seen". She lived here until her death at the age of ninety-six, and she never changed her mind. I feel the same way about our town. Efforts have been made by many of us through the years to protect the character of its downtown district.

We believe that Downtown Winter Park is deserving of nomination to the National Register of Historic Places, and we need it.

Thank you for your consideration.

Sincerely,  
Ann Morgan Saurman

## David C. Strong

**TO:** ROBERT JONES  
**FAX:** 1-850-245-6437  
**FROM:** DAVID C. STRONG  
**DATE:** JULY 9, 2010



Dear Mr. Jones,

I wish to express my support of the nomination of Downtown Winter Park to the National Register of Historic Places. Our downtown is a unique environment which deserves this recognition.

Thank you for your consideration.

## Jones, Robert

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**From:** Louis Roney [LRoney@cfl.rr.com]  
**Sent:** Friday, July 09, 2010 10:21 AM  
**To:** Jones, Robert  
**Subject:** Winter Park's nomination to the National Register of Historic Places

Dear Mr. Jones,

Let me add my names to those urging that Winter Park be included in the National Register of Historic Places.

I graduated from Winter Park Grammer School in 1932, Winter Park High School in 1938, and Harvard College in 1942. Like Like my friend says, "Anyone from Winter Patk, returns to Winter Park." I did!

Sincerely,  
Louis Roney  
350 Sylvan Blvd.  
Winter Park FL  
32789-4048  
407-629-1480

## Jones, Robert

---

**From:** anne mooney [annemooney@earthlink.net]  
**Sent:** Friday, July 09, 2010 11:06 AM  
**To:** Jones, Robert  
**Subject:** Winter Park National Register of Historic Places

Dear Mr. Jones,

Please give favorable consideration to the nomination of Winter Park, FL, as an historically designated place on the National Register. We who live here are proud of our city and the many wonderful historic locations enjoyed by our citizens and by visitors to our lovely community. Nationally, our efforts have been recognized by National Geographic Travel magazine, which ranked Winter Park 39th on its worldwide list of historic places.

Generations of Winter Park citizens have given generously of their time, talent and energy to preserve our beautiful resources.

Thank you for considering our application.

Sincerely,

Anne Mooney  
Winter Park, FL

Anne Mooney, Personal Chef  
(407) 671-2964  
[www.chefannemooney.com](http://www.chefannemooney.com)



## Jones, Robert

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**From:** Marcia Frey [mooshfrey@gmail.com]  
**Sent:** Friday, July 09, 2010 2:29 PM  
**To:** Jones, Robert  
**Subject:** Winter Park Nomination

Dear Mr. Jones,

I am a long-time resident of beautiful Winter Park and would like to ,very briefly, add my enthusiastic support to the nomination of Winter Park's Historic Status. This lovely place has a long distinguished history in Florida, especially Central Florida and deserves this attention.

Thank you,  
Marcia Frey

--  
\*\* My email address is changing! My new email address is [mooshfrey@gmail.com](mailto:mooshfrey@gmail.com)! I will not be checking my Embarq Mail address after January 1st, 2010. Please update your address book so that I get all your future emails! \*\*

## Jones, Robert

---

**From:** Marcia Frey [mooshfrey@gmail.com]  
**Sent:** Friday, July 09, 2010 2:29 PM  
**To:** Jones, Robert  
**Subject:** Winter Park Nomination

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Thank you,  
Marcia Frey

--  
\*\* My email address is changing! My new email address is [mooshfrey@gmail.com](mailto:mooshfrey@gmail.com)! I will not be checking my Embarq Mail address after January 1st, 2010. Please update your address book so that I get all your future emails! \*\*

## Jones, Robert

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**From:** kdoylek@aol.com  
**Sent:** Friday, July 09, 2010 2:34 PM  
**To:** Jones, Robert  
**Subject:** Winter Park and National Register of Historic Places

Dear Mr. Jones,

I am very excited to hear the news that Winter Park is being considered for the National Register of Historic Places. This is a great honor! As a citizen of Winter Park, I urge you to give us your consideration. The historic homes of Winter Park are one of the reasons why my husband and I have chosen to raise our young family in Winter Park. As I'm sure you already know, Winter Park was ranked 39th in the world by National Geographic Travel magazine as a historic vacation destination. The architecture of Casa Feliz, the Charles Morse Museum with its grand Tiffany displays, and the beautiful historic homes of Winter Park make this city worthy of your consideration.

Thank you in advance for your consideration and time. Our community is working hard to preserve our town's proud history and your help is greatly needed.

Sincerely,  
Karen Doyle  
437 Brechin Drive  
Winter Park, Florida 32792

=

## Jones, Robert

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**From:** Vicki Krueger [vdkcgo44@yahoo.com]  
**Sent:** Friday, July 09, 2010 2:44 PM  
**To:** Jones, Robert  
**Subject:** Winter Park & the National Register of Historic Places

Dear Mr. Jones,

I grew up in the city of Chicago where, so the story goes, Mrs. O'Leary's cow kicked over a lantern that started the fire that caused the city to start anew. It was in Chicago that learned to appreciate the historic sites which surrounded me. (On my first teaching assignment, I commuted each day past the Biograph Theater where John Dillinger was killed.)

After Chicago, I settled just outside of Boston in Newton, Massachusetts where I lived for more than 30 years and reveled in the history all around me. The city of Newton itself has more than 175 sites on the National Register, 20 in my own little village. As for Boston, I don't think I even need to mention its treasure trove.

When I had to re-locate to Central Florida in 2001, Boston friends suggested that I investigate Winter Park as a possibility. The city's charm captured my heart and made it feel at home. I am thrilled that my new hometown of Winter Park is being considered for a place on the National Register and ask that you please make it happen.

Sincerely,

Vicki Krueger  
200 Carolina Avenue #201  
Winter Park, FL 32789

## Jones, Robert

---

**From:** Gene Randall [grandall99@cfl.rr.com]  
**Sent:** Friday, July 09, 2010 1:00 PM  
**To:** Jones, Robert  
**Subject:** Historical Designation for Winter Park FL

The Winter Park Good Government Group strongly supports the nomination of Winter Park, FL, to the National Register of Historic Places and we ask you for your support during this process.

Sincerely,

Gene Randall, President  
The Winter Park Good Government Group, Inc.

## Jones, Robert

---

**From:** Sue Hoeksema [sahoek@gmail.com]  
**Sent:** Friday, July 09, 2010 1:13 PM  
**To:** Jones, Robert  
**Subject:** Winter Park's nomination to the National Register of Historic Places

Dear Mr. Jones,

As a citizen of Winter Park for over twenty years, I fully support the Winter Park nomination to the National Register of Historic Places. Downtown Winter Park is a very special place to my family and me, as well as family and friends who come to visit.

Thank you for your positive consideration in this regard.

Sincerely,

Susan Hoeksema  
1177 Tom Gurney Dr.  
Winter Park, FL 32789

## Jones, Robert

---

**From:** seymourtandp@gmail.com on behalf of Thaddeus Seymour [tseymour@rollins.edu]  
**Sent:** Friday, July 09, 2010 2:51 PM  
**To:** Jones, Robert  
**Subject:** Winter Park Nomination

Dear Mr. Jones,

I am writing to support the nomination of Winter Park for the National Register of Historic Places.

Having served as the twelfth president of Rollins College (1978-1990), I have a unique perspective on the history and character of our community. Rollins and Winter Park grew up together, creating and sustaining an exemplary town-and-gown partnership. In her 1935 essay, "A Town That Became a University," Corra Harris included a list of 103 Winter Park authors with 543 publications. The tradition of literature and the arts continues to this day, and lifelong learning is a way of life in Winter Park.

We have had our challenges from development and the pressures of scale, but the community has always rallied to preserve our past. We saved our downtown golf course; we preserved Casa Feliz; we prevented encroachment on our Central Park. This community cares about its history.

The time is right for Winter Park to be added to the National Register, and I join my neighbors in urging your favorable action on our nomination.

Thaddeus Seymour  
1804 Summerfield Rd  
Winter Park, FL 32792  
(407) 644-1180  
[tseymour@rollins.edu](mailto:tseymour@rollins.edu)

## Jones, Robert

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**From:** Srfwp@aol.com  
**Sent:** Friday, July 09, 2010 1:31 PM  
**To:** Jones, Robert  
**Subject:** Winter Park nomination to the National Register of Historic Places

Mr. Jones;

I fully support the nomination for the Historic Designation of the downtown area of Winter Park.

Since I started my Architectural practice on Park Avenue thirty-two years, I have often wondered why there never was an effort made to secure the Historic Designation for this area. Park Avenue and it's environs have attracted locals and tourists alike because of the walkability, the building scale and architectural character.

I have served on various City Boards throughout the years and I have seen the love and respect most citizens have for this community. Hopefully the Historic Designation will be successful and will preserve the area and also ensure any future development will be done in respect to the current character and scale.

Thank you for your interest in Winter Park,

Sincerely;  
Steve Feller, Architect  
126 Park Avenue, South  
Winter Park Florida, 32789



## Jones, Robert

---

**From:** Lauren Carter [lcarter@COADVANTAGE.com]  
**Sent:** Friday, July 09, 2010 3:14 PM  
**To:** Jones, Robert

Mr. Jones-

WE support the preservation and ambiance of our historic Central Business District.  
Please do what you can to make this happen!

Thanks so much!

Lauren and Phil Carter  
1425 Granville drive, winter park

**Lauren Carter**  
*Employee Benefits Consultant*

**CoAdvantage**  
111 West Jefferson Street  
Orlando, FL 32801-1820

M: 407.422.8448  
D: 407.447.1856  
F: 321.281.1441  
C: 407.375.4347

[www.coadvantage.com](http://www.coadvantage.com)

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## **Jones, Robert**

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**From:** Marian Green [mmgreen66@yahoo.com]  
**Sent:** Friday, July 09, 2010 12:01 PM  
**To:** Jones, Robert  
**Subject:** Winter Park, FL

Dear Mr. Jones:

I strongly support the nomination of Winter Park, Florida, to be included in the National Register of Historic Places.

Thank you !

Marian Green

## Jones, Robert

---

**From:** Marianne McKinney [mmckinran@cfl.rr.com]  
**Sent:** Friday, July 09, 2010 12:01 PM  
**To:** Jones, Robert  
**Subject:** Winter Park Historic Designation

Dear Mr. Jones,

It is my hope that you and your committee will favorably accept Winter Park as a nomination to National Register of Historic Places.

We are always to pleased with the many visitors that come to our city to enjoy our historic atmosphere. Spaces like Winter Park provide a comfort for all to enjoy.

Please help preserve this most wonderful community area.

Marianne McKinney  
1285 Richmond Rd.  
Winter Park, FL 32789

## Jones, Robert

---

**From:** susko@cfl.rr.com  
**Sent:** Sunday, July 11, 2010 10:17 PM  
**To:** Jones, Robert  
**Subject:** Downtown Winter Park

Dr. Mr. Jones:

My family has lived in Winter Park, Florida since 1959. As a resident of Winter Park and a board member of the Winter Park Historical Association I fully support the nomination of Downtown Winter Park to the National Register of Historic Places. Downtown Winter Park is an historic jewel and deserves careful consideration by the review board.

I have also spoken to many friends and family members who are Winter Park residents and they are very enthusiastic and supportive of the nomination of Downtown Winter Park to the Register of Historic Places.

Thank you for your time and consideration.

Sincerely,  
Susan Skolfield  
Winter Park Historical Association Board Member

## Jones, Robert

---

**From:** College Quarter Neighborhood Association [college.quarter@gmail.com]  
**Sent:** Monday, July 12, 2010 8:50 AM  
**To:** Jones, Robert  
**Subject:** Support: Downtown Winter Park National Register of Historic Places nomination  
**Attachments:** Winter Park-College Quarter Historic Neighborhood.pdf

Please see and distribute the attached letter in support of Downtown Winter Park National Register of Historic Places.

Best regards,

David Miller  
President College Quarter  
Neighborhood Association

## Jones, Robert

---

**From:** Willgravesjr@aol.com  
**Sent:** Saturday, July 10, 2010 9:30 PM  
**To:** Jones, Robert  
**Subject:** Winter Park's National Register Listing

Dear Mr. Jones:

Inspired by my late cousin, Barbara Hoffstot, whose work in Pittsburgh was the model for the Historic Preservation Act of 1966 which established the National Register of Historic Places, I formed Friends of Winter Park to preserve the unique scenic quality, architectural heritage, and historic character of this special place. In my first speech in front of an audience of roughly 600 at the local Civic Center, I called for the need to establish a Winter Park Preservation Foundation and designate an historic district.

Five years later, you have the opportunity to help us fulfill that vision. There's a reason that the National Trust For Historic Preservation granted us a "threatened" listing to protect Winter Park's Central Park. And with our "threatened" listing and the assistance of Nat Reed, a National Geographic trustee, we landed a 38th rank among historic destinations worldwide.

I only wish that Barbara Hoffstot were alive in order that she could write you also. She never lived to see the Rollins College Chapel and Theatre receive National Register protection. I feel as though she's been watching over our efforts to protect Winter Park.

With your help, we can finally provide Winter Park with the National Register listing that is so richly deserved.

Many thanks!

Will Graves  
Creator  
Friends of Winter Park

## Jones, Robert

---

**From:** linfo2000@aol.com  
**Sent:** Saturday, July 10, 2010 8:00 PM  
**To:** Jones, Robert  
**Subject:** Winter Park

I'm so excited that Winter Park is being considered for this great honor. I arrived here 38 years ago and immediately felt it to be a very special place. Throughout the ensuing years, there have been times when some have wanted to change its basic flavor, but fortunately, Winter Park has managed to maintain its unique charm, quite unlike many other small cities and towns. I surely hope that you and all Board members will give Winter Park the recognition it deserves.

Sincerely,

Linda Stanford, 201 E Fawsett Rd, WP 32789

## Jones, Robert

---

**From:** LionLar@aol.com  
**Sent:** Saturday, July 10, 2010 2:49 PM  
**To:** Jones, Robert  
**Subject:** Winter park

Mr. Jones, I understand that Winter Park is under review as a very special place- and it truly is. I moved here 30 years ago, and it continues to be as quaint as it ever was. The major difference- between, say Orlando, and Winter Park- is the caring of it's citizens to maintain that quality of life that is missing in so many cities across the U.S. I encourage you to add our beautiful town to your list. Many thanks, Larry L. Carpenter 1510 Norfolk Avenue, Winter Park, FL 32789 407-644-3827



## Jones, Robert

---

**From:** Jamar32@aol.com  
**Sent:** Saturday, July 10, 2010 2:45 PM  
**To:** Jones, Robert  
**Cc:** stevensinc@cfl.rr.com  
**Subject:** No Subject

As you will be considering our beautiful City to join the National Register of Historic Places, please know that we and our friends all support that effort. Certainly Winter Park is one of the most lovely cities in Florida, In addition, it has made an effort to preserve much of its original architecture and therefore rightly deserves this appellation.

Sincerely,

Jay M. Hughes, MD  
Lynn P. Hughes

## Jones, Robert

---

**From:** CNAMEY@aol.com  
**Sent:** Saturday, July 10, 2010 2:11 PM  
**To:** Jones, Robert  
**Subject:** National Register of Historic Places

Dear Mr. Jones,

I would like to add my name to the roster of citizens in favor of the nomination of the City of Winter Park to the National Register of Historic Places. Winter Park is a very unique community rich in character, cultural heritage and natural beauty. Winter Park with it's chain of lakes and proximity to the railroad was of historic significance to the development of the entire Central Florida Area and is worthy of the distinction of a National Historic Place.

I want to thank you for your consideration of Winter Park.

Charles S. Namey  
1060 McKean Circle  
Winter Park, Florida 32789

## **Jones, Robert**

---

**From:** John Stevens [stevensinc@cfl.rr.com]  
**Sent:** Saturday, July 10, 2010 12:56 PM  
**To:** Jones, Robert  
**Subject:** Winter Park Historic Designation

Dear Mr. Jones,

I enjoy giving my time to the Winter Park community. I served as chairman of the Winter Park Planning & Zoning Commission and was a member of the Board of Zoning Adjustments. I served on the Historic Preservation Task Force that created our own local preservation commission. The ten years that I spent on those commissions gave me a lot of insight into the challenges our city faces today and tomorrow. Preserving the uniqueness and historic content of Winter Park has always been my underlying goal.

I studied urban design and cityscapes in college while obtaining a Bachelors Degree in Architecture. I was completely surprised to see my home town of Winter Park referenced in several of our case studies as a premier example of city planning and historic content. From our beautiful Park Avenue and Central Business District, our Central Park, to our museum collections of Louis Comfort Tiffany glass and Albin Polasek sculpture, All Saints Church, The Women's club, The University Club, James Gamble Rogers Architecture including Casa Feliz and many other residences, to Rollins College Campus, Winter Park's golf club, Kraft Azalea Gardens, Mead Gardens, our Chain of Lake canals, our Amtrak station, Grenada Court, our own farmers market / railroad supply building to our brick streets and spacious boulevards. What Winter Park has is special and it doesn't happen very often. You could easily include Winter Park in a "top ten list" of small villages that stand out from the rest. So it is with great respect for Winter Park and its residents that I am writing you this letter concerning your support for the Winter Park's National Register Nomination.

Winter Park is a special place. I urge you will vote for designating Winter Park into the National Register of Historic Places.

### **John Stevens, Architect & General Contractor**

Stevens, Inc.  
PO Box 5381  
Winter Park, FL 32793-5381  
407-422-6330  
407-929-8630 cell  
1-866-594-4664 fax  
[www.builtbyarchitects.com](http://www.builtbyarchitects.com)

Architecture & Construction, Specializing in design-build of commercial warehouse, multi-tenant warehouse office and light industrial facilities. Florida licenses AA26000652 & QBQ0020448. Licensed Architect in Florida, Georgia, Alabama, Texas & Colorado. Licensed Building Contractor Florida & Texas.

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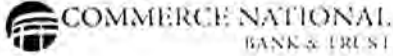
## Jones, Robert

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**From:** Ray Colado [rcolado@cnbt-fl.com]  
**Sent:** Saturday, July 10, 2010 12:17 PM  
**To:** Jones, Robert  
**Subject:** Winter Park Historic District  
**Attachments:** Ray Historic Memo.docx

Mr. Jones attached is a letter for you to review regarding the Historic designation of Downtown Winter Park.

Ray D. Colado



**1201 S. Orlando Ave Suite 100**  
**Winter Park, FL 32789**  
**407-622-8181 Ext 114**  
**407-622-8191 Fax**  
[rcolado@CNBT-FL.com](mailto:rcolado@CNBT-FL.com)  
[www.CNBT-FL.com](http://www.CNBT-FL.com)

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## Jones, Robert

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**From:** Eyeglasses180@aol.com  
**Sent:** Saturday, July 10, 2010 11:01 AM  
**To:** Jones, Robert  
**Subject:** Historic recognition for Winter Park

The Card Family has lived in Winter Park for 63 years in the same house. Harold and Dorothy Card bought a home in Orwin Manor (Winter Park) in 1947. The family started an Optical Retail store in 1957 and we are still in business in down town Winter Park. Card's Opticians, Inc. Our Children are running the store. This area is truly Historic. Buildings were built for 100 years or more are still being used. Our building is at least 60 years old. It is on Knowles Ave. Please consider this little town to be on the Historic Registry. Thank you very much.  
Carol A. Card.

## Jones, Robert

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**From:** Margie32789@aol.com  
**Sent:** Saturday, July 10, 2010 8:27 AM  
**To:** Jones, Robert  
**Subject:** City of Winter Park Historic designation

Mr. Jones:

I am writing to ask you to support the designation of our downtown on the register of Historic Places. Winter Park is recognized internationally as a unique place and this designation from you will further the recognition of this special place.

I have lived in this community for over 50 years, have served on the Historic Preservation Board, and have served as a City Commissioner. There are a great many citizens supporting this designation and are hoping that you will support this request from Winter Park.

Thank you for your consideration.

Margie Bridges  
767 Antonette Ave.  
Winter Park

## Jones, Robert

---

**From:** lughdagda@aol.com  
**Sent:** Friday, July 09, 2010 5:59 PM  
**To:** Jones, Robert  
**Subject:** Winter Park Nomination to National Register of Historic Places

Mr. Jones

It has been brought to my attention that you are a member of the Review Board that will be considering my beloved City of Winter Park for nomination to the National Register of Historic Places. I would like to tell you that my wife and I were lucky enough to move to Winter Park in 1978 and have always thought of it as one of the luckiest decisions in our life's. We had to leave for a short period of time due to my job but we returned as quickly as we could and moved right back to Winter Park and built our second home on the same street we had lived on previously. The history of this town is phenomenal and it has been preserved by the modern administrations and residents. I am sure you are aware of the honor Winter Park received from National Geographic Vacation magazine. I would like to ask you to seriously consider voting for Winter Park's nomination which will help to protect and preserve our unique little town..

Yours truly,

Donald A. Doyle  
Ailish P. Doyle  
1000 Golfside Drive  
Winter Park, FL 32792

**Jones, Robert**

---

**From:** Saljohn624@aol.com  
**Sent:** Friday, July 09, 2010 5:30 PM  
**To:** Jones, Robert  
**Subject:** City of Winter Park, Florida

Dear Mr. Jones:

We have been residents of Winter Park for the past 43 years. During that time we have visited all the states in the union and have never found another town like Winter Park. We are positive that our town is more than worthy of being designated a Historic Place. Thanks for your serious consideration.

Very sincerely,

John and Sally Hall  
624 Dunraven Drive  
Winter Park, FL 32792



## Jones, Robert

---

**From:** Frank Trahan [FTrahan@interplanllc.com]  
**Sent:** Sunday, July 11, 2010 12:01 PM  
**To:** Jones, Robert  
**Subject:** historic register

Please add my name in support of this listing effort  
Your help will be much appreciated  
Francois R. Trahan  
953 Moss Lane  
Winter Park Fl. 32789

**Jones, Robert**

---

**From:** Macsbestfriends@aol.com  
**Sent:** Sunday, July 11, 2010 1:22 PM  
**To:** Jones, Robert  
**Subject:** Winter Park

Dear Mr. Jones,

I understand you will be reviewing Winter Park as a possible candidate for the National Register of Historic Places. As a resident of Winter Park for twenty one years I feel the importance of our historic heritage. We have participated in an annual Winter Park heritage and cultural day for several years and witness the pride of our residents as they strolled down the walk of time of the emergence of Winter Park to now.

Winter Park was founded as a resort destination by wealthy New England industrialists before the turn of the 20th century. It is recognized as the **first centrally planned community in Florida**; its main street includes not only public civic buildings and retail, but also art galleries, a private liberal arts college (**Rollins College**) **founded in 1885, the oldest recognized college in the State of Florida**, museums, a park, a train station, a golf course country club, a **historic cemetery**, and a beach and boat launch. **Winter Park is celebrated for a sense of place and history, uncommon to many parts of Central Florida. Many structures are more than 100 years old.** The scenic *Olde Winter Park* area is punctuated by small, winding brick streets, and a canopy of old Southern Live Oak and Camphor trees, draped 1885with Spanish Moss. The city draws thousands of visitors to annual festivals including the Bach Festival, the nationally ranked Sidewalk Art Festival, and the Winter Park Concours d'Elegance.

It's impossible to stroll along Park Avenue in Winter Park without feeling the City's great sense of history. We'd appreciate your approval in adopting Winter Park as part of the National Registry.

Janet E. Atkins

## Jones, Robert

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**From:** Bee Epley [beeepley@hotmail.com]  
**Sent:** Sunday, July 11, 2010 3:16 PM  
**To:** Jones, Robert; Bee Epley  
**Subject:** Winter Park's nomination!!!

I grew up here in Winter Park. Going to Elementary School here on Park Avenue through Winter Park High School, Winter Park has unique historical value. Everyone wants to be in Winter Park and live downtown especially. I sell Real Estate at the Winter Park Land Co., founded in 1904, the oldest Real Estate Co., in Central Florida. Every developer would love to impact our downtown with higher residential structures. And, I personally would not want to see Winter Park altered in that way, especially Park Avenue. I attend WP Commission meetings to keep abreast of what comes before them. I also feel that the Winter Park designation to the National Register of Historic Places would help preserve what I have grown up with and love. Thank you!!! Bee Epley ([beeepley@hotmail.com](mailto:beeepley@hotmail.com)).

---

The New Busy think 9 to 5 is a cute idea. Combine multiple calendars with Hotmail. [Get busy.](#)

## Jones, Robert

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**From:** Kenneth and Ann Hicks Murrah [kmurrah@cfl.rr.com]  
**Sent:** Sunday, July 11, 2010 4:59 PM  
**To:** Jones, Robert  
**Subject:** Nomination of Winter Park, Florida for "Downtown" Designation

Re: Nomination of Winter Park, Florida for "Downtown" Designation

Dear Mr. Jones:

I have been a resident of Winter Park since 1944. I want to point out to you two buildings and one residence that are very significant in the history of Winter Park. The two buildings face Park Avenue and the residence, Osceola Lodge, faces Interlachen Avenue. The first building constructed on Park Avenue remains there today at the corner of Park Avenue and Morse Boulevard. It was built in 1882. The exterior was later bricked and has been in commercial use since John Ergood established his grocery store there on the first floor with his partner Robert White. The building was built by the city founders, Loring Chase and Oliver Chapman.

The second building is located one block south at the corner of Welbourne and Park Avenue. It was built by Robert White in 1884 for his grocery store. Rollins College had classes for its students beginning in 1885 on the second floor while it built its classrooms. It too had its wooden two sides covered but it also has been in continuous use as a commercial building. Robert White was Winter Park's first mayor in 1887.

Part of Osceola Lodge was built by Francis Knowles in 1886 to make a profit when he sold it. Knowles between 1885 to his death in 1890 was very generous to the community. He donated the land for the city's first public school and gave the first two buildings on the Rollins campus. Charles H. Morse bought the property in 1904, expanded it, and occupied it. He also named it Osceola Lodge because of the legend that Chief Osceola once camped on the shores of Lake Osceola in Winter Park. It has remained in the Morse family until his granddaughter deeded it to her foundation. The Morse Foundation recently renovated it and has leased it to the Winter Park Institute of Rollins College to benefit the Winter Park community through adult educational programs.

I only cite these three structure to emphasize an appreciation in Winter Park of its history that your designation would further strengthen.

Sincerely yours,

Kenneth F. Murrah  
1601 Legion drive  
Winter Park, FL 32789

**Jones, Robert**

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**From:** Janieebaker@aol.com  
**Sent:** Sunday, July 11, 2010 11:07 PM  
**To:** Jones, Robert  
**Cc:** Janieebaker@aol.com  
**Subject:** Winter Park's Nomination to the National Register of Historic Places

Dear Mr. Jones,

Winter Park is a very special city and deserves to be nominated for the National Register of Historic Homes. This special city needs to be preserved and protected and I believe that this nomination will ensure that will happen.

Sincerely,  
Janie Baker

National Register Review Board  
c/o Mr. Robert Jones  
Historic Preservation  
R. A. Gray Building  
500 South Bronough Street  
Tallahassee, FL 32399-0250



Regarding: Downtown Winter Park National Register of Historic Places nomination

Dear National Register Review Board Members:

The College Quarter Neighborhood Association Board in Winter Park, Florida, requests that you recommend approval for adding Downtown Winter Park to the National Register of Historic Places.

Our residential neighborhood was the first registered historic district approved by the Winter Park Historic Preservation Commission. That designation was also voted on by a super majority of our residents. We are directly abutting Rollins College and are located at the south boundary of the Winter Park Downtown area currently under review (<http://www.collegequarter.us>). The northern end of the Downtown is bounded by the Nationally Registered Historic Casa Feliz home museum and our community golf course established in the early 1900's which is the second oldest golf club in Central Florida and also listed on the National Register of Historic Places.

Winter Park has a rich history and culture that needs this designation in order to enhance and preserve its exceptional qualities. The designation will also promote tourism, emphasize history, and preserve the special sense of place that has made Winter Park one of the most desirable locations to live, work, play, and raise families.

Your consideration and dedication to historic preservation is greatly appreciated and we respectfully request your support in the designation of our Winter Park.

Best regards,

A handwritten signature in black ink, appearing to read "D. J. Miller". The signature is fluid and cursive, with a long, sweeping tail that extends to the right.

David Miller  
President College Quarter  
Neighborhood Association

*College Quarter Historic Neighborhood*

Mailing Address  
PO Box 564  
Winter Park, Florida 32790

## Jones, Robert

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**From:** Barbara [bldallen@msn.com]  
**Sent:** Monday, July 12, 2010 8:19 AM  
**To:** Jones, Robert  
**Subject:** Winter Park;s nomination to the National Register of Historic Places

Dear Me Jones, Last night my husband and I went out to dinner in Winter Park. As we walked to our car, I commented on how few places there must be in our country like W.P. We have lived here fifty years and it has changed some since then but it still has the small town feel, beautifully kept naturalness with a lovely downtown set among five lakes. Whenever I say I am from W.P. people say "Oh, I love W.P." Please help us keep it that way! Barbara and Tracy Allen. Thank You

**Jones, Robert**

---

**From:** Robert Green [rgreen407@earthlink.net]  
**Sent:** Friday, July 09, 2010 4:00 PM  
**To:** Jones, Robert  
**Cc:** carolyn cooper  
**Subject:** Winter Park, Fl

Dear Mr. Jones,

As residents of our fair city since 1952 and 1968, respectively, we wholeheartedly endorse its nomination for inclusion in the National Registry of Historic Places.

Winter Park is wonderfully sighted with many beautiful lakes and elevations within its city limits. The village scale of its business heart, Park Avenue; Central Park, and its municipal golf course just beyond "downtown" combine to make Winter Park a magical place to call home.

Thank you for your consideration.

Sincerely,

Bob and Green

Robert S. Green  
1006 Temple Grove  
Winter Park, FL 32789  
phone (407) 644-7042  
fax (407) 645-1772



## Jones, Robert

---

From: Beth Dillaha [BDillaha@cityofwinterpark.org]  
Sent: Thursday, January 13, 2011 10:35 AM  
To: Jones, Robert  
Subject: Winter Park Nomination for the National Register of Historic Places

Importance: High

Mr. Robert Jones  
Bureau of Historic Preservation  
R.A. Gray Building  
500 South Bronough Street  
Tallahassee, FL 32399-0250

RE: City of Winter Park's Nomination for the National Register of Historic Places

Via: e-mail to [RJones@dos.state.fl.us](mailto:RJones@dos.state.fl.us)

Dear Mr. Jones:

As a long-time resident of Winter Park and a sitting City Commissioner, I am respectfully requesting an affirmative vote from you and the Bureau of Historic Preservation on January 20th recognizing and establishing downtown Winter Park on the National Register of Historic Places.

As you know, Winter Park - particularly our downtown area - has a long history since it was first inhabited by Europeans in 1858 when David Mizell Jr. bought an 8-acre homestead between Lakes Virginia, Mizell and Berry. In 1880 a South Florida railroad track connected Sanford to Orlando serving as a catalyst for development of our city and incorporation in 1885.

Winter Park is recognized as the first centrally planned community in Florida; our main street, Park Avenue, includes public civic buildings as well as a commercial and retail district and is anchored by historic Rollins College, museums, and historic Central Park. Nearby is our golf course with its historic country club and historic Palm Cemetery. Many structures are more than 100 years old. The scenic Olde Winter Park area is punctuated by small, winding brick streets, and a canopy of old Southern Live Oak and Camphor trees, draped with Spanish Moss.

Mr. Jones, the city recognizes and cherishes it's rich history. This has been demonstrated through the establishment of the city's Historic Preservation Commission (with a mission to identify and designate historic homes and neighborhoods throughout our city), by crafting special protections, guidelines and standards for development within our downtown area in our 20-year Comprehensive Plan and even with the creation of our city seal and slogan, "City of Culture and Heritage." The city's "Winter Park Historical Association" also serves to promote the history of our city and protect historic downtown.

Winter Park, specifically its downtown area, is celebrated for a sense of place and history, uncommon to most parts of Central Florida. In a state where history and historic landmarks are are being erased at a faster rate than they are preserved, it is critical to both recognize and preserve the last bastions of history for today's residents and for future generations in order to remember our heritage and place in history.

Please recognize the historic place that Winter Park is, just as National Geographic did when it ranked us #38 in it's list of historic designations two years ago, by granting our city inclusion in the National Register of Historic Places.

Thank you for your consideration.

Respectfully,

Beth Dillaha  
Commissioner  
City of Winter Park  
401 Park Avenue South  
Winter Park, FL 32789  
407.620.2315



420 SOUTH ORANGE AVENUE  
CNL CENTER II, 7TH FLOOR  
P.O. BOX 6507  
ORLANDO, FL 32802-6507  
407.245.2440 DIRECT  
407.896.2224 MAIN  
407.835.3596 FAX  
scallahan@ralaw.com  
www.ralaw.com

January 19, 2011

Via email: [RJones@dos.state.fl.us](mailto:RJones@dos.state.fl.us)

Mr. Robert Jones  
Bureau of Historic Preservation  
R. A. Gray Building  
500 South Bronough Street  
Tallahassee, FL 32399-0250

Re: Winter Park's Application for Designation of its Downtown Corridor to be added to the National Register of Historic Places (the "Application")

Dear Mr. Jones:

As the Vice Chairman of Winter Park's CRA Advisory Board, I am sincerely supportive of the City's efforts to add downtown Winter Park to the National Register of Historic Places.

It has been one of the responsibilities of the CRA Board to oversee the development and preservation of our unique downtown, and support its viability. This historic asset is the "jewel" of our vibrant community and any recognition of its importance to our City is welcomed.

I appreciate your Board's consideration of the City's Application. The Winter Park community recognizes the value of its history. As you may know, Winter Park is a special place; with Central Park creating the western edge of our historic downtown retail and business district (the "Historic District"). We have the additional good fortune of having Rollins College, one of the oldest colleges in the State, provide the southern boundary of the Historic District, while the Morse Museum anchors the northern end. We sincerely hope that your Board will recognize, just as we do, the historic value of our City's downtown and add it to the National Register of Historic Places.

Thank you, in advance, for your consideration,

Very truly yours,

W. Scott Callahan  
SC

NEW YORK  
WASHINGTON, D.C.  
89451 v\_01 \ 000000.1189

CLEVELAND  
TALLAHASSEE

TOLEDO  
ORLANDO

AKRON  
FORT MYERS

COLUMBUS  
NAPLES

CINCINNATI  
FORT LAUDERDALE



July 16, 2010

Mr. Robert Jones  
Bureau of Historic Preservation  
R. A. Gray Building  
500 South Bronough Street  
Tallahassee, FL 32399-0250

Dear Mr. Jones:

As Executive Director of the Winter Park Historical Association, I am writing in enthusiastic support of the inclusion of Winter Park's Historic District on the National Register of Historic Places. I would like to add my voice to all those requesting that Winter Park receive this honorable distinction.

Our beautiful and historic town needs protection and preservation for future generations. In December of 2008 National Geographic Traveler magazine ranked Winter Park 38<sup>th</sup> on its of list historic places around the world.

My deepest thanks to you and the entire Florida Historical Commission Review Board for your thoughtful consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Susan', written over a white background.

Susan Skolfield  
Executive Director



July 16, 2010

Mr. Robert Jones  
Bureau of Historic Preservation  
R. A. Gray Building  
500 South Bronough Street  
Tallahassee, FL 32399-0250

Dear Mr. Jones:

As Executive Director of the Winter Park Historical Association, I am writing in enthusiastic support of the inclusion of Winter Park's Historic District on the National Register of Historic Places. I would like to add my voice to all those requesting that Winter Park receive this honorable distinction.

Our beautiful and historic town needs protection and preservation for future generations. In December of 2008 National Geographic Traveler magazine ranked Winter Park 38<sup>th</sup> on its of list historic places around the world.

My deepest thanks to you and the entire Florida Historical Commission Review Board for your thoughtful consideration.

Sincerely,

Susan Skolfield  
Executive Director

1002 Temple Grove  
Winter Park, FL 32789  
January 18, 2011

Mr. Robert Jones, Historic Preservationist  
Bureau of Historic Preservation  
500 South Bronough Street  
Tallahassee, FL 32399-0250

Dear Mr. Jones:

As a lifetime resident of Winter Park, I enthusiastically endorse the nomination of our City's Historic Downtown District for listing in the National Register of Historic Places.

This designation is particularly meaningful to me as I shared the practice of my father, James Gamble Rogers, II, which helped shape the architectural integrity of our community from 1928 to 1985; with multiple residences, churches and Park Avenue projects, such as Greenada Court.

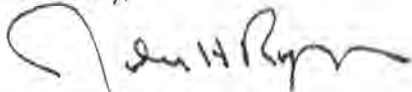
Over the past 10 years I have worked with Casa Feliz, first in the saving and moving of my father's signature Winter Park home, and following operationally as Chairman of the not-for-profit Friends of Casa Feliz. In December of 2008 Casa Feliz was listed in the National Register of Historic Places.

The success of this community initiative has served as a beacon for historic preservation in our City. Casa Feliz's annual James Gamble Rogers, II Colloquium featured Donovan Rypkema in 2007; Mayor Joe Riley of Charleston, South Carolina in 2010; and will feature Rodney Swink, Downtown Development and Community Revitalization Consultant and Adjunct Professor at North Carolina State University, in April of 2011.

Candlelight tours of Park Avenue followed Joe Riley's presentation last year, with local residents in period dress representing City founder Loring A. Chase (1881), Rollins College President, Hamilton Holt (term 1925-1946), architect James Gamble Rogers, II (practice 1928-1985) and philanthropist Charles Hosmer Morse (gift of Central Park, 1906); each speaking in an appropriate historic downtown location. Our 2011 program will, we hope, celebrate the successful nomination or listing of our Downtown Historic District; also, it will feature individual Park Avenue buildings and businesses, and further unite Casa Feliz, the Winter Park Historical Association, Chamber of Commerce and Park Avenue Merchants' Association, behind the heritage tourism potential of our unique community.

Please provide the members of the Florida National Register Review Board with copies of this letter, as evidence of my support; and, I believe, support of the Winter Park Community at large for National Register listing of our Historic Downtown District.

Sincerely,



John H. Rogers, FAIA  
Architect

**Jones, Robert**

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**From:** Juanita Grant [Jgrant@cityofwinterpark.org]  
**Sent:** Friday, January 14, 2011 5:09 PM  
**To:** Jones, Robert  
**Subject:** FW:  
**Attachments:** 20110114163725213.pdf

Good afternoon Mr. Jones,- please see the attached letter of endorsement nominating Downtown Winter Park to the National Register of Historic Places. The original is being sent via FedEx today. Should you have any questions, please contact me at 407.599.3245.

Thank you.

-----Original Message-----

**From:** [mfp@cityofwinterpark.com](mailto:mfp@cityofwinterpark.com) [<mailto:mfp@cityofwinterpark.com>]  
**Sent:** Friday, January 14, 2011 4:37 PM  
**To:** Juanita Grant  
**Subject:**

This E-mail was sent from "CITYMANAGEMENT" (Aficio MP C5000).

Scan Date: 01.14.2011 16:37:25 (-0500)  
Queries to: [mfp@cityofwinterpark.com](mailto:mfp@cityofwinterpark.com)

## Jones, Robert

---

**From:** Margie32789@aol.com  
**Sent:** Friday, January 14, 2011 3:57 PM  
**To:** Jones, Robert  
**Subject:** Winter Park's Historic Downtown application

Mr. Jones:

I am writing to support the City of Winter Park's application for our downtown to be recognized on the National Register of Historic Places.

As a resident of Winter Park for over 50 years, I have seen some changes over the years to some of our downtown buildings, but for the most part, they are still creating a sense of place and history. We have such a unique community within our state, as you know, and even the National Geographic Travel Magazine, unsolicited, ranked our city as the 38th most desirable historic place to visit.

I have a vested interest, as so many people do, in our community. I served on the first Historic Preservation Commission, I have served on Planning and Zoning, I have also served a term as a City Commissioner for Winter Park. I also live at the south end of Park Ave. in Winter Park's first Historic District. I am proud to have played a part in that effort to save a special neighborhood from the 1920's. I am not unusual. Many hundreds of citizens donate their time and efforts to this community and it is the desire of so many to have our downtown recognized as the jewel it is, and protect it for the next generations of residents.

Ours is not a highly transient community, as some are. There are 4th and 5th generations raising families here today and we sincerely hope that your Board will support the designation for our community's downtown to the National Register of Historic Places.

Thank you for your consideration.

Sincerely,  
Margie Bridges  
767 Antonette Ave.  
Winter Park, Florida 32789



## Jones, Robert

---

**From:** Thaddeus Seymour [seymourandp@gmail.com]  
**Sent:** Thursday, January 13, 2011 5:39 PM  
**To:** Jones, Robert  
**Subject:** Winter Park Nomination

Dear Mr. Jones:

I am writing to follow up my letter of July, 2010, when I wrote to urge your favorable consideration of the nomination of Winter Park's historic Central Business District.

I was privileged to serve as president of Rollins College for twelve years (1978-1990), and I have continued my interest in the unique "town and gown" partnership in Winter Park. The college and town continue to share intellectual and cultural goals, as they were described by Corra Harris in her 1927 essay, "The Town That Became a University."

I have enjoyed my participation in the Winter Park Historical Association, where I gave a talk on Hamilton Holt last fall. In the past two years, I have made presentations on Irving Batcheller, Edwin Osgood Grover, and the Winter Park Public Library. In addition, I have participated regularly in the Gamble Rogers Symposium, which is planning to highlight the central business district in the 2011 program. In preparation for the Symposium, I recently edited an hour-long slide show narrated by Kenneth Murrah, "Winter Park: A Town and Its People."

Mr. Murrah, a Winter Park native and respected attorney, is recognized as the town's unofficial historian and most articulate advocate.

One portion of his slide presentation reviews the early history of Park Avenue, and I have posted it on-line:

<http://www.youtube.com/watch?v=LLIkLHSYkVw>

It will give you a sense of the historic character of our business district, its association with the development of the community, and its important role in the educational, cultural, religious, and philanthropic character of Winter Park.

I know that you have heard from many of us, and I write again simply to add my voice. I hope earnestly that the Florida Historical Commission Review Board will recommend Winter Park's central business district for inclusion in the National Register of Historic Places.

Sincerely,  
Thaddeus Seymour  
1804 Summerfield Rd.  
Winter Park, FL 32792  
(407) 644-1180

## Jones, Robert

---

**From:** jarvisd3@aol.com  
**Sent:** Friday, January 14, 2011 12:54 AM  
**To:** Jones, Robert  
**Subject:** Winter Park, Florida

Dear Mr. Jones,

I am a long-time resident of Winter Park, have raised my children here, and am now seeing my grandchildren grow up in this city. I support the historic preservation of the Central Business District of Winter Park. As a Review Board member, I hope you will give favorable consideration to Winter Park's nomination.

Respectfully,  
D.T.Jarvis



Mrs. Barbara E Mattick  
Chief, Bureau of Historic Preservation  
500 S. Bronough Street  
Tallahassee, FL 32399-0250

January 12, 2011

CITY OF WINTER PARK

401 Park Avenue South

Winter Park, Florida

32789-4386

Dear Mrs. Mattick,

The citizens of Winter Park look forward to the inclusion of Winter Park's Historic District on the National Register of Historic Places. The designation has the overwhelming support of our community and received super-majority endorsement by our elected City Commission.

I understand that during the July 12, 2010 initial review, the esteemed members of the Florida Historical Commission expressed confidence that the Winter Park Downtown Historic District appeared eligible for designation and recommended suggestions for improvement prior to submission to the Keeper of the National Register in Washington, D.C. for final decision.

We appreciate your review and trust we have incorporated revisions necessary to ensure our nomination is compliant with criteria for listing established for the National Register. We understand your Commission shares our goal of preserving Winter Park's historic resources and using these places of our past as a livable, viable historic business district.

When Loring Chase of Chicago and Oliver Chapman of Massachusetts had this area surveyed and named Winter Park on August 29, 1881, it was intended as a winter retreat for northerners. Streets were laid out with ample space for parks, schools, hotels, and a business district. Winter Park is the home to Rollins College which is celebrating its 125<sup>th</sup> birthday and the Morse Museum which is home to the largest Tiffany collection in the nation. There are few communities as graceful as Winter Park. We have been blessed to be beneficiaries of the vision of our forefathers. In partnership with the Division of Historical Resources, we look forward to preserving the authenticity of our Downtown Historic District.

Thank you in advance for helping us to be good stewards of these extraordinary historical resources. Please contact me if you are ever visiting Winter Park and it would be my honor to give you a personal tour of our historic community.

Warm Regards,

Carolyn Cooper  
City Commissioner  
407-222-7766



COMMERCE NATIONAL  
BANK & TRUST

January 12, 2011

National Register Review Board  
C/o Mr. Robert Jones  
Historic Preservation  
R. A. Gray Building  
500 South Bronough Street  
Tallahassee, FL 32399-0250

RECEIVED  
BUREAU OF  
HISTORIC PRESERVATION  
2011 JAN 18 A 9 47

National Register Review Board:

As the past chairman of the Winter Park Parks and Recreation Commission, as a local business person and as a representative of the under 40 generation, I am aware of both the unique ambience and the sound economic opportunities our community affords its residents and its visitors.

Central Park is considered our Crown Jewel and is enhanced by the charm and character of the surrounding area. I want to acknowledge my full support of Downtown Winter Park's nomination to the National Register of Historic Place, and it is my hope the National Register Review Board will realize the significance and importance such a designation means to our city. We are proud to have been recognized by National Geographic Traveler as 38<sup>th</sup> in the world as a historic destination and know this designation will enhance our efforts to maintain the historic character and the economic viability of our city for future generations.

Sincerely,

Ray D. Colado, President  
Commerce National Bank & Trust



COMMERCE NATIONAL  
BANK & TRUST

January 12, 2011

National Register Review Board  
C/o Mr. Robert Jones  
Historic Preservation  
R. A. Gray Building  
500 South Bronough Street  
Tallahassee, FL 32399-0250

RECEIVED  
BUREAU OF  
HISTORIC PRESERVATION  
2011 JAN 18 A 9:52

National Register Review Board:

It is with great enthusiasm I support the designation of the Downtown Historic District in Winter Park. My parents came to Winter Park as college students in the early 1900's and remained here. Currently, the next three generations of Colados reside in the city.

As a banker and the owner of a small apartment complex on the Avenue near the golf course, I realize not only the aesthetic but also the financial benefits of maintaining the unique charm of our downtown district. Without this designation the distinctive character of Winter Park is in jeopardy and we stand to become like any town USA.

It is my hope this designation will be granted so future generations will be able to enjoy the same unique quality of life our downtown has provide for past generations.

Sincerely,

Guy D. Colado, Chairman & CEO  
Commerce National Bank & Trust

PATRICIA S ROBERTSON

1350 COLLEGE POINT  
WINTER PARK FLORIDA 32789

January 13, 2011

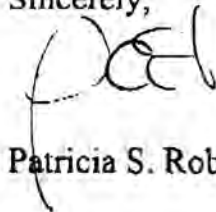
Mr. Robert Jones  
Bureau of Historic Preservation  
R. A. Gray Building  
500 South Bronough Street  
Tallahassee, FL 32399-0250

Dear Mr. Jones,

As a lifelong resident of Winter Park, I am writing to urge you to move forward with the designation of the City of Winter Park on the National Register of Historic Places. We have an established beautiful late 19th century village-like city center. A large Olmstead designed city park at the heart and surrounding shopping area maintain a scale and ambiance that has won the hearts of residents and tourists alike. *National Geographic Magazine* has appropriately ranked Winter Park as the 38th most historic city in the world.

Your support in protecting our treasure is greatly needed. I urge you to help us assure that generations to come will enjoy this charming and historic downtown.

Sincerely,



Patricia S. Robertson

## Winter Park.A Historic Place/Bee Epley

From: **Bee Epley** (beeepley@hotmail.com)  
Sent: Wed 1/12/11 11:06 PM  
To: rjones@dos.state.ff.us; Bee Epley (beeepley@hotmail.com)

Dear Mr. Jones: I grew up here in Winter Park,schooled here and have come and returned 3 times. I presently and have been in Real Estate at Winter Park Land Co., founded in 1904, for 13 years and in real estate for a total of 27 years. This town is special and all who come to our office feel the special ambiance of Winter Park. Please help us preserve what we have here by nominating us for the National Register of Historic Places. We certainly need your help. Do come in and see me next to Barnie's Coffee on Park Avenue. I am at 407 247 5899 X 36 and would like to talk to you further about my growing up here. Bee Epley (cell) 407 247 5899.

*Emblem:  
Pyrostigia Ignea  
Organized 1922*



*Colors:  
Green and White  
Federated 1925*

**THE WINTER PARK GARDEN CLUB, INC.**  
P.O. BOX 272  
WINTER PARK, FLORIDA 32790

January 12, 2011

Robert Jones  
Bureau of Historic Preservation  
500 S. Bronough Street  
Tallahassee, FL 32399

Dear Mr. Jones,

The Winter Park Garden Club is supportive of the downtown historic district of Winter Park being included on the National Register of Historic Places. Please include our letter in the agenda packet and share it with the Florida Historic Commission.

Thank you for your attention to this matter.

Sincerely,  
Cynthia Pesch  
President of the Winter Park Garden Club



## **Jones, Robert**

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**From:** Mimi Dickinson [mimi6487@cfl.rr.com]  
**Sent:** Thursday, January 13, 2011 3:15 PM  
**To:** Jones, Robert  
**Subject:** Winter Park, FL

Dear Mr. Jones: My husband and I wish to encourage you and the Review Board to consider giving Downtown Winter Park Historical Designation. We have lived in Winter Park since 1965 and fully appreciate it's beauty and unique ambiance and hope to see these things preserved for future generations. Sincerely, Marilyn and David Dickinson 730 Pinetree Road Winter Park, FL 32789

## Jones, Robert

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**From:** Gene Randall [grandall99@cfl.rr.com]  
**Sent:** Thursday, January 13, 2011 12:51 PM  
**To:** Jones, Robert  
**Subject:** Historic Designation for Winter Park FL

It is my sincere hope that you remain favorable to the downtown area of Winer Park becoming a historic district.

As a long time resident of Winter Park, I highly value our history and strongly support this nomination.

Thanks,

Gene Randall  
1285 Richmond Road  
Winter Park, FL 32789  
407-644-9039

## Jones, Robert

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**From:** Marianne McKinney [mmckinran@cfl.rr.com]  
**Sent:** Thursday, January 13, 2011 12:23 PM  
**To:** Jones, Robert  
**Subject:** Winter Park Historic District

I am so please that you are considering establishing Winter Park as an Historic District. As a citizen here for many years, I cherish the historic aspect of our community. It is heartwarming and re-affirming to my beliefs, that National Geographic Magazine also recognized Winter Park in the 38th position - worldwide - as a historic and authentic city. It is my hope you will grant this designation.

Marianne McKinney  
1285 Richmond Rd.  
Winter Park, FL 32789

**Jones, Robert**

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**From:** John Skolfield [John@skohomes.com]  
**Sent:** Thursday, January 13, 2011 8:09 AM  
**To:** Jones, Robert  
**Subject:** City of Winter Park Historic Designation  
**Attachments:** Office site

Dear Mr. Jones,

Please accept this email as a strong encouragement for the designation of downtown Winter Park for listing in the National register of Historic Places.

My Wife is a third generation Winter Park Native and I am a Winter Park Native. I'll be happy to speak with you at anytime if you have any questions my mobile # is 321-228-3990. My office property, in attached photo, is at 118 West Comstock Ave.

Thanks,

John

John T. Skolfield III  
Managing Member  
Skolfield Homes LLC  
office 407-647-7730  
mobile 321-228-3990

**Jones, Robert**

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**From:** Sue Hoeksema [sahoek@gmail.com]  
**Sent:** Wednesday, January 12, 2011 9:09 PM  
**To:** Jones, Robert  
**Subject:** Winter Park's nomination to the National Register of Historic Places

Dear Mr. Jones,

As a citizen of Winter Park for over twenty years, I fully support the Winter Park nomination to the National Register of Historic Places. Downtown Winter Park is a very special place to my family and me, as well as to family and friends who come to visit.

Thank you for your positive consideration in this regard.

Sincerely,

Susan Hoeksema  
1177 Tom Gurney Dr.  
Winter Park, FL 32789

## Jones, Robert

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**From:** Vicki Krueger [vdkcgo44@yahoo.com]  
**Sent:** Wednesday, January 12, 2011 8:37 PM  
**To:** Jones, Robert  
**Subject:** The Nomination of Winter Park to the National Register of Historic Places

Mr. Robert Jones  
Bureau of Historic Preservation  
R.A. Gray Building  
500 South Bronough Street  
Tallahassee, FL 32399-0250

Dear Mr. Jones:

I spent more than three decades living near Boston, Massachusetts in the City of Newton and became aware of and grateful for the many sites in both cities that have received the Historic Preservation designation.

My new hometown is now Winter Park Florida and I have found its charm and character reminiscent in some ways of the northern cities that I left.

I believe that Winter Park is deserving of this designation and ask that you look favorably on its nomination.

Thank you very much.

Vicki Krueger  
200 Carolina Avenue #201  
Winter Park, FL 32789

## **Jones, Robert**

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**From:** Jennifer Devitt Anderson [jpdevitt@aol.com]  
**Sent:** Wednesday, January 12, 2011 7:35 PM  
**To:** Jones, Robert  
**Cc:** PhilAndersonJr@aol.com  
**Subject:** To: Historic Preservation Board of Florida --- From: Winter Park, FL citizens

To: Mr. Robert Jones  
Bureau of Historic Preservation  
State of Florida

Dear Mr. Jones,

This letter is to request that your bureau approve the City of Winter Park's request that the Downtown WP Historic District be designated an Historic District -- and be placed on the National Registry of Historic Places. We have worked hard to retain the charming nature of our downtown area. Citizens throughout Florida enjoy visiting and living in Winter Park because of the charming, historic nature of our town which we want to preserve.

Please let us know if you have ANY questions about this request. We can be contacted at the numbers and emails below.

Thank you in advance for your support.

Sincerely,

Phil and Jennifer Anderson  
2020 W. Fawsett Road  
Winter Park, FL 32789

**Phil Anderson**  
WP City Commissioner, Seat 1  
[philandersonjr@aol.com](mailto:philandersonjr@aol.com)  
407-647-7376

**Jennifer Anderson**  
board member, WP Historical Association  
[jpdevitt@aol.com](mailto:jpdevitt@aol.com)  
407-758-3575

The Winter Park Garden Club, Inc.  
P.O. Box 272  
Winter Park, FL 32790-0272

January 12, 2011

Robert Jones  
Bureau of Historic Preservation  
500 S. Bronough Street  
Tallahassee, FL 32399

Dear Mr. Jones,

The Winter Park Garden Club is supportive of the downtown historic district of Winter Park being included on the National Register of Historic Places. Please include our letter in the agenda packet and share it with the Florida Historic Commission.

Thank you for your attention to this matter.

Sincerely,  
Cynthia Pesch  
President of the Winter Park Garden Club



## Jones, Robert

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**From:** McMacken, Tom [Tom.McMacken@aecom.com]  
**Sent:** Wednesday, January 12, 2011 5:08 PM  
**To:** Jones, Robert  
**Subject:** City of Winter Park

Mr. Jones,

As former Chair of the Winter Park Historic Commission and current City Commissioner, I am writing to encourage you to give favorable consideration to placing Winter Park on the National Register. I believe that our application illustrates that Winter Park compares favorably with other designated cities both state-wide and nationally. The citizens of Winter Park have taken special pride in their efforts to protect and preserve the unique character of our city and a favorable recommendation by the Review Board will be of immeasurable assistance in preserving our historical assets.

Thank you in advance for your consideration,

Thomas J McMacken, Jr.

Karen J. James  
1551 Dale Avenue  
Winter Park, Florida 32789  
407.647.2642

January 12, 2011

Mr. Robert Jones  
Bureau of Historic Preservation  
R. A. Gray Building  
500 South Bronough Street  
Tallahassee, FL 32399-0250

National Review Board:

I am writing in support of The National Register of Historic Places nomination for the Winter Park Downtown Historic District. As a former member of the City's Historic Preservation Commission, I had the opportunity to hear and see the presentation of Bland and Associates so I am familiar with all aspects of the nomination. As a commission member, I was also involved in selecting the areas to be designated. I am proud to have played a small part in the nomination.

Winter Park is a unique and charming town with enough historical properties to constitute a downtown historic district. It has authenticity which is impossible to recreate with new construction. A downtown historic district would benefit residents, businesses, and visitors. Homeowners in Winter Park would benefit from the real estate value advantages of owning homes in or near an historic district. I believe that a preservation of a town's historic assets is good for business and a magnet for travelers who flock to areas of historical significance. Surveys show that such visitors will stay to dine and shop.

I have had the privilege of sharing my interest in local history and historic preservation as a long time member of the Winter Park Historical Association (two term past president) and just this year, I was elected to serve on the Board of the Friends of Casa Feliz.

Thank you for your consideration.

Sincerely,



Karen J. James

## Jones, Robert

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**From:** michael dick [communitysolutions@embarqmail.com]  
**Sent:** Wednesday, January 12, 2011 3:19 PM  
**To:** Jones, Robert  
**Subject:** In support of Winter Park's nomination for National Register of Historic Places

Mr. Robert Jones  
Bureau of Historic Perservation  
R.A. Gray Building  
500 South Bronough Street  
Tallahassee, Florida 32399-0250

Dear Mr. Jones:

I had sent the Florida Historical Commission Review Board an email in July, 2010 which hopefully has been retained in Winter Park's application records. I am writing again to express my continued support for Winter Park's nomination for the National Register of Historic Places which I understand is being considered on January 20.

I have had the pleasure of serving on Winter Park's Planning & Zoning Commission for the past four years and am familiar with the city's Historic Preservation Ordinance. As Winter Park citizens, we recognize and appreciate the benefits derived from maintaining a registry of historic places and landmark buildings and preserving the city's historic and diversified architecture. Admittedly, the development review process is not a perfect one and the city has approved a few departures from its historic architectural legacy over the past ten years. Fortunately as a result, citizens' awareness of preserving Winter Park's "old Florida charm" reached an extremely high level, resulting in recent protective changes to the city's Comprehensive Land Use Plan and zoning codes moving forward.

Citizens and visitors to our city, and the National Geographic Travel magazine for that matter, consider Winter Park a great place to live and a memorable destination to visit. I can't think of a better improvement to Winter Park's allure than securing Park Avenue/Central Business District's inclusion in the National Register of Historic Places. Certainly, this designation would promote increased commerce for the city which would yield increased revenues to both the city and State of Florida during these continued challenged economic times.

Thank you for your consideration and support of Winter Park's application.

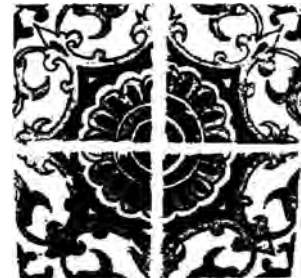
Yours truly,

Michael Dick  
823 Granville Drive  
Winter Park, Florida 32789

407-474-6186

[communitysolutions@embarqmail.com](mailto:communitysolutions@embarqmail.com)

# Casa Feliz



January 12, 2011

Mr. Robert Jones  
Bureau of Historic Preservation  
R.A. Gray Building  
500 South Bronough Street  
Tallahassee, FL 32399

Friends of Casa Feliz  
Board of Directors

Lindsey Hayes

Dear Mr. Jones:

Karen James

I am writing to support the City of Winter Park's application to have its central business district listed on the National Register of Historic Places. I urge the state review board to act favorably to send the City's application for consideration in Washington.

Julie Lamar

In late 2008, Casa Feliz (The Robert Bruce Barbour House), designed by James Gamble Rogers II, received the honor of being named to the National Register. Our board and staff would be thrilled to see this honor extended to the Park Avenue business district as well. This downtown area, more than any other in the city, defines our city and distinguishes it as an historic treasure. We hope that the national recognition it would receive would underline the importance of the district to our citizenry, thus ultimately helping to preserve it for generations to come.

Stephen Pategas

Frank Roark

Pat Robertson

John H. Rogers

Thank you for your consideration.

Peggy Rogers

Best regards,

Ann Stevens

Betsy Rogers Owens  
Executive Director  
Friends of Casa Feliz

Executive Director  
Betsy Owens

## Jones, Robert

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**From:** Kristin Pategas [kpategas@hortusoasis.com]  
**Sent:** Wednesday, January 12, 2011 12:21 PM  
**To:** Jones, Robert  
**Subject:** Historic Status for downtown Winter Park

Dear Mr. Jones:

First, let me thank you for being a member of the Review Board for the Bureau of Historic Preservation and for reading my email letter to you. I am excited that you are considering Winter Park's nomination of its Central Business District for historic preservation. I have been a resident of Winter Park since 1985 and truly believe this is one of Florida's unique cities with its charming architecture, relevant history, cultural offerings and in-scale community presence. These items combine to create a sense of place that its officials and citizens support and cherish.

My hope is that you see this same sense of place in the nomination before you and that you will give it your favorable consideration. I was first surprised when I learned that National Geographic Travel magazine ranked Winter Park 38<sup>th</sup> on its list of worldwide historic places. However, in reflection I could not be in more agreement with their decision. I fully support placing Winter Park's Central Business District on the National Register and my hope is that you will as well. Preservation is key for growing into the future.

Again, thank you for reading my letter.

With Warm Regards,

Kristin Pategas

Kristin G. Pategas, APLD, FCLD  
Landscape Designer  
Hortus Oasis  
1425 Berkshire Avenue  
Winter Park, FL 32789  
407.622.4886/Fax 622.4887  
[kpategas@hortusoasis.com](mailto:kpategas@hortusoasis.com)  
[www.hortusoasis.com](http://www.hortusoasis.com)  
[www.pategaionplants.com](http://www.pategaionplants.com)

## Jones, Robert

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**From:** Pat McDonald [patmcdonald@cfl.rr.com]  
**Sent:** Wednesday, January 12, 2011 12:58 PM  
**To:** Jones, Robert  
**Subject:** Nomination of Winter Park, FL  
**Attachments:** historic preservation letter.doc

**Importance:** High

Dear Mr. Jones,

Attached is my letter supporting the nomination of Downtown Winter Park, FL to be considered by the Florida Historical Commission Review Board on January 20, 2011.

Thank you,

Patricia McDonald  
2348 Summerfield Road  
Winter Park, FL 32792  
407-539-3025

## Jones, Robert

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**From:** Frank Roark [frankroark@mac.com]  
**Sent:** Wednesday, January 12, 2011 10:41 AM  
**To:** Jones, Robert  
**Subject:** Winter Park, deserving a place on the National Register

Dear Mr. Jones,

For over 50 years I have either lived in, gone to school in, or worked in Winter Park. As an elementary school boy attending St. Margaret Mary School in downtown Winter Park in 1961, I enjoyed the charming surroundings of the historic downtown, the brick streets, the beautiful park, the historic buildings on Park Avenue. I could walk from the golf course on the north end of Park Avenue to Rollins College on the south end. In between the shops, stores, restaurants and park provided a unique small town environment that has mostly endured to this day. It is imperative that we not loose those qualities of design, scale, grace and charm that makes downtown Winter Park so special. Please vote yes to include Winter Park on the National Register of Historic Places.

Sincerely,  
Frank Roark  
resident of Winter Park

CGC 048707  
phone 407-234-4133  
fax 800-878-3182  
[frankroark@mac.com](mailto:frankroark@mac.com)

## Jones, Robert

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**From:** PETERS PAMELA [pamelapeters@me.com]  
**Sent:** Wednesday, January 12, 2011 10:35 AM  
**To:** Jones, Robert  
**Subject:** Winter Park Historic Designation  
**Attachments:** Ltr Robert Jones.doc; ATT595611.htm

**Importance:** High

Dear Mr. Jones,  
Attached is a copy of my letter sent earlier today, reformatted as a WORD Document.  
I am resending it in Word to be sure that you are able to open the letter.

Respectfully,  
PAMELA A. PETERS, JD, MPA



**Jones, Robert**

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**From:** Linda Kulmann [lindalanekulmann@gmail.com]  
**Sent:** Tuesday, January 11, 2011 8:38 PM  
**To:** Jones, Robert  
**Subject:** Nomination of Winter Park

**Linda Lane Kulmann**

Winter Park Historical Association

P.O. Box 51

Winter Park, FL 32790

January 11, 2010

Dear Mr. Jones,

The WPHA is thrilled that our beautiful town is being considered for historical designation. If you have ever visited here, you would realize why it is so important to us as a community to preserve our heritage. Our history is woven into the fabric of our downtown and creates a special atmosphere sought out by the hundreds of thousands who visit each year. Preservation maintains this beautiful city and becomes a magnet to visitors and an economic engine for our region.

As president of the WPHA I speak for hundreds of our Members in hopes that you give favorable consideration to Winter Park's National Register nomination. Few cities in Florida are more deserving of this designation. We are monthly featured in travel magazines as a "must see" destination and the National Geographic Travel magazine ranked Winter Park 38<sup>th</sup> on its list of historic places. Surely, we should protect what national and international visitors so easily recognize.

Best regards,

Linda Kulmann

President

## Jones, Robert

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**From:** Ann Saurman [annsaurman@yahoo.com]  
**Sent:** Tuesday, January 11, 2011 8:27 PM  
**To:** Jones, Robert  
**Subject:** Winter Park, Florida

Dear Mr. Jones,

I am writing to urge you to consider Winter Park for nomination to the National Register of Historic Places. I was born in Winter Park in 1935 and have lived here always. Those of us who are fortunate to have lived here for a long time and those who have recently arrived recognize that this is a beautiful and a special place that we want to protect and preserve. This designation would help us achieve this. Thank you for your help.

Sincerely,

Ann Saurman  
1041 Osceola Ave.  
Winter Park, Fl 32789

## Jones, Robert

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**From:** rmheine@aol.com  
**Sent:** Tuesday, January 11, 2011 8:22 PM  
**To:** Jones, Robert  
**Subject:** Please Support Winter Park nomination for the National Register of Historic Places

Mr. Jones,

As a member of the Florida Historical Commission Review Board, please endorse the nomination of Winter Park for the National Register of Historic Places. The city of Winter Park enjoys a rare combination of historic quaintness and beauty that is most uncommon. Few cities in Florida are more deserving of this designation. National Geographic Travel magazine ranked Winter Park 38<sup>th</sup> on its list of historic places WORLDWIDE, right up there with York, England and way ahead of St. Augustine. Placing Winter Park on the National Register will go a long way toward protecting and preserving this special place.

Thank you,  
John and Ruth Heine

## Jones, Robert

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**From:** Barry E. Greenstein [barrygreenstein@cfl.rr.com]  
**Sent:** Tuesday, January 11, 2011 6:16 PM  
**To:** Jones, Robert  
**Subject:** Emailing: scan0003  
**Attachments:** scan0003.pdf

**Importance:** High

Mr. Jones,

Attached is my request that the the City of Winter Park be nominated for the National Register of Historic Places.

Thank you for any consideration you can provide.

The message is ready to be sent with the following file or link attachments:

scan0003

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

## Jones, Robert

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**From:** Flynnlinks@aol.com  
**Sent:** Tuesday, January 11, 2011 6:09 PM  
**To:** Jones, Robert  
**Subject:** HISTORIC DESIGNATION WINTER PARK

Dear Mr Jones,

I am writing to you concerning the designation of Downtown Winter Park to the National Historic Register. I have lived in this lovely city for fifty years and it's downtown is what makes it special. We need to preserve what is historically valuable. Historic Designation would help this cause. It would also bring more visitors.

I am asking you to please give Winter Park's Downtown Historic Registration.

Sincerely,

Sarah Flynn

1400 Highland Road

Winter Park Fl. 32789

## Jones, Robert

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**From:** Stephen Pategas [spategas@hortusoasis.com]  
**Sent:** Tuesday, January 11, 2011 9:28 PM  
**To:** Jones, Robert  
**Subject:** Winter Park Nomination for the National Register of Historic Places

January 11, 2011

Mr. Robert Jones  
Bureau of Historic Preservation  
R. A. Gray Building  
500 South Bronough Street  
Tallahassee, FL 32399-0250

Re: Winter Park, Florida Nomination for the National Register of Historic Places

Dear Mr. Jones,

Our city is over 100 years old which is pretty old by Florida standards (apologies to St. Augustine). It is critical that Winter Park receive this designation for the following reasons:

1. Historic cannot be recreated in anyone's lifetime. Once historic is gone it is gone for many decades. There are fewer and fewer historic structures every year and the opportunity to designate a district is even less likely.
2. An economically viable downtown is critical to our tax base. Historic districts bring visitors and it would ensure the viability of our downtown.
3. Historic districts attract visitors. Numerous times while traveling we have unexpectedly exited off the highway when we spot an "Historic District" sign.
4. We are accessible to those who seek historic whether by train (we have an Amtrak station) or by highway (we have three interstate exits).
5. The preservation of historic structures is much "greener" than building a new building.
6. I love old buildings. In fact I serve on the board for Casa Feliz (on the National Register) which was built in 1933 and is on the northern edge of the proposed historic district.

I've already picked out the locations for our Historic District signs on Interstate 4. Please don't disappoint or the many others who value the historic fabric of our community.

Regards,

Stephen G. Pategas

Hortus Oasis, Inc. (FL26000315)  
Stephen G. Pategas, RLA, ASLA, Landscape Architect  
1425 Berkshire Avenue, Winter Park, FL 32789  
407.622.4886/fax 622.4887  
[www.PategaiOnPlants.com](http://www.PategaiOnPlants.com)  
[www.HortusOasis.com](http://www.HortusOasis.com)

*Bruce and Jacqueline Becker  
300 Fountain Lane  
Winter Park, Fl 32789*

*Mr. Robert Jones  
Bureau of Historic Preservation  
R. A. Gray Building  
500 South Bronough Street  
Tallahassee, FL 32399-0250*

*January 12, 2011*

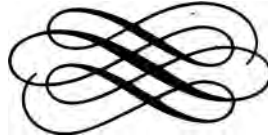
*Dear Mr. Jones:*

*I am writing to you to express our support of the nomination of Downtown Winter Park, Florida to the National Register of Historic Places. I am a lifelong resident of this beautiful town, a member of the National Trust and a newly appointed member of the Winter Park Historical Association Board. I believe strongly that we need to save our historic places.*

*Thank you for your favorable consideration of our Nomination.*

*Sincerely,*

*Jacqueline A. Becker*



Jacqueline A. Becker  
300 Fountain Lane  
Winter Park, FL 32789-2836

March 15, 2011

Ms. Carol D. Shull, Interim Keeper  
National Park Service, 2280, 8<sup>th</sup> Floor  
National Register of Historic Places  
Case Number 11000158  
1201 I Street, NW  
Washington, DC 20005

Dear Ms. Shull:

I am writing in support of the nomination of Winter Park's Historic District to the National Register. Winter Park is a wonderful, special village deserving of such recognition.

Thank you so much for your time and consideration of this nomination.

Sincerely,

Jacqueline A. Becker

Board Member, Winter Park Historical Association



Tommy Cullens



March 16, 2011



MS Carol D.Shull, Interim Keeper  
National Park Service, 2280 8<sup>th</sup> Floor  
National Register of Historic Places  
Case Number 11000158  
1201 I Street N. W.  
Washington, D C 20005

Dear Ms. Shull,

I sincerely hope that you will approve the nomination of the Downtown Winter Park Historic District.

Winter Park, FL is a unique city; lots of charm, numerous historic places, fun to walk the streets and just a wonderful place to live.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Tommy L. Cullens".

Tommy L. Cullens  
1274 Serena DR  
Winter Park, FL 32789  
407-671-6071

Karen J. James  
1551 Dale Avenue  
Winter Park, Florida 32789  
407.647.2642



March 17, 2011

Ms. Carol D. Shull, Interim Keeper  
National Park Service, 2280, 8th floor  
National Register of Historic Places  
Case Number: 11000158  
1201 "I" (Eye Street), N.W.  
Washington, D.C. 20005

Dear Ms. Shull:

I am writing in support of The National Register of Historic Places nomination for the Winter Park (Florida) Downtown Historic District. As a former member of the City's Historic Preservation Commission, I am familiar with all aspects of the nomination. As a commission member, I was also involved in selecting the areas to be designated. I am proud to have played a small part in the nomination.

Winter Park is a unique and charming town with enough historical properties to constitute a downtown historic district. It has an authenticity which is impossible to recreate with new construction. We are the City of Culture and Heritage. A National Register designation would enhance our commitment to Winter Park's history.

I have had the privilege of sharing my interest in local history and historic preservation as a long time member of the Winter Park Historical Association (two term past president). I currently serve on the Board of the Friends of Casa Feliz. Casa Feliz is on the National Register and is adjacent to the downtown district.

Thank you for your consideration.

Sincerely,

Karen J. James

Barry E. Greenstein, J.D.  
2348 Summerfield Road  
Winter Park, Florida 32792  
407-310-9993



March 17, 2011

Ms. Carol D. Shull, Interim Keeper  
National Park Service, 2280, 8<sup>th</sup> floor  
National Register of Historic Places  
Case Number: 11000158  
1201 "I" (Eye Street), N.W.  
Washington, D.C. 20005

Dear Ms. Shull,

It is my sincere hope that you will give favorable consideration to Winter Park's nomination to the National Register of Historic Places. Winter Park is a unique city that needs to be protected and preserved. A place on the National Register will preserve our city for generations to enjoy its valuable and unique heritage.

Thank you for any consideration you can provide to this important matter.

Sincerely,

A handwritten signature in cursive script that reads "Barry E. Greenstein".

Barry E. Greenstein, J.D.

to maintain the history of a community.

I am privileged to be a docent at the Winter Park Historical Museum where I meet people, liberally, from around the world! Winter Park is known for its museums, restaurants & shopping but, most of all, it's known for its historical charm.

A friend from California tells everyone "Luth doesn't have to worry about going to heaven... He's already there!"

March 17, 2011

Thank you for your consideration!  
Luth McDaniel

Dear Ms. Shall,

On behalf of Carolyn Cooper and the Historical Society of Winter Park, I would like to contribute a few words of encouragement to you & your committee to consider this jewel of a city for Historical Designation.

I grew up in Ohio and then lived for 38 years in California. I have lived in Winter Park for the last nine years. I have never seen such devotion & dedication by citizens of a community

Ruth McDaniel  
1620 Mayflower Ct B305  
Winter Park FL 32792

THE MAYFLOWER  
1620 Mayflower Court  
Winter Park, Florida 32792

Karen J. James  
1551 Dale Avenue  
Winter Park, Florida 32789  
407.647.2642

March 17, 2011

Ms. Carol D. Shull, Interim Keeper  
National Park Service, 2280, 8th floor  
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Case Number: 11000158  
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Sincerely,



Karen J. James

Ms. Carol D. Shull, Interim Keeper  
National Park Service, 2280, 8th floor  
National Register of Historic Places  
Case Number: 11000158  
120 "I" (Eye Street), N.W.  
Washington, D.C. 20005

Dear Ms. Shull:

I am thrilled to hear that my town, Winter Park, Florida has been recommended as a historic district to be listed in the National Register of Historic Places.

My husband and I have lived here for 44 years and have found it a very unique place to live and a wonderful town to raise a family. There are many reasons for it's unique character, among them the fact that our forefathers set aside saved areas for parks, planted many trees, and were mindful always of the beauty and need for preservation of our lakes and streams.

Add to that the fact that so many outstanding architectural homes and buildings were built, keeping in mind the character of the town and being mindful of their placement.

Our family has been truly blessed to be able to live in such a truly gracious town with such a rich history. Many have contributed to the fact that the beauty and individuality of this town have been preserved over the years.

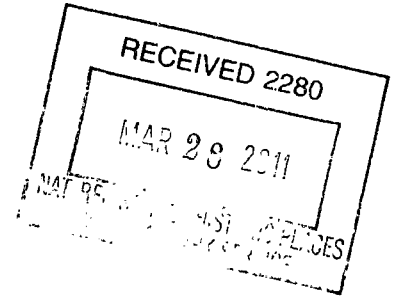
It is with a hopeful heart that I send this letter in support for making Downtown Winter Park a National Historic Place. Our town certainly deserves this designation.

Sincerely,

*Sally W. Hall*

Sally W. Hall  
624 Dunraven Drive  
Winter Park, FL 32792

Mr. R.G. Randall  
1285 Richmond Rd.  
Winter Park, FL 32789  
March 21, 2011



Ms. Carol D. Shull, Interim Keeper  
National Park Service, 2280, 8th floor  
National Register of Historic Places  
Case Number: 11000158  
1201 "I" (Eye Street), N.W.  
Washington, D.C. 20005

Ms. Shull,

Please approve downtown area of the City of Winter Park, Florida, as a Historic District. As a long time resident, I've come to appreciate the historic nature and appearance of our community and feel that Winter Park deserves national recognition.

It is my genuine hope that you will be able to quickly approve this application.

Sincerely,

R.G. Randall



AD

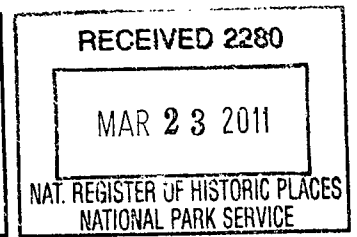
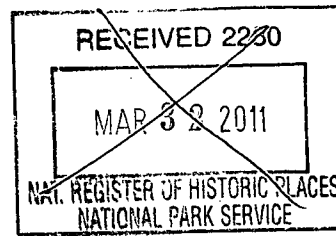


Ms. Marianne McKinney  
1285 Richmond Rd.  
Winter Park, FL 32789

Ms. Carol D. Shull, Interim Keeper  
National Park Service, 2280, 8th floor  
National Register of Historic Places  
Case Number: 11000158  
1201 "I" (Eye Street), N.W.  
Washington, D.C. 20005

I am so pleased that you are considering establishing Winter Park, Florida as an Historic District. As a citizen here for many years, I cherish the historic aspect of our community. It is heartwarming and re-affirming to my beliefs, that National Geographic Magazine also recognized Winter Park in the 38th position - worldwide - as a historic and authentic city. It is my hope you will grant this designation.

Marianne McKinney



Dear Ms. Shull,

I am not good at expressing myself with words but in this case, I hope my passion to have Winter Park, Florida nomination to have it's downtown designated historic will come through to you.

I have lived here for fifty years, and to me this is really a needed and a much wanted Approval. I hope your Board will view our nomination positively.

Thank you so much for your consideration, and time.

Sincerely,

*Sarah Flynn*

Sarah Flynn  
1400 Highland Rd  
Winter Park, Fl

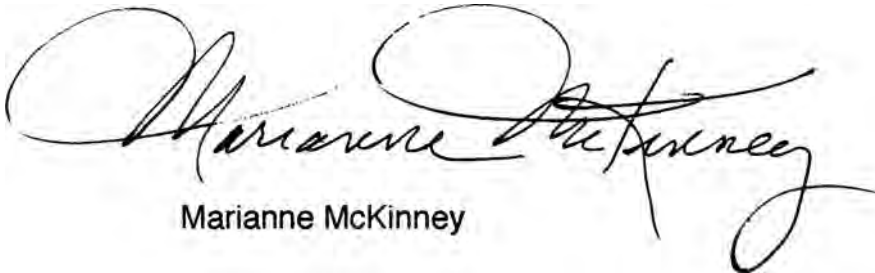
March, 17, 2011

Ms. Marianne McKinney  
1285 Richmond Rd.  
Winter Park, FL 32789

Ms. Carol D. Shull, Interim Keeper  
National Park Service, 2280, 8th floor  
National Register of Historic Places  
Case Number: 11000158  
1201 "I" (Eye Street), N.W.  
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Marianne McKinney



Dear Ms. Shull:

I am thrilled that Winter Park's application has made its way up the chain of approval and is now on your desk. When I moved to Winter Park decades ago as a young bride I was blown away by the beauty of the town- the oak canopied streets, the lakes linked by jungle canals, and especially by wonderful Park Avenue that bisects Central Park on the west with a row of boutiques, restaurants and galleries on the eastside of the street. Down town Winter Park was vastly more alluring than any theme park conceived by an imaginer. It was real.

I am a docent at the Winter Park Historical Museum once a month. One of my favorite things to do is to read the visitors' book, People come here from all over the world. Most of the comments exclaim, "Beautiful! Charming! Quint!" To be listed in the National Register of Historic Places will insure these enthusiastic comments keep coming!

Sincerely,

*Martha McHenry*  
*marthamchenry@earthlink.net*

**MARTHA D MCHENRY**  
530 CLARENDON AVE  
WINTER PARK, FL 32789-5014

Ms. Carol D. Shull, Interim Keeper  
National Park Service, 2280, 8th floor  
National Register of Historic Places  
Case Number: 11000158  
1201 "I" (Eye Street), N.W.  
Washington, D.C. 20005



Dear Ms. Shull:

I am thrilled to hear that my town, Winter Park, Florida has been recommended as a historic district to be listed in the National Register of Historic Places.

My husband and I have lived here for 44 years and have found it a very unique place to live and a wonderful town to raise a family. There are many reasons for it's unique character, among them the fact that our forefathers set aside saved areas for parks, planted many trees, and were mindful always of the beauty and need for preservation of our lakes and streams.

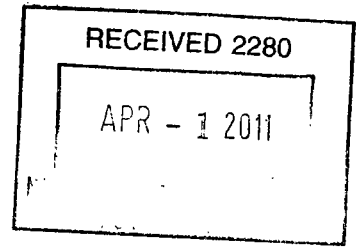
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Our family has been truly blessed to be able to live in such a truly gracious town with such a rich history. Many have contributed to the fact that the beauty and individuality of this town have been preserved over the years.

It is with a hopeful heart that I send this letter in support for making Downtown Winter Park a National Historic Place. Our town certainly deserves this designation.

Sincerely,

Sally W. Hall  
624 Dunraven Drive  
Winter Park, FL 32792



WINTER PARK HISTORIC COMMISSION  
1660 JOELINE COURT

March 28, 2011

I have lived in Winter Park, Florida for over 30 years. It is one of the few really historic, charming towns remaining in Florida. It needs to be kept an historic place. Please approve the nomination of Winter Park (Case # 11000158) to be listed in the National Register of Historic Places.

A handwritten signature in cursive script that reads "John &amp; Jan Reker".

John & Jan Reker

1660 Joeline Court  
Winter Park, FL 32789

WINTER PARK HISTORIC COMMISSION



**COMMERCE NATIONAL**  
BANK & TRUST



March 28, 2011

Ms. Carol D. Shull, Interim Keeper  
National Park Service, 2280, 8<sup>th</sup> floor  
National Register of Historic Places  
Case Number: 11000158  
1201 I Street, N.W.  
Washington, D.C. 20005

Dear Ms. Shull:

As a past chairman of the Winter Park Parks and Recreation Commission, as a local business person and as a representative of the under 40 generation, I am aware of both the unique ambience and the sound economic opportunities our community affords its residents and its visitors.

Central Park is considered our Crown Jewel and is enhanced by the charm and character of the surrounding area. I want to acknowledge my full support of Downtown Winter Park's nomination to the National Register of Historic Places, and it is my hope The Keeper of the National Register will realize the significance and importance such a designation means to our city. We are proud to have been recognized by National Geographic Traveler as 38<sup>th</sup> in the world as a historic destination and know this designation will enhance our efforts to maintain the historic character and the economic viability of our city for future generations.

Sincerely,

Ray. D. Colado, President  
Commerce National Bank & Trust  
1201 South Orlando Avenue,  
Winter Park, FL 32789



# *Card's Opticians, Inc.*

PROFESSIONAL CENTER - 180 S. KNOWLES AVE. - SUITE #8  
WINTER PARK, FLORIDA 32789-7009 - TELEPHONE (407) 644-1814 - FAX (407) 628-2611

RECEIVED 2280

Ms Carol D. Shull, Interim Keeper  
National Park Service, 2280, 8<sup>th</sup> floor  
National Register of Historic Places  
Washington, D.C. 20005

CC: District for Winter Park, Fl 32789  
Case No. 11000158

Dear Ms. Shull,

Please consider recommending the Downtown Winter Park Historic district be listed in the National Register of Historic Places.

Our family has been in business in this area for over fifty years. The business is a retail Optical store. We are proud of this family tradition and our location on Knowles Ave.

We also live in an historic home in Winter Park. We proudly display our Historic sign out side our home. We think in this day and age, it is good to have places where when if you move away and come back everything looks familiar to you. When you visit in Europe, you do not see all modern buildings. They don't tear everything done and build, they fix up the old ones and they are proud.

Thank you for taking the time to read my letter. I hope you will consider the Historic District of Winter Park to be on the National Register of Historic Places

Sincerely,

*Carol A Card*

Carol A. Card.



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

March 30, 2011

Mr. Dallan Wordekemper  
Federal Preservation Officer  
Facilities Real Estate and Assets  
United States Postal Service  
475 L'Enfant Plaza, SW, Room 6670  
Washington, DC 20260-1862

Re: Federal Post Office Building, 300 North New York Avenue,  
Downtown Winter Park Historic District, Winter Park, Florida

Dear Mr. Wordekemper:

It is a pleasure to advise you that the Florida National Register Review Board has recommended that the above referenced district be nominated for listing in the National Register of Historic Places. Included as a contributing resource in the district is the Post Office located at 300 North New York Avenue. The nomination has been forwarded to the National Register office in Washington. Because the above referenced building is owned by the Federal Government, Post Office, according to the Orange County Property Appraiser, the Washington office has notified us to contact you, informing you of this action, and soliciting your comment.

The descriptions of the Post Office included in the nomination and the district map are attached for your reference.

Any person or organization interested in a nomination may petition the Keeper of the National Register during the nomination process either to accept or to reject the nomination. Comments regarding the nomination should be addressed to:

Keeper, National Register of Historic Places  
National Park Service  
U.S. Department of the Interior  
Washington, D.C. 20240

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

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

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

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

Wordekemper  
March 30, 2011  
Page 2

On behalf of Secretary of State Kurt S. Browning and the Historic Preservation staff, we appreciate your interest in Florida's historic heritage. Please let us know if you have any questions regarding the nomination process, or if we can be of any other assistance.

Sincerely,

A handwritten signature in cursive script that reads "Barbara E. Mattick".

Dr. Barbara E. Mattick  
Deputy State Historic  
Preservation Officer