

The 1920s Florida Land Boom transformed citrus groves, farms and forests into dozens of platted subdivisions now collectively called College Park. College Park is a neighborhood that people love because of its proximity to downtown Orlando and Winter Park and the convenient location of shopping and restaurants on Edgewater Drive. In addition, quality neighborhood schools and the historic architecture of the neighborhood create a small town feel that is unmatched in the Orlando area.

The College Park Neighborhood Association has held historic homes tours since 1991. Last year focused on houses in the Mediterranean Revival style. Most years, however, tour goers visited specific areas of the neighborhood and learned the history of each subdivision and the individual houses. In 1996, 1999 and 2000, the tours featured houses that will be in the shadow of a widened Interstate 4.

The I-4 planning process resulted in mitigation projects that will help offset the negative impacts of the widening on our historic neighborhood. One mitigation activity was the inventory of much of College Park to better understand the location, style and history of its buildings.

That inventory resulted in National Register nominations being written for districts near Lakes Concord, Adair and Ivanhoe. Individual properties are also being nominated. You, too, could nominate your historic property in College Park, based on the consultant's work. These designations are honorary and do not include any regulation of alterations, additions, demolition or new construction.

Another mitigation activity was the preparation of a booklet giving guidance on compatible renovations, additions and new construction in College Park. This booklet describes the neighborhood's architecture and helps owners understand the original features of their homes. With that knowledge, hopefully the trend toward inappropriate additions and remodeling can be slowed. The booklet is available at the tour this year and will shortly be available at www.collegeparkorlando.org.

This year we turn our attention to structures that have been renovated or added to in such a way as to keep the integrity of the original architecture intact—especially from the street view. You will see additions and renovations that are both modern and traditional, but the one thing they all have in common is that they allow for 21st century lifestyles in buildings that are nearly 85 years old.

1. 311 West Princeton Street Princeton School, built in 1926, is one of the two oldest continually used elementary schools remaining in Orlando. The 1920s started out as a decade of unprecedented growth. In order for the Orange County Board of Public Instruction to keep up with the numbers of new students, it adopted a “twin school” concept for elementary schools. Princeton and Grand Avenue School are the only remaining twins, the others having been torn down over the years.

Howard M. Reynolds, who designed several of the city's outstanding buildings, was the architect of Princeton School. Reynolds designed schools for the Board, including Marks Street School and Cherokee Junior High School. Reynolds also designed the sophisticated First National Bank in downtown Orlando, now the home of Valencia Community College's downtown offices.

The school has typical features of the Mediterranean Revival style, including stucco walls, tile roofs and terra cotta details. During recent renovations care was taken to retain the historic character through retention of original details and introduction of compatible designs and materials for new features.

In 1989, the City of Orlando designated Princeton School an Orlando Historic Landmark, an honor the College Park Neighborhood Association worked toward for many months.

2. 2016 Elizabeth Avenue This circa 1925 bungalow looks familiar on the exterior, but once you walk in, you are greeted by an open floor plan that is graced by a combination of Craftsman and Victorian details. In a renovation undertaken by the current owners, walls between the living and dining rooms and the kitchen were removed, creating a modern openness not normally found in the bungalow.

Like many small bungalows constructed during the latter part of the Florida Land Boom, it appears to have been a speculative project. The house had seven different families who lived in it during its first 25 years.

3. 1901 Harrison Avenue This Minimal Traditional style house was built in 1936 by contractor H.G. Owings for \$4,750 for Frank and Esther Lilley, and has been occupied by Lilleys from then until now. Frank and Esther Lilley lived in their dream home with their two sons, Robert and Ray, who both later practiced law in Orlando for many years. In 1987, a major renovation turned the house from a 3/1 into a 3/2 with a master suite, foyer, deck, garage and a modernized kitchen. Not much square footage was added, but the famed Florida architect Gene Leedy, who is well known for his mid-century modern designs, made the house look much bigger. In 2003, a second renovation added another master suite and second deck, making the house into a 4/3 with lots of comfortable living space. Over the last 70 years, all kinds of Lilley relatives have lived here, from babies to grandparents, lawyers, artists, writers, teachers, musicians, students, athletes, social workers and homemakers! The place has excellent vibes.

4. 1815 Formosa Avenue This frame vernacular cottage once stood on a large lot catching the cool breezes from Lake Ivanhoe. It was constructed in the early Bentwood subdivision, platted in 1921 and probably predates its annexation into the City of Orlando. City directories first list vocational education director Frank Petrie in 1925, but a building permit has not been located. Development before World War II filled in the lots between this house and the lake, and in 1998, the lot was split and a new house built directly to the south of this one. Due to construction of the new house, the front door of the original structure was reoriented to the west and a new porch was added there. The real beauty of this house is on the interior, where original tongue and groove pine walls and ceilings give this small house a rustic feel. Recent additions to the house include a small master suite and a most unusual master bathroom. The owner is a collector of folk art and almost anything related to alligators.

5. 1639 Dormont Lane The building permit for this house was issued in 1925 to J. S. Braswell for a \$6,000 house. The Braswells were active in Orlando real estate in the late teens and twenties. The house was likely a speculative venture, as the Braswells never appeared to live in it. Many different families lived in this home over the years. In 1974, a pool was installed and a rear porch was added (and later enclosed).

This large bungalow has details of both the Colonial Revival and Craftsman styles. The nearly symmetrical front façade, with its classical columns and simplicity speaks to the Colonial Revival houses of the era, while the full width porch, detailing of the windows and the interiors are more Craftsman in design.

6. 804 Alameda Street In 1929, Carl Ricker contracted with builder R.C. Stevens to construct this stuccoed terra cotta tile house for \$8,100 and a garage (now demolished) for \$500. It was reportedly built to resemble a former home of Ricker's. When the Rickers first lived in Orlando, they also maintained a home in Emporia, Kansas. He and his wife lived in this house until 1950. Al and Frances Shepard, who bought the house in 1964, built a one-story addition, the carport and the swimming pool.

This Colonial Revival house has a form typical of the style with its 2-story main body and 1-story wings flanking each side. This work-in-progress maintains the most important historic details of the house, incorporates new designs for missing features and adds functional spaces that are fun, with a nod to the house's age. The broken tile floors in several of the first story rooms are not to be missed. A large back yard with a pool will be renovated at a later date, creating a welcoming area to lounge and grill.

7. 1418 Clouser Avenue This simple bungalow is on the property that Daniel and Margarite Clouser bought in 1919 and later developed. The rear of the house was altered around 1950 with a change in floor plan and the enclosure of the rear porch to create a small apartment. From the summer of 1957 to the spring of 1958 Jack Kerouac and his mother lived in the new apartment.

It was here he was living when ***On the Road*** was published and made him an overnight literary sensation. And it was in this home that Kerouac wrote his follow-up, ***The Dharma Bums***, during eleven days and nights. Like all the other places in Kerouac's nomadic life, he didn't live here long. The home represents a critical juncture for Kerouac when he made the transition from a 35-year-old nobody writer to the bard of the Beat Generation.

When the house was threatened with demolition in 1998, the Jack Kerouac Writers in Residence Project of

Orlando, Inc. was formed to buy and renovate the building and offer 3-month stays to writers. With the house restored to single-family occupancy, writers enjoy more comfort than the Kerouacs had. Although the 1950s aluminum windows of the rear addition are incompatible with the original architecture and easily seen from Shady Lane Drive, they were retained because of their association with Kerouac. The Kerouac House is an Orlando Historic Landmark.

8. 927 West Harvard Street The exterior appearance does not seem too “historic” on this circa 1925 bungalow, as there is a 1960s addition at the front and 1980s addition to the east side that are more typical of those periods. This bungalow had details typical of the style, including a front porch, 3 over 1 wood windows, wood siding and exposed wood beams on the front porch. The current owner is slowly reversing the effects of the additions, while employing green building practices and accessible features in her additions and alterations.

In 1925, development company Cooper-Atha-Barr platted the subdivision this house is located in, the Country Club Section of College Park. City directory research shows the house occupied by eight different families during the first 20 years of its existence.

9. 1025 Eastern Way This 1926 house is in the Tudor style with its characteristic steeply pitched roof, prominent chimney and groupings of Craftsman style windows. L.S. Peterson built the house for \$6,500 for Jack Moranz, a commercial artist. Soon after, Moranz sold it to Charlotte and James F. Kimball. He was the president of Florida Boats of Pine Castle, the company that ultimately became Correct Craft.

Roy and Ella Williamson owned the house for more than 40 years, starting in 1950. They remodeled the kitchen, converted the breakfast nook to a bathroom and added a bedroom behind the dining room.

The current owners completed several small projects before embarking on a kitchen renovation in 2000. Using information from Ella Williamson, the original layout was re-established and new cabinets were built to match the one remaining original cabinet.

In 2002, they replaced the downstairs bedroom with a family room and added a bathroom and two bedrooms upstairs. They planned their work to be seamless with the original construction.

10. 3701 Lake Sarah Drive According to Orlando building permit records, this mid-century modern house, with its backyard pool, was constructed in 1966. It was designed by Orlando architect Paul Gerard Zelones for Mr. and Mrs. Hamilton Clark, Jr. The design is consistent with the style with natural materials such as river rock, and modern conveniences, like shower tubs and an intercom system. The second owner made changes to the interior to open the floor plan to make the house more livable. The current owner remains true to the style with his alterations to the foyer, bathrooms and family room.

11. 39 Interlaken Road Interlaken — between the lakes — was the name chosen by Lester and William Nydegger for their 1941 subdivision and 1946 and 1948 additions. Their choice referred to their ancestral Swiss city of Interlaken and to the beautiful Florida lakes—Fairview, Sarah and Daniel—surrounding their land.

This circa 1947 house is an early example of the Ranch style and was the home of Laverne and Beatrice Gassler. It has a horizontal character, accentuated by the wide overhanging eaves, 4-inch high concrete block and large groupings of windows. The corner windows are typical of the International style and Art Deco buildings constructed in the same era. The additions to this house are on the lake side—a small guest room and an extra-large kitchen with French doors to a rear deck and a broad sweeping lawn to Lake Fairview. **Please park on the road, not the grass.**

*This brochure was prepared by Jodi Rubin with research assistance from Tana Porter, librarian at the Orange County Regional History Center, College Park resident Grace Hagedorn and the homeowners. **The City of Orlando's Office of Neighborhood & Community Affairs graciously donated the printing.***



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The College Park Neighborhood Association's
17th Annual

Historic Homes Tour

Sunday, November 18, 2007

Great Additions

Keep this ticket. Show it at each home

You may take the tour in any order.
Consult the map on the back.

*Many thanks to the Plein Air Artists of Central Florida.
Please take time to view their work*