

**HISTORIC BUILDING SURVEY OF
WINTER GARDEN, FLORIDA**

Prepared by:

**Historic Property Associates, Inc.
St. Augustine, Florida 32085
December 1994**

For:

The City of Winter Garden

**HISTORIC BUILDING SURVEY OF
WINTER GARDEN, FLORIDA**

A Study of the Historic Architectural Resources of the
City of Winter Garden
and Recommendations for Their Preservation

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PROJECT STAFF

Project Coordinator:	Sidney Johnston, M.A.
Project Administrator:	William R. Adams, Ph.D.
Historical and Architectural Reports:	Sidney Johnston William R. Adams
Field Survey:	Stephen Olausen, M.A. Sidney Johnston
Site File Form Preparation:	Sidney Johnston Holly Uhland Greta Holness
Photography and Graphics:	Stephen Olausen Sidney Johnston
Computer Applications:	Stephen Olausen

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City of Winter Garden

Main Street Winter Garden

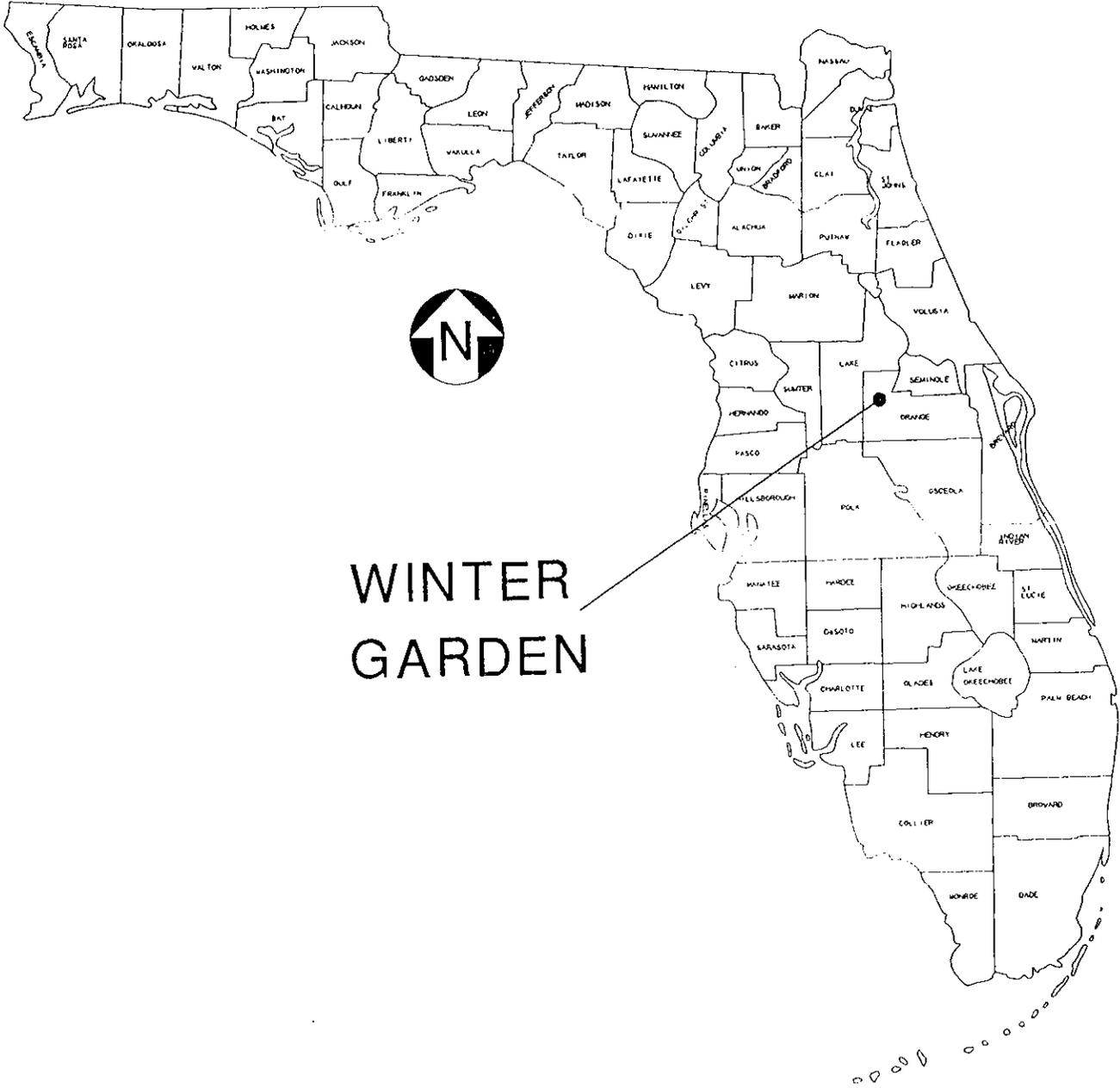
Florida Department of State, Jim Smith, Secretary of State; Division of Historical Resources,
George Percy, Director and State Historic Preservation Officer

Historic Preservation Advisory Council

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MAP 1

LOCATION OF WINTER GARDEN, FLORIDA



INTRODUCTION

Until recent decades historic preservation has occupied little attention in communities throughout the nation. Its advocates were until then often regarded as elitists joined to a cause reserved to people of wealth and leisure. Before the 1960s, moreover, the federal and state governments devoted few resources to historic preservation, leaving the field to municipal government and, largely, individual effort. Since the late 1960s that situation has changed. The post-World War Two flights to suburbia and commencement of the interstate highway construction program seriously undermined the nation's historic fabric and resources. A developing sense of historical consciousness and the hard economic realities of inner city decline, among other factors, inspired the development of a national historic preservation program that after three decades embraces thousands of local governments, neighborhood organizations, preservation groups, businessmen, and private citizens.

In every community where buildings, structures, or historic sites and objects have survived the passage of years preservation of a kind has occurred. We usually associated the term "historic preservation," however, with an organized effort to identify, evaluate, and protect buildings and sites that possess cultural or aesthetic value. The survey of historic buildings undertaken in Winter Garden in 1994 and an accompanying National Register nomination proposal constitute an essential step in a rational program to preserve the community's significant cultural resources.

An initial step in preserving historic buildings in the community came in 1979 when the Central Florida Chapter of the National Railway Historical Society, with the assistance of the Chamber of Commerce, undertook the rehabilitation of the former Tavares and Gulf Railroad Depot. The willingness of those organizations and the many volunteers whom participated in the project revealed a devotion to recognizing and protecting the community's architectural legacy.

In recent years, business leaders, public officials, and concerned citizens took two additional steps to develop an organized program of preservation. Formation of a Main Street Winter Garden program provided an organization designed to revive the city's historic downtown area as a vital center of culture and commerce. This program is tied to the National Main Street Center and the Florida Main Street program and offers a proven framework to accomplish the rehabilitation of a district that is critical to restoring a major component of the town's economic, political, and social life.

The Winter Garden Heritage Foundation was organized to formulate private support for revitalizing the historic community. This non-profit organization is collaborating with the city to construct a Rails-to-Trails path along the abandoned rail line through the city's center. It has applied for federal grant assistance to reconstruct sidewalks, purchase new street lamps, and rehabilitate historic commercial buildings. The Foundation has also looked into obtaining grants to rehabilitate the Edgewater Hotel and has sponsored a search for investors in a rehabilitation project.

Those two organizations, with the support and financial assistance of the Winter Garden city government, in 1993 applied for a historic preservation grant from the Florida Division of Historical Resources to conduct a survey of historic buildings. Because of the obvious existence of a historic district in the downtown area and the need to employ the federal tax incentive program as a stimulus to redevelopment, the grant proposal included a National Register component. The Florida Historic Preservation Review Council recommended the application for funding in 1994. The survey began in August of the same year. In December the City of Winter Garden and the Division of Historical Resources accepted the survey files, report, and National Register proposal. Formal state and federal review of the nomination will be made in 1995.

CRITERIA

All surveys conducted in association with the Division of Historical Resources, Florida Department of State, employ the criteria for listing of historic properties in the National Register of Historic Places as a basis for site evaluations. In this way, the survey results can be used as an authoritative data bank for those agencies required to comply with both state and federal preservation regulations. The criteria are worded in a subjective manner in order to provide for the diversity of resources in the United States. The following is taken from criteria published by United States Department of the Interior to evaluate properties for inclusion in the National Register.

Criteria for Evaluation

The quality of significance in American history, architecture, archaeology, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, and association, and:

- A) that are associated with events that have made a significant contribution to broad patterns of our history;
- B) that are associated with the lives of persons significant in the past;
- C) that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction;
- D) that have yielded, or may be likely to yield, information important in pre-history or history.

Certain properties shall not ordinarily be considered for inclusion in the National Register. They include cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past fifty years. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- A) a religious property deriving primary significance from architectural or artistic distinction or historical importance;
- B) a building or structure from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event;
- C) a birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his productive life;
- D) a cemetery that derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events;
- E) a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived;

F) a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historical significance; or

G) a property achieving significance within the past fifty years if it is of exceptional importance.

The Division of Historical Resources employs the same criteria in a less restrictive manner for selecting properties to be placed in the Florida Site File (FSF), a repository located at the R.A. Gray Building in Tallahassee. This allows for the recording of properties of local significance that could not be included in the National Register. It should be pointed out that the FSF is not a state historic register, but an archive that holds thousands of documents intended for use as a planning tool and a central repository containing archival data on the physical remains of Florida's history. Each FSF form represents a permanent record of a historical resource.

The survey team recorded all buildings in Winter Garden that appeared to be at least fifty years old. Documents used in estimating the age of buildings included Sanborn Company maps of Winter Garden published in 1950. Also used in estimating building age was architectural evidence, which is based on comparisons of design and construction of known models and examples of historic buildings. After receiving professional training in history, architecture, or preservation and having surveyed thousands of historic buildings, the survey team's combined experience extends throughout the Florida peninsula and panhandle. Historic Property Associates, Inc., has previously conducted historic resource surveys in Altamonte Springs, Apopka, Kissimmee, Maitland, and Orlando, and consequently was well-acquainted with the typical historic resources of the region and the available source materials held by various public and private repositories in the area.

Building integrity was evaluated on the basis of criteria established by the National Register. Deterioration, extensive modifications, the use of incompatible exterior sidings or windows, and porch enclosures are typical alterations that cause a building to lose its integrity. The condition of the buildings surveyed was also evaluated according to standards established by the National Register. The year 1945 was chosen as the cut-off date for the survey for several reasons. First, it satisfies the fifty-year criteria used by the National Register. Secondly, it allowed for the inclusion of all significant historic properties located within Winter Garden. Lastly, the survey includes all buildings in the community associated with the entire World War II-era, providing a cohesive framework for assessing buildings developed during that period.

METHODOLOGY

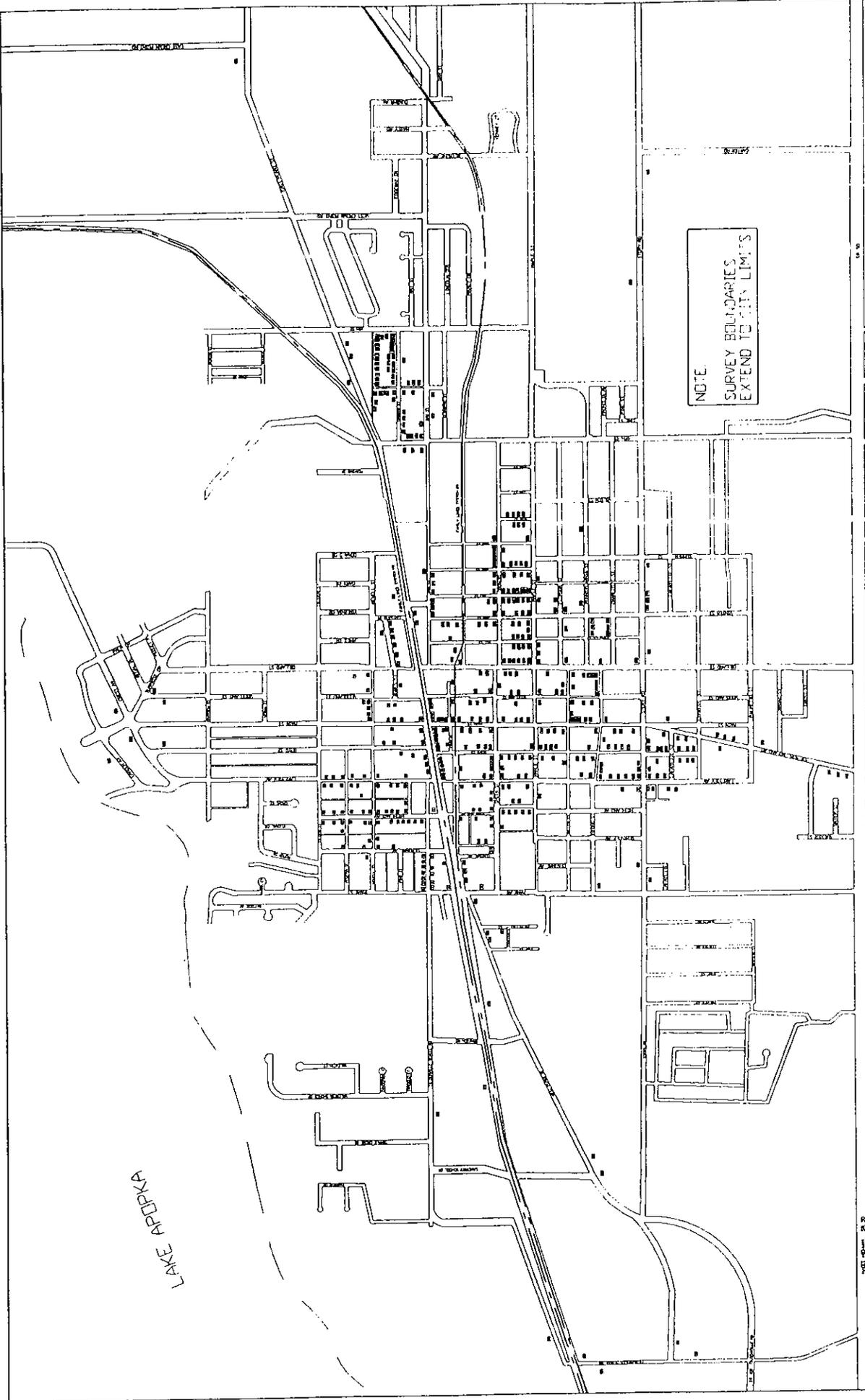
This project consisted of an effort to locate, identify and document the historic buildings and other above-ground historic resources in the City of Winter Garden. There are several methodologies for survey. One approach is the thematic survey, which identifies all historic properties of a specific type, such as a survey of courthouses in Florida. A more common survey is the geographic type, which results in a comprehensive recording of all significant themes and associated properties within established geographic boundaries, such as a subdivision or a city limit. The goal of this survey was to identify and evaluate the significance of the standing structures in the corporate limits of the city.

Initially the survey team conducted research to determine the periods of development and people significant in the history of Winter Garden and to identify previously recorded historic buildings. Some twenty buildings were previously surveyed in the commercial district as part of a Florida Department of Transportation study. We also investigated historic subdivisions. Copies of Sanborn Company maps were acquired and general histories of the community, including Shofner's *History of Apopka and Northwest Orange County* (1982) and Blackman's *History of Orange County* (1927), were consulted. Having conducted surveys of Altamonte Springs, Apopka and northwest Orange County, Kissimmee, Maitland, and Orlando, and having prepared National Register of Historic Places proposals for historic districts and individual buildings in several of those communities, the consultants were familiar with the historic resources of the broader region and its periods of development.

The survey team began the field survey by examining 1950 Sanborn Company maps that illustrated standing structures at that time. They plotted the location of those on property appraiser maps supplied by Main Street Winter Garden. Architectural data was recorded in the field and a photograph was taken of each building. The integrity of each building was evaluated on the basis of guidelines established by the National Register and the Florida Site File (FSF). Following the field survey, FSF forms were prepared with a D-base III program. In addition to architectural data, each building was assigned a style, address, legal description, and present and original use. The condition of each building, a subjective evaluation, was assessed on the basis of a visual inspection of structural integrity, roof surfacing, exterior wall fabric, porches, window treatments, foundation, and the general appearance of the building. A total of 510 properties were recorded during the survey.

The survey team then drafted a verbal description of each building. They considered architectural significance, theme and period of significance and they made an evaluation of the significance of the historic buildings, individually and as a composite group. The building locations were plotted on a base map that was drawn with the use of a computer assisted program. This permitted the consultants to evaluate concentrations of buildings for the purpose of determining potential district outlines.

Historical data was obtained from Sanborn Company maps and from documents at the Winter Garden City Hall, Orange County Historical Museum, and Orange County Courthouse. Extensive use was made of newspapers and city directories held at the Orange County Public Library in Orlando. Interviews were conducted with knowledgeable Winter Garden residents. Following the analysis and evaluation, a report and National Register proposals were prepared. Appendixes of this report includes the addresses of buildings recorded in previous surveys and, of course, those recorded in the present survey.



LAKE APPLA

NOTE:
SURVEY BOUNDARIES
EXTEND TO CITY LIMITS

LOCATION OF BUILDINGS SURVEYED IN WINTER GARDEN

0 400 800
SCALE IN FEET



PREPARED BY
HISTORIC PROPERTY ASSOCIATES, INC., NOVEMBER 1994

NOV 1994

HISTORICAL DEVELOPMENT OF WINTER GARDEN

Introduction

Winter Garden, initially settled in the 1850s, began to grow significantly after the arrival of the railroad in the 1880s. Early settlement consisted of scattered farms and homesteads along the south shore of Lake Apopka. The local economy depended largely on citrus and vegetable production. By the turn of the century a small commercial district had emerged along Plant Street and residential neighborhoods began to appear. More than a thousand inhabitants lived in Winter Garden at the end of World War One, the beginning of an era of enthusiastic growth throughout Florida. Commercial and residential construction surged, fueled by a real estate boom and expansion into new subdivisions. Florida's economy collapsed in the mid-1920s, though continuing demand for Winter Garden's citrus products moderated the effects of the ensuing depression. The town's population actually rose by 30 percent in the 1930s, slightly exceeding 3,000 inhabitants in 1940. At the close of the historic period in 1945, Winter Garden contained more than five hundred buildings, which constituted an important part of Florida's rich architectural heritage and a cultural legacy worthy of preservation.

Colonial Periods (1513-1820)

Winter Garden occupies a late role in the history of Florida. European discovery of the peninsula was made by Ponce de Leon, who came ashore on the northeast coast in 1513. Hernando de Soto and a large band of Spanish soldiers landed somewhere in the vicinity of Tampa Bay in 1540 and made their way northward through the Florida peninsula into the southeastern region of the continent. Pedro Menendez de Aviles led the first successful colonization attempt, founding St. Augustine in 1565. The contact that followed between aboriginals and Europeans eventually resulted in the decimation of the native population through disease and warfare. The Spanish Crown, which failed to settle permanently any part of Florida except St. Augustine, surrendered Florida to Great Britain in 1763. Under British rule, which lasted a mere twenty years, Florida experienced more development than in the previous two centuries of Spanish domination. Even then, nothing of significance occurred in the region of Lake Apopka. Most land grants issued by the English government were located along coastal or riverine areas of northeast Florida. Great Britain returned Florida to Spain in 1784 at the close of the American Revolution. Upon departure of the British, Florida's population again declined. Spain encouraged immigration through grants of land, which it extended even to Americans. None were claimed in the vicinity of Winter Garden.¹

The new and expansionist government of the United States looked upon the vast and largely undeveloped Florida peninsula under Spanish dominion as a land of problem and opportunity. Land speculators lobbied in Washington for its acquisition. The Spanish colony provided a haven for runaway slaves and Seminole Indians, who often clashed with settlers in Georgia and Alabama. East Florida, from the Suwanee River to the Atlantic Ocean, provided a setting for contraband trade and slave smuggling, both of which contravened federal law. Due to its strategic geographic location, Spanish Florida also constituted a threat to national security as a potential base for a hostile power, particularly England. When it became clear in the early nineteenth century that Spain no longer could control events in the peninsula, the United States moved to acquire the colony. The instrument of transfer, the Adams-Onis Treaty, was signed in 1819, but diplomatic delays postponed the transfer of power until 1821.²

Territorial, Statehood, Civil War and Reconstruction Periods (1821-1889)

The United States Territory of Florida was established in 1821 and Andrew Jackson named provisional governor. Jackson divided the peninsula into two counties, Escambia and St. Johns. Settlers and land speculators

began to flow into the peninsula, although the absence of adequate roads hindered immigration. The first census counted 5,077 inhabitants in East Florida, leading to the creation in 1824 of Mosquito County, a large area that included present-day Orange County.³

At the time, the region around Lake Apopka remained much as it had for the past two hundred years, relatively unsettled, containing only a handful of frontiersmen and Seminole Indians. Although parts of Florida experienced a burst of agricultural prosperity during the 1820s, development was cut short by growing hostility between settlers and Seminoles, culminating in the Second Seminole Indian War (1835-1842). Warfare raged throughout Florida.⁴

Although the war decimated much of the peninsula, it also stimulated subsequent development. In moving and stationing troops throughout the territory, the Federal Army cleared land and constructed roads, and established military outposts, many of which remained permanent communities. At the end of the war in 1842, Congress moved to encourage settlement of Florida with passage of the Armed Occupation Act, which granted 160-acre homesteads to the heads of families who maintained five years' residence in the former battle zone. The legislation stimulated immigration and forced the creation of new counties in central and south Florida. In 1845, the same year Florida was admitted to the Union, Orange County was carved from Mosquito County to govern the area around Lake Apopka. Homesteading commenced in the 1850s. Settlers moving into the area that became Winter Garden included the Ropers, Harrells, Siglers, and Hudsons.⁵

The Civil War forced a suspension of growth for a time, disrupting the society and economy of Florida. After seceding from the Union in January 1861, the state was asked to supply the Confederacy with 5,000 troops. Many male residents abandoned their farms to join the Confederate Army. Union ships established a coastal blockade, which Confederate suppliers of timber and salt attempted to penetrate by various smuggling devices. In 1862 Union forces occupied Jacksonville, St. Augustine, and Pensacola with little opposition. By 1863, Union gunboats and steamships sailed the navigable length of the St. Johns River and contained Confederate forces at Key West, Apalachicola, and Fort Myers.⁶

Little military activity occurred in Orange County during the war, although central and south Florida provided significant resources to the Confederacy. F.A. Hendry, Louis Lanier, and Jacob Summerlin, cattle barons whose ranges extended between Orlando and Punta Rassa, were the principal suppliers of beef. South Florida assumed new importance as a source of meat for Confederate troops after the fall of Vicksburg in July 1863, when Union armies seized control of the Mississippi River valley.⁷

Most Floridians welcomed the war's end, although the economic devastation it wrought created difficulties. Subsistence agriculture, citrus production, and cattle raising remained the primary occupations of Orange County residents during the succeeding era of reconstruction. Citrus groves established in the area during the 1850s provided the primary cash crop for farmers until a hard freeze in 1868 destroyed many groves. Cattle herds, depleted during the war, were restocked. Orlando and Bartow emerged as cattle centers, while Punta Rassa and Tampa became the major points for export. The state's unsettled economy hampered measurable development until the 1880s.⁸

Early Settlement and Progressive Era Development in Winter Garden (1890-1919)

Ultimately, as with many central Florida communities, the cultivation of citrus crops and development of railroads led to the formal organization and expansion of Winter Garden. The Disston Purchase, a \$4 million land sale along the Kissimmee River in 1881, opened a vast area for settlement in the peninsula. The lure of fortune in cultivating citrus led to substantial population growth. Although the original "orange belt" of Florida extended along the Atlantic coast and St. Johns and Indian rivers during the mid-nineteenth century, citrus groves were planted during the 1880s in a "golden crescent" that extended from the upper Indian River to Tampa Bay. Orange County was intensively planted.⁹

Railroads opened new areas to settlement and promoted development in established communities. The Orange Belt Railway, organized in 1885, ran from Longwood to Oakland, a settlement west of Winter Garden, by

1886. In 1889, the Tavares and Gulf Railroad constructed an extension east from Clermont to Winter Garden. The introduction of those railroads spurred settlement in Winter Garden and along the south shore of Lake Apopka. In 1889, the *Tallahassee Floridian* noted that although there was much interest in citrus at the south end of Lake Apopka, the cultivation of winter vegetables remained the dominant agricultural activity. In 1892, a post office opened in Winter Garden and by 1896, the community counted some half-dozen dwellings, A.B. Newton's store, Methodist and Baptist churches, a saw mill, and a railroad depot. Devastating frosts in the winter of 1894-1895 killed thousands of trees, slowing growth in Winter Garden and inducing many farmers to move farther south. In 1900 Winter Garden numbered only some 100 residents, who lived in scattered dwellings dotting the landscape.¹⁰

No commercial buildings from the nineteenth century remain in Winter Garden. Nevertheless, nearly ten late nineteenth-century dwellings still stand along the community's streets and outlying areas. Located immediately south of the downtown is a small collection of houses on Smith Street, including those at 21, 37, and 218 West Smith Street, that were built about 1890. Also dating from the period is the dwelling at 131 South Main Street. Residential and commercial construction continued at a slow pace during the first decade of the twentieth century, but relatively few buildings remain from that period.

A small settlement called Tildenville began one mile west of town during the 1870s and over the following decades experienced moderate development. The area was settled by Luther F. Tilden, a native of Vermont who arrived in the area in 1875 and named the settlement. James Sadler, a South Carolinian, moved to the area in 1878. Both men developed citrus groves and vegetable farms in the area. Houses built there during the late nineteenth century include those at 1284 Brick Road and 1233 Tildenville School Road. Although no post office was organized at Tildenville, the Atlantic Coast Line and Tavares and Gulf railroads both established small depots at the settlement.¹¹

Winter Garden experienced its first period of significant growth in the second decade of the twentieth century. Development was geared to the harvesting and marketing of citrus and winter vegetables, which nearby rail lines carried to markets. In 1908 residents incorporated the Town of Winter Garden, electing A.B. Newton as mayor and G.J. Strozier, J.L. Dillard, R.R. Roper, B.T. Boyd, and L.D. Jones as aldermen. Over the following decade, a small commercial district emerged along Plant Street, the primary corridor through town. Railroad tracks divided the street, providing the town's most distinctive landscape feature. One and two-story brick buildings began to line Plant Street and residential neighborhoods grew around it. The Bank of Winter Garden was organized in 1908. In 1912, the Winter Garden Light and Water Company was organized, built an ice plant and generating station, and extended services into the town. Brick road paving began in 1915. A board of trade, electric and telephone services, newspaper, and a theater were established during the period. The town's population reached 351 in 1910.¹²

During the first decade of the twentieth century a few wood frame buildings were constructed in the commercial district, none of which remain. Most residential buildings were also wood frame. With few exceptions those dwellings were constructed south of the commercial street and include houses at 110 South Lakeview Avenue, 100 North Main Street, 304 South Main Street, 111 West Smith Street, 302 South Tremaine Avenue, and 130 South Woodland Avenue. The dwellings are associated with several early Winter Garden residents, including Green Burnett, George Dodd, G.K. Ewing, and Rufus Wright.¹³

Citrus cultivation spurred the economy. In 1910, nearly 500,000 boxes of oranges were shipped from Orange County, then the largest citrus producing region in Florida. Production levels exceeded 1 million boxes in 1920, when Orange County's share of Florida's \$20 million orange crop totaled nearly \$5 million. In response to the revitalized citrus market and to help regulate freight rates and sales of citrus, the Florida Citrus Exchange was formed in 1909. In August 1909, the Winter Garden Citrus Grower's Association was organized by L.D. Jones, G.B.W. Bray, and Robert Byrd. They also built a packing house. Jones, an organizing member of the Exchange, served as business manager and secretary between 1912 and 1916. Additional packing facilities were formed, including the Dillard Packing House and Winter Garden Orange Company.¹⁴

Winter Garden developed essentially within two large subdivisions, Miller's Addition (1907) and Fries's Survey of Winter Garden, a 1912 plat that extended between Plant, Woodland, Vining, and Park Streets. About fourteen smaller subdivisions were platted between 1910 and 1916. They included Loveless's Addition and Bray's

First Addition, both platted in 1910, J.D. McMillan's Addition (1915), and Annie Berry's Subdivision (1916). The Overstreet Company, a naval stores and crate manufacturing business organized in Orlando about 1899, created several large subdivisions in the area, including Twin City Development Company's Addition (1913) and Jones's Addition (1916). Those subdivisions provided a plan for development. Building construction accelerated about 1910.¹⁵

The construction boom of the early twentieth century attracted a number of builders to Winter Garden. By 1915 three contractors, Jasper Joiner, J.E. Parks, and John Vines, were living in the community. J.A. White & Son was an established architectural and contracting business. The Winter Garden Novelty Works, operated by Everette Clay, and Bumby Hardware Company, organized in Orlando in the nineteenth century with branches in Winter Park and Winter Garden, supplied construction materials.¹⁶

The first permanent brick buildings appeared on Plant Street in 1912, beginning with the Dillard-Boyd Building, also known as the Burch Building (12 West Plant Street). Initially, it contained a bakery and real estate company. The Winter Garden Theater opened in the building about 1913. The Lyric Theater replaced it about 1917. Apparently, construction was financed by James L. Dillard and Benjamin T. Boyd, both of whom served on the first town council. A.D. Mims, a county commissioner, operated a barbershop along the Main Street storefront in the 1920s. The space above his shop contained apartments. The Shelby Hotel, Winter Garden's first brick hotel, was constructed by Charles Humphreys about 1915 at 1 West Plant Street. The Garden City Garage, the first automobile repair shop in town, opened about 1916 at 125-133 West Plant Street under the management of A.P. Swaidmark.¹⁷

The Roper Building, constructed in 1912 at 36 West Plant Street, initially contained the McMillan Hardware Company,

AMERICA'S ARCHITECTURAL PERIODICALS

During the late nineteenth and early twentieth centuries, new styles of residential architecture appeared in part as a response to the Philadelphia Centennial celebration of 1876 and the 1893 Columbian Exposition in Chicago. New models ranged from conservative revivals of Colonial and Classical architecture to the more free-form, exotic Shingle and Queen Anne styles. Those styles were featured in a number of architectural journals and magazines, which circulated throughout America. The *American Architect and Building News*, America's premier architectural magazine, featured examples of the Queen Anne and Colonial Revival styles in the 1880s and 1890s. *Architectural Record* broadly discussed and illustrated a variety of styles. Other magazines, including *Bungalow Magazine*, helped popularize a specific style.

Between 1895 and 1940, Sears, Roebuck and Company, along with Montgomery Ward, Hodgson Company, and Aladdin Homes, helped to broadcast new styles through their ready-to-assemble house building kits. By 1910, the market was flooded with architectural plans and building kits, which closely mirrored contemporary architectural trends. Although Colonial Revival remained a popular design with those companies, other styles, such as Bungalow, Mission, Queen Anne, and Tudor Revival were also available. Between 1908 and 1925, Sears alone sold more than 30,000 houses.

The *White Pine Series of Architectural Monographs*, edited by Russell Whitehead and first published in 1915, popularized American architecture into the 1920s. Although primarily developed to encourage architects and builders to employ white pine in the design and construction of buildings, the monograph also sponsored design competitions. Hundreds of architects entered the competition, which paid cash prizes and extended awards for the design of churches, vacations homes, schools, and libraries. Circulated to architects, contractors, historians, and libraries, the journal reached 10,000 subscribers by 1925. The Colonial Revival style and early American architecture remained the focus of the monograph for much of its existence.

Some of Winter Garden's historic architecture, especially those residences that have Bungalow or Colonial Revival styling, are associated with Sears, Roebuck & Company, including the Bungalow at 118 North Highland Avenue. Although undocumented, it is plausible that other houses in the community were ordered by mail or built according to plans featured in an architectural magazine available during the early twentieth century.

From Virginia and Lee McAlester, *A Field Guide to American Houses* (New York, 1984), 268, 326; Katherine Stevenson and H. Ward Jandl, *Houses By Mail: A Guide to Houses From Sears, Roebuck and Company* (Washington, 1986), 19-35, 60; Russell Whitehead, "A Review and Forecast," *White Pine Series of Architectural Monographs* 10 (Dec. 1924), 1-16.

which was managed by M.Y. and J.D. McMillan. About 1920 the building was acquired by Joseph Bumby for use as a branch of Bumby Hardware. About 1927, the Roper brothers acquired the building. They installed the present diamond tile facade name and date plate. Apparently the company used the building as an office for Roper Brothers, Inc., a citrus development and cultivation business.¹⁸

South Main Street also became a popular commercial location. The one-story building at 49 South Main Street was built about 1912 by L.W. Tilden of Tildenville. In 1917 it contained a grocery and in the 1920s served as a bakery. Farther south, across the railroad tracks at 103 South Main Street, a diminutive building containing a butcher shop rose about 1912. The two-story building at 24-28 South Main Street was built about 1915. Initially, it housed the local telephone exchange and a meeting hall on the second story with businesses on the first. Later it contained the South Lake Apopka Supply Company. During the 1930s, it was known as the Parker Building and in the early 1940s contained the Winter Garden Hotel.¹⁹

Two new railroad depots were built. The Tavares & Gulf Railroad depot at 101 South Boyd Street was completed in 1913 at a cost of \$1,765. It replaced a station built at the same site in 1899. Closed in 1978, the depot was acquired in 1979 by the Central Florida

WINTER GARDEN'S HISTORIC AFRICAN AMERICAN COMMUNITY

Winter Garden's historic African-American settlement, located about one mile east of the downtown business district, appeared in the early twentieth century, populated by workers and their families seeking employment in the citrus industry. The relatively large area, roughly bounded by Ninth, Eleventh, Bay, and Plant streets, developed almost entirely within Loveless's Addition to Winter Garden, a large subdivision platted in 1910 by J.S. Loveless, a farmer who created other subdivisions in town. A relatively comprehensive community, the area was settled largely by farmers and laborers who worked in homes and hotels, mills, citrus groves, and vegetable fields, and for the railroads. Several professionals, including teachers and pastors, also settled in the community.

Early families include the Andersons, Atkins, Bolans, Cohens, Duncans, Dysons, Edgertons, Ells, Fields, Gaddys, Greens, Harrises, Huckelbees, Huggins, Johnsons, Kings, Lloyds, McCoys, McQueen, Murphys, Nichols, Powells, Reeds, Rogers, Turners, Walkers, Williams, and Wrights. Among the most prominent early settlers were Dock, James, and Milton Mathis who developed groves in the area. The original name of Ninth Street was Mathis Street, which was renamed in the 1930s. Other street names have changed as well, including Eleventh Street (originally East Street); Center Street (originally Second Avenue); North Street (originally First Avenue).

By World War I, nearly fifty buildings dotted the settlement, including dwellings, stores, barns, a grocery store, and a restaurant. Three churches--Bethlehem Methodist Episcopal, Macedonia Freewill Baptist, and the African Methodist Episcopal--and a social hall met some of the cultural needs of residents. Although no public buildings remain from the period, several dwellings still stand, including those at 186 North Street and 249, 272, 263, and 275 Center Street, which date between 1910 and 1917.

New buildings appeared in the settlement during the 1920s land boom, most of them small dwellings, though the number included several combination store-dwellings. Large citrus and vegetable packing houses built north of the settlement along the railroad by prominent white farmers created new jobs for black laborers. Another period of expansion occurred during the 1930s and early 1940s. By the end of World War II, nearly 150 buildings supported the community. During the period, several dense clusters of small dwellings, apparently rental units for laborers, were developed, including those at 24, 26, and 34 Center Street. Four additional buildings--two dwellings, an apartment, and a store--originally contributed to the cluster. Larger apartments were also built such as those at 74 and 82 Ninth Street, behind which were located five small Shotgun-style dwellings that no longer stand.

Demolition and fire have resulted in the loss of nearly 100 buildings in Winter Garden's historic African American community. Although several churches serve the area, none of the congregations worship in sanctuaries built by their ancestors. Dwellings are the most common historic buildings there. Only a few stores remain standing. Nevertheless, the buildings that survive offer a tangible reminder of Winter Garden's African American heritage.

Sources: Sanborn Map Company, *Fire Insurance Map of Winter Garden*, 1917, 1924, 1950; Ernest Miller, comp., *Orange County Directory* (Asheville, 1915); Plat Book D, p. 90, Orange County Courthouse.

Chapter of the National Railway Historical Society for use as a headquarters and club house. In 1918, the Atlantic Coast Line Railroad replaced its nineteenth century building with a new depot at 1 North Main Street.²⁰

Between 1910 and 1917 residential neighborhoods expanded as the population grew and demand for homes rose. Although many dwellings were vernacular in design, several display influences of the Bungalow and Colonial Revival styles. The wood frame house at 203 South Main Street was built about 1916 and is associated with J.D. and Annie Berry, early settlers and developers of Berry's Subdivision, in which the dwelling is located. One of the larger Colonial Revival style dwellings from the period, 244 North Lakeview Avenue, was also built about 1916. It served as the home of Cohen Bray, a citrus grower, and his wife, Edith, a teacher.²¹

The unusual Bungalow at 118 North Highland Avenue, one of the oldest in the community, was constructed in 1913. It bears a strong resemblance to Sears, Roebuck & Company's #165, a ready-to-assemble house kit which the company offered for sale between 1911 and 1913. Although a number of companies sold house kits in the 1890s, ready-to-assemble homes became widely popular after 1910. Between 1908 and 1925 Sears alone produced more than 30,000 homes, which were erected throughout many areas of the United States. Over a period of three decades Montgomery Ward, Hodgson Company, and Aladdin Homes also produced thousands of house kits, which ranged in price from \$500 to \$5,000 and displayed a variety of styles, including Bungalow, Colonial Revival, Classical Revival, Mission, Queen Anne, and Tudor Revival. A Bungalow-style house that appeared after the war is the dwelling at 23 East Smith Street, completed about 1919 and historically associated with Marvin Dillard, a machinist. Similar in design and construction date is the William P. Reams House at 29 East Smith Street.²²

Although subdivision activity slowed after America entered World War I, construction maintained a fairly consistent pace. In 1917, plans were drafted for a town hall (demolished) and improvements to the city's power plant and waterworks. The city water tank, rising some seventy-five feet at 115 South Boyd Street, was completed by the Chicago Bridge and Iron Works in early 1920. In 1919, First National of Winter Garden was organized and installed in a two story building at 100 West Plant Street. The same year, the Winter Garden Public School (demolished) was constructed on South Main Street.²³

The community of Tildenville also expanded during the first two decades of the twentieth century. About 1910, Luther W. Tilden, one of the sons of Luther F. Tilden, constructed the Classical Revival style mansion "Meadow Marsh" at 940 Tildenville School Road. The youngest son of Luther F. Tilden, an early Florida settler, Luther W. was born in Illinois and moved to Florida with his family in 1874. In the 1890s, after studying at Rollins College in Winter Park, he returned to Tildenville to develop groves and vegetable farms, which counted some 300 acres by 1923.²⁴

Tilden was closely associated with the formation of the Florida Citrus Exchange (FCE), Florida's oldest and largest cooperative fruit packing and marketing association. In February 1909 he accompanied a small group of Florida citrus growers to California where they investigated methods of that state's exchange, which had been formed in 1894. Following their return, they organized a six-man committee to put into motion the formal incorporation of the Florida Citrus Exchange (FCE), which was accomplished later that year. Tilden served as a director of the FCE during most of the 1910s and 1920s, and as vice-president in 1917, 1924, and 1925. In 1917 he successfully persuaded the Exchange to permit vegetable growers to use association packing houses to process and market their products.²⁵

Orange County played an important role in the formation of the FCE. The Orange Sub-exchange, serving Osceola, Orange, and Seminole counties, was organized about 1911 in Orlando to represent associations in Fullers, Geneva, Isleworth, Kissimmee, Plymouth, Orlando, Sanford, Tildenville, Windermere, Winter Garden, and Winter Park. By the early 1930s the FCE was comprised of twelve sub-exchanges and 100 packing houses valued at some \$6.2 million. Annually shipping some 20 million boxes, the FCE handled nearly seventy-five percent of the state's citrus crop and maintained warehouses and brokerages throughout the United States and all Canadian provinces. Tilden also served as a director of the Grower's Loan and Guaranty Association and the Exchange Supply Company, service organizations formed about 1916 by the FCE to offer financial and supply assistance to growers associated with the FCE.²⁶

In addition to his contributions in the FCE, Tilden served as an Orange County commissioner for thirteen years during the first two decades of the twentieth century, for many years on the local school board, and as a trustee of Rollins College in Winter Park. He constructed a packing house about 1895 astride the south side of the Tavares and Gulf Railroad tracks in Tildenville. From the building Tilden processed and shipped produce and citrus until his death in 1941. The site of the packing house, among the earliest in the area, remains marked only by foundation piers.²⁷

Tildenville emerged as a citrus center in the south Lake Apopka area about 1910, when the South Lake Apopka Citrus Grower's Association Packing House was constructed (1061 Tildenville School Road). The South Lake Apopka Exchange, part of the FCE network, was organized by Luther W. Tilden, G.R. Croft, an Oakland real estate developer, and S.B. Hull, an Oakland truck farmer. Citrus processed by the South Lake Apopka Exchange was marketed through the "Fellowship," "South Lake," and "Good Will" brands. Several outbuildings and a water tower and tank were added over the following decade. In 1928 an office was constructed at the facility and in 1930 the packing house was expanded.²⁸

The distinctive Bungalow at 865 Tildenville School Road was completed in 1919 for G.S. Hall, manager of the South Lake Apopka Exchange. A native of North Carolina, Hall arrived in Florida in 1901. For nearly a decade he moved about central Florida, working first in a crate factory in DeSoto County and then a citrus packing house in Hillsborough County. About 1908 he moved to Plymouth in northwest Orange County, where he remained until 1911, when he relocated to Tildenville to develop and manage the South Lake Apopka Association citrus packing house, serving as manager of the Exchange into the 1930s.²⁹

Florida Land Boom Development in Winter Garden (1920-1929)

In the 1920s the nation entered a period of enthusiastic economic expansion. In Florida, a land boom began almost immediately after World War I. It is difficult to exaggerate the speculative proportions of the boom. Miami and Palm Beach are generally regarded as the scenes of most frenzied activity, but few communities in the state failed to experience a fever for real estate. In early 1925 some twenty-five passenger trains arrived daily at Jacksonville, whose Chamber of Commerce also reported that 150,000 automobiles from out-of-state passed through the city that season. The Florida State Automobile Association, organized in Orlando in 1917, sponsored the development of an improved highway system. The Florida Legislature issued an open invitation to wealthy investors with approval of a constitutional amendment prohibiting income and inheritance taxes. The resulting capital influx accelerated an already well developed torrent of real estate activity.³⁰

Property values rose dramatically. In virtually every city and town new subdivisions were platted and lots sold and resold for quick profits. Orange County shared in the growth. Property assessments countywide increased from \$7.4 million in 1917 to \$35 million by 1927. Bank deposits swelled and real estate companies proliferated. In Winter Garden, the population doubled from 1,021 in 1920 to 2,023 by 1930. In 1925, when Winter Garden was re-incorporated as a city, building permits totaled \$351,800. The following year forty new houses were constructed and building permits for the year totaled nearly \$500,000. In all, nearly 300 new buildings appeared in the community during the 1920s. The City sponsored a road paving program, which resulted in some four miles of brick paved streets by 1924. In 1925, nearly 2,500 rail cars packed with citrus and vegetables were shipped from Winter Garden packing houses and depots.³¹

The downtown business district experienced significant development. The greatest activity occurred along Plant and Main streets. The building at 15 South Main, constructed about 1920, contained the post office for nearly a decade. In 1921 the Black Building was constructed at 101-121 West Plant Street. Initially, it contained apartments above and a series of stores and physician's offices on the first floor. In the 1930s the building accommodated the office of the Florida Public Service Company. Later, the post office was relocated there, remaining at the location into the 1950s.³²

Early Winter Garden pioneer George W. Bray built a hardware store, Bray's Hardware, at 126 West Plant Street in 1922. The Gem Theater (31 South Main Street), built about 1923, initially held a department store and

physician's office on the first floor and apartments on the second. In the early 1940s it was converted to for use as a theater.³³

The First Baptist Church at 125 East Plant Street was among the largest projects undertaken during the early 1920s. Organized in Ocoee in 1888, the church moved to Winter Garden in 1896 when J.L. Dillard offered the congregation a parcel and \$250 to relocate. A sanctuary was completed in 1896 and remodeled in 1909. In 1921 the congregation embarked on a building campaign. The cornerstone for the new building was laid in 1922 and the sanctuary completed and dedicated in September 1923. J.J. Baldwin designed the building and R.W. Wimbish, a Savannah, Georgia builder, supervised construction, which cost nearly \$175,000.³⁴

The Pounds Motor Company Building, 162 West Plant Street, was completed in 1926 at a cost of \$50,000. The company was established by Hoyle Pounds, a native of nearby Ocoee who moved in 1920 to Winter Garden, where he formed a Ford agency with J.D. McMillan and, later, his brother, James. In addition to selling and repairing automobiles, Pounds developed a rubber tire for tractors, which citrus growers found useful in cultivating sandy groves. The Pounds family, native Georgians, arrived in Ocoee in 1893. After completing high school, Hoyle studied mechanical engineering at the University of Florida and returned to Winter Garden in 1915 to establish the automobile business. James, an older brother, graduated from Harvard University in 1908 and worked in Boston and New York. In 1912, he moved to Philadelphia where he served as registrar of the Business Law Department of the Banks Business College. In 1923, he returned to Winter Garden to help Hoyle operate the automobile dealership.³⁵

The Edgewater Hotel (99 West Plant Street) was the largest building constructed downtown during the period. Plans for its development began in May 1923 when a consortium of local businessmen, including J.D. McMillan, H.E. Bumby, J.M. Lazenby, W.F. Cappleman, P.H. Britt, and N.A. Perry, raised \$120,000 and formed Lake Apopka Hotels, Inc. Architectural drawings were signed in March 1924 and the first story built later that year. A funding shortfall delayed completion of the hotel until its formal opening in January 1927. Jerry Ahern, an Orlando contractor, supervised construction, which amounted to nearly \$300,000. Ahern constructed numerous buildings in Orange and Seminole counties during the 1920s, including the Fidelity Title & Loan Company and San Juan Hotel in Orlando, Tinker & Company Bank in Longwood, Alveres Hotel in Sanford, and the Cavanaugh, Brossier, and Holbrook residences. The hotel was initially managed by Ralph Hartman and housed a drug store, barber shop, telegraph office, and dining room, the latter managed by Florence Flanders. During the 1930s the Edgewater Hotel and accompanying Evergreen Restaurant were managed by Joseph S. Kirkland and during the 1940s by Mrs. Bea Fariss.³⁶

Between 1920 and 1926, nineteen residential subdivisions were platted in Winter Garden. Most were small developments, carved from subdivisions left vacant during earlier periods of expansion. New houses appeared in neighborhoods throughout the community, many of them crafted in the Bungalow style, the most popular local building form. The small Bungalow at 205 North Lakeview Avenue was built about 1923 for Harry Bumby, the developer of the subdivision in which the house is located and son of the central Florida hardware magnate Joseph Bumby. In 1873 Joseph moved to Orlando where he established a hardware store that became one of the largest in central Florida. In addition to two stores in Orlando, Bumby opened a store in Winter Park and Winter Garden, the latter managed by his son, Harry.³⁷

More elaborate "airplane" or "camelback" bungalows appeared in several neighborhoods. The camelback Bungalow at 215 South Main Street house was built about 1920 and is historically associated with Emil Ellis, proprietor of Ellis's Pharmacy in Winter Garden. The home of Evans Jones, similar in design to the Ellis House, was completed at 245 North Highland Avenue in 1923.³⁸

Two large residences displaying influences of the Colonial Revival style were built along South Lakeview Avenue. Each housed a member of the Pounds family, which operated Pounds Motor Company of Winter Garden. The house at 223 South Lakeview Avenue was built in 1922 for Herbert Pounds. Built in 1924 immediately to the north at 231 South Lakeview Avenue was the home of James Pounds.³⁹

Winter Garden contains a few buildings that exhibit the influence of the Prairie style. They include the residence at 230 North Highland Avenue, which was built in 1926. It is historically associated with Roy R. Roper, a farmer and politician. Roper, a native of Florida, moved with his family in 1885 to Winter Garden where his

father, Preston, became a leading stockman and citrus grower in Orange County. Roy initially worked as a fruit and vegetable wholesaler in New York and Philadelphia before returning to Winter Garden where he developed several downtown business blocks in the 1920s, supervised his father's citrus holdings, became a director of the First National Bank, and served on the town council.⁴⁰

The most ambitious residential development undertaken in the community during the 1920s was Winter Garden Shores, platted on the south shore of Lake Apopka in December 1925 by the Ramsey-Herndon Company of Orlando. The developers based the plan of the subdivision on the tenants of the City Beautiful Movement, which emerged in the first decade of the twentieth century. Curvilinear streets, a boulevard with a divided median, irregular lots, sidewalks, brick streets with concrete curbs, and public green spaces were among the elements of the City Beautiful design that were incorporated into the Winter Garden Shores plan. In addition, a dock and a white sand beach stretching some 2,000 feet along Lake Apopka were promised to buyers. In early 1926, the developers reported that six houses were under construction and offered lots for sale at \$2,250 each. The early enthusiasm waned in late 1926 as the Florida land boom collapsed. Newspapers accounts indicate that the annual Chamber of Commerce picnic was held on the shore, and that orange groves extended throughout undeveloped portions of the subdivision. The project never fulfilled the expectations of its developers or town officials and eventually failed financially. Nevertheless, several houses dating from the mid-1920s remain as part of the original development, including those at 17 West Crest Avenue, 545 Surprise Street, 540 North Woodland Street, and 541 North Boyd Street.⁴¹

The boom placed new strains on Winter Garden's public school. Built in 1919 and expanded in 1924, the relatively small facility could not accommodate a growing student population. In 1926 Luther F. Tilden gave the local school district a 17-acre site on the south shore of Lake Apopka for a new high school. The site was centrally located between Winter Garden, Tildenville, and Oakland, the latter a small community some three miles west of Winter Garden.⁴²

The Orange County Board of Public Instruction awarded the design of the school to M. Leo Elliott, a Tampa architect. A native of New York, Elliott studied architecture at Cooper's Institute and Barber's Atlier before moving in 1907 to Tampa, where he formed a partnership with Clayton Bonfoey and designed among other buildings the Centro Asturiano and Tampa City Hall. An organizer of the Florida Association of Architects and member of the American Institute of Architects, Elliott opened his own practice in 1920. Over the following decade, he designed numerous commercial, educational, public, and residential buildings, including the Harold Sebring House in Sebring, First National Bank and High School in Sarasota, LaFayette Arcade and Municipal Hospital in Tampa, Haven Hotel in Winter Haven, the Snell Arcade in St. Petersburg, and Leon County High school in Tallahassee. In September 1926, Elliott completed the plans for Lakeview High School in Winter Garden, his 914th commission. Construction began in early 1927 and was completed later that year. Named Lakeview for its prominent location overlooking Lake Apopka, the high school (presently a middle school at 1200 West Bay Street) was constructed by the Daugherty-Young Construction Company of Orlando at a cost of approximately \$140,000. The Daugherty-Young Company, organized about 1926, supervised the construction of several additional schools in Orlando, including those on Princeton and Grand avenues. Mrs. J.S. Kirton served as principal of Lakeview between 1927 and 1946. The school was expanded in 1949 with the addition of a cafeteria, followed by a gymnasium in 1951 and a science building in 1955.⁴³

Florida's speculative land bubble began to deflate in 1925. Bank deposits statewide had risen from \$180 million to \$875 million between 1922 and 1925, but began to decline in late 1925. In August 1925, the Florida East Coast Railway announced an embargo on freight shipments to south Florida, where ports and rail terminals were clogged with unused building materials. Bankers and businessmen throughout the nation began to complain about transfers of money to Florida. Newspapers suggested fraud in land sales. Large withdrawals followed in early 1926, traditional months for winter tourists and speculators. In 1926, forty Florida banks collapsed and real estate assessments declined by \$182 million between 1926 and 1928. Devastating hurricanes that hit southeast Florida in 1926 and 1928 killed thousands, providing a sad, closing chapter to the land speculation fever gone bust.⁴⁴

The effects of the real estate bust were moderated somewhat in Winter Garden by the town's agricultural economy, based on citrus and vegetable production. Building construction slowly tapered off in 1926 and 1927. Although public improvements were made, they were relatively insignificant. Then, in 1928, area groves were infested by Mediterranean fruit flies, which damaged ripening fruit and resulted in few shipments that year. Citrus growers, dealt a devastating economic blow, struggled to meet mortgage payments, withdrawing large sums from local banks. In June 1929 the Bank of Winter Garden closed. To contain the citrus crisis, guards were posted at county lines to halt shipments and some groves were quarantined. Although citrus and vegetable crops annually still were valued at \$3,000,000, poor quality fruit and quarantines hampered the local economy through 1930.⁴⁵

Great Depression and World War II Development (1929-1944)

The full brunt of the Great Depression made its impact in the early 1930s. Between 1929 and 1933, 148 Florida state and national banks collapsed, including several in Orange County. The opening of new banks during the period did little to replace lost savings or alleviate fears of further economic collapse. Deposits and investments fell and annual income per capita declined from \$510 to \$289. Approximately one out of four Floridians received some type of public relief and assistance by 1933. Nevertheless, Winter Garden's population rose moderately during the Great Depression, from 2,023 in 1930 to 2,301 in 1935, reaching 3,060 in 1940. Bumper citrus crops in the early 1930s helped sustain the economy. One of a few subdivisions platted during the period, the Mary Jean Subdivision, developed by L.F. Roper and C.D. McAllister in 1937, contained sixty small lots, most of which remained undeveloped until the 1950s.⁴⁶

Perhaps the largest building constructed in the area during the late 1920s and early years of the Great Depression was the Britt Mansion east of town at 1609 State Road 438. An expansive Classical Revival style house, it was constructed for Morgan C. Britt, a local farmer. Born in 1887 in Georgia, Britt arrived in Winter Garden in 1909 and took up agriculture, eventually owning vegetable farms, citrus groves, and a packing house, which he built about 1920 on East Plant Street. By 1923, Britt was regarded as one of Florida's largest producers of lettuce, shipping 103 rail cars of the vegetable in the 1921-1922 growing season. In 1925, to take advantage of profits available through real estate investments associated with the Florida land boom, Britt opened four residential subdivisions in Winter Garden. Elected several terms to the city commission, Britt by 1927 was cultivating some 200 acres of cucumbers, tomatoes, and lettuce and nearly 175

WINTER GARDEN'S AGRICULTURAL LABORERS

Winter Garden's agricultural economy spawned the development of several laborer quarters throughout various areas of town during the first half of the twentieth century. Known as "Pulltite Settlement," "Britt Quarters," and "Big Quarters," these sections consisted primarily of small wood frame residences built in dense concentrations. The oldest and smallest of those, Pulltite Settlement, emerged about 1915. Developed by Calvin Mott, an early settler and farmer, Pulltite was located immediately west of the downtown, bordered by Plant, Oak, Palmetto, and Maple streets. For several decades, the Mott family operated a boarding house and rented small dwellings there. The origin of the word "Pulltite" remains a mystery.

Britt Quarters, developed in the early 1940s, consisted of a relatively large area extending between Hennis Road, East Plant Street, and West Crown Point Road. Although houses existed in the area since the 1890s, a number of small dwellings were developed by M.C. Britt and G.T. Smith to house white farm and packing house laborers. Big Quarters, also developed by Britt and Smith in the early 1940s, was located east of town, in the existing African-American community that developed in the first decade of the twentieth century. Bordered by East Plant Street, Klondike Road, 12th Street, and East 9th Street, the area was developed to house African-American farm and packing house laborers. Most of the area was redeveloped with new housing in the 1970s and 1980s. Although few visible reminders of laborer quarters remain standing in Winter Garden, these sections of town played an important role housing the laborers who cultivated and harvested the cash crops that made Winter Garden a significant agricultural community.

Sources: Franklin Cappleman, Pauline Dees, Larry Grimes, Charles McMillan, Herbert Pounds, and Rod Reeves; R.L. Polk, *Orange County Directory* (Jacksonville, 1936, 1944).

acres of citrus. Flush with the success of his financial ventures during the 1920s, Britt financed the construction of the house, which was completed in 1929.⁴⁷

Another important residence built during the Great Depression is located at 220 North Highland Avenue. Completed in 1937, the house is historically associated with L. Frank Roper, an early settler and citrus grower. Roper's family moved into the area in the 1859 and he was born in Winter Garden in 1892. In 1913 Roper moved to Sanford where he established a general store. Nine years later he returned to Winter Garden to help his family expand their citrus cultivation and processing business. In 1931, he and his brothers, Bert H. and W. Fred Roper, incorporated Roper Brothers, Inc. to pack and ship citrus and vegetables. The company became associated with the Winter Garden Citrus Products Cooperative, which operated a cannery that marketed juices under the "Whole Sun," "W.G.," and "Royal Entertainer" labels. By-products of the manufacturing process, including molasses and citrus pulp, were converted into cattle feed. By the late 1930s, Roper Brothers employed some 150 people in its Winter Garden plant and offices, which were located on Dillard Street immediately south of the railroad tracks. In addition to his position as president of Roper Brothers, Frank Roper also served as president of the Diamond "R" Fertilizer Company and was a member of the Florida Citrus Commission. His brother, Bert H. Roper, lived in the house with him during the 1930s.⁴⁸

Several buildings were added to the commercial center during the 1930s, including the distinctive "split-log" American Legion Post 63 Hall at 271 West Plant Street. Completed in 1938, the building was named for Hugh T. Gregory, the only Winter Garden resident to die in combat during World War I. M.C. Britt donated the land for the project, which was financed by "selling" logs to residents. A new Winter Garden Fire Station, replacing a 1920s building, was constructed in 1938 using funding supplied by the Works Progress Administration (WPA), a New Deal "alphabet agency" created by the administration of Franklin D. Roosevelt to alleviate some of the worst effects of the Depression.⁴⁹

In the 1930s the city government employed the attraction of the south shore of Lake Apopka to attract motorists and tourists to Winter Garden. During the Great Depression the tourist industry provided many Florida communities with revenue not enjoyed by other areas of the country. The changing patterns of tourism played a significant role in that development. Tourists took to the road in increasing numbers as America's love affair with the automobile blossomed, and tourism expanded as New Deal programs with shorter work weeks and enforced vacation time came into effect, creating a larger market of middle class tourists. Tourist camps, which generally consisted of groups of buildings containing 200 to 300 square foot apartments or duplexes and an assortment of amenities, appeared along the roadsides of many major Florida highways. About 1936, the City of Winter Garden began developing a 12-acre tourist camp and municipal center out of the northernmost portion of the Winter Garden Shores Subdivision, which was left undeveloped from the 1920s. Set along the shore of Lake Apopka and containing several small citrus groves, an auditorium, boat basins and houses, dock, swimming pool, bath house, and apartments, the Winter Garden Trailer City became a popular site for tourists and vacationers. Although some of the development has been replaced with new facilities, the original business office, apartment buildings, auditorium, and recreation center can still be found along East Crest and East Garden avenues.⁵⁰

Perhaps the only significant project undertaken in the early 1940s was the construction of the First United Methodist Church at 125 North Lakeview Avenue. Organized in 1895, the church built its first sanctuary about 1910. Plans to construct a new building began in late 1926, but were thwarted by the collapse of the Florida land boom. A new minister arrived in 1938 and promoted a building campaign, resulting in the completion of the present building in 1942. George Spahn, a Winter Park architect, prepared the plans and Charles Gregory, a local builder, supervised construction, which cost approximately \$60,000.⁵¹

Winter Garden, with the rest of the nation, emerged from the Depression on the wings of a growing defense industry. In Florida, military and war-related manufacturing amounted to nearly \$1.5 billion. Annual personal income rose from \$513 in 1940 to \$1,090 in 1945. Because of its climate and geography Florida became an important location for military bases. Its population consequently rose. Although Winter Garden experienced little war-related development, Orlando, a large neighbor to the east, became an important site for training operations during the war and experienced a surge in population. Subdivision development resumed in Winter Garden in January 1945. By 1949 eight new subdivisions were platted and many new residences appeared.⁵²

Development From the Late 1940s to the Present (1945-1994)

The physical development of Florida cities, which stalled during World War II, resumed with renewed vigor in the late-1940s and 1950s as the state entered another period of growth. Many veterans who served at military bases in Florida during the war returned at its close to seek permanent residence. Following state trends of development and population, Winter Garden experienced growth in new subdivisions and expanding residential neighborhoods. With the citrus industry continuing to drive the economy and the community insulated from the main highways of travel, the population between 1960 and 1980 rose only from 5,513 to 6,789.⁵³

The post-World War II experience of Winter Garden is similar to that of virtually every American City: an increasing number of automobiles, an expanding highway system, suburban sprawl, the gradual erosion of the central commercial district, and new development. Following World War II, many Florida communities with major highways extending through them experienced significant new development, which often resulted in the removal of entire blocks of older buildings. The extension of State Road 50 several miles south of Winter Garden's commercial district has helped to protect the downtown from redevelopment. The appearance of new franchise restaurants and other businesses along South Dillard Street and State Road 50, however, has opened a new economic sector that competes with merchants in the historic downtown.

Demolition and alteration of historic buildings have played significant roles in the loss of the community's architectural heritage. Since 1950, nearly 250 historic buildings have been lost in Winter Garden. Some of those losses are attributable to fire, but most are the result of demolition. Although many were simple wood-frame dwellings with little architectural merit, others deserved a better fate. Notable losses include the Winter Garden Public School and large residences along South Lakeview Avenue and South Main Street. Several older commercial buildings have either fallen victim to the wrecking ball or have been remodeled to the extent that they no longer retain their original appearance. Insensitive alteration and demolition of historic buildings and continue to threaten Winter Garden's architectural heritage.⁵⁴

Sensitive to the loss of historic resources throughout the state the Florida Legislature passed the Growth Management Act in 1985, which strengthened a 1972 law that aided communities in their struggle to keep pace with growth and to help document, recognize, and preserve historic resources. Communities throughout Orange County and central Florida, aware of their cultural heritage, are taking steps to preserve what remains of their architectural heritage. Between 1986 and 1993, the neighboring communities of Altamonte Springs, Apopka, Kissimmee, Longwood, Maitland, and Orlando commissioned surveys of their cultural resources. Listings of individual properties and districts in the National Register of Historic Places in Apopka, Kissimmee, and Orlando resulted from those surveys. That listing providing recognition and limited protection to the historic buildings located in those districts. It also extends tax credits to the owners of income-producing buildings who restore their properties under federal guidelines. Recognizing the significance of the community's historic resources, the City of Winter Garden and the Florida Department of State's Division of Historical Resources have funded this survey and National Register activity. Their action constitutes an important first step in preserving the city's historic buildings.

NOTES

¹Michael Gannon, *Cross in the Sand: The Early Catholic Church in Florida* (Gainesville, 1965), 20-85; Helen Tanner, *Zespedes in East Florida, 1784-1790* (Coral Gables, 1963), 13-36; Works Progress Administration, *Spanish Land Grants in Florida*, 5 vols. (Tallahassee, 1940); Charlton Tebeau, *A History of Florida* (Coral Gables, 1971), 75-77; Wilbur Siebert, *Loyalists in East Florida*, 2 vols. (DeLand, 1929).

²Junius Dovell, *Florida: Historic, Dramatic, Contemporary*, 4 vols. (New York, 1952), 1: 169-170.

³Tebeau, *Florida*, 134; Thomas Graham, *The Awakening of St. Augustine* (St. Augustine, 1978), 36-39; Works Progress Administration, "Creation of Counties in Florida, 1820-1936," Tallahassee, 1936.

⁴John Mahon, *History of the Second Seminole Indian War, 1835-1842* (Gainesville, 1967), 28, 47, 59.

⁵Mahon, *Seminole Indian War*, 39, 157-58, 207, 219, 226, 257, 309-26; William Blackman, *History of Orange County, Florida* (Orlando, 1927), 27, 202; Canter Brown, Jr., *Florida's Peace River Frontier* (Orlando, 1991), 70-77, 118-119; Works Progress Administration, "Creation of Florida Counties, 1820 to 1936."

⁶John Johns, *Florida During the Civil War* (Gainesville, 1964); Tebeau, *Florida*, 199-220; Works Progress Administration, "Creation of Counties in Florida, 1820-1936"; William Thorndale and William Dollarhide, *Map Guide to the U.S. Federal Censuses, 1790-1920* (Baltimore, 1987), 72.

⁷Jerrell Shofner, *Nor Is It Over Yet: Florida in the Era of Reconstruction, 1863-1877* (Gainesville, 1974), 136; Brown, *Peace River*, 155-69; Canter Brown, "Tampa's James McKay and the Frustration of Confederate Cattle-Supply Operations in South Florida," *Florida Historical Quarterly* 70 (April 1992), 409-33.

⁸Shofner, *Reconstruction*, 17-18, 134-36, 262.

⁹Charlton Tebeau, *A History of Florida* (Coral Gables, 1971), 278-81; Jerrell Shofner, *History of Apopka and Northwest Orange County* (Apopka, 1982), 90; Blackman, *Orange County*, 28, 205-211.

¹⁰George Pettengill, "The Story of the Florida Railroads, 1821-1903," *Railway and Locomotive Historical Society* 86 (June 1951), 87-88, 128; Tebeau, *Florida*, 278-81; Shofner, *Apopka*, 90; Alford Bradbury and E. Story Hallock, *A Chronology of Florida Post Offices* (Vero Beach, 1962), 90; Blackman, *Orange County*, 28, 205-211; Rowland Rerick, *Memoirs of Florida*, 2 vols. (Atlanta, 1902), 1: 265-69.

¹¹Blackman, *Orange County*, 23-24, 74, 107-108, 155, 159, 211-212; Sanborn Map Company, *Fire Insurance Map of Winter Garden*, 1924.

¹²Blackman, *Orange County*, 74, 211; Sanborn Map Company, *Fire Insurance Map of Winter Garden, Orange County, Florida* (New York, 1917); Bureau of the Census, Thirteenth Census, 1910, *Population* (Washington, 1913), 308; Winter Garden City Commission Minutes, August 6, 1913, August 8, 1915; Ernest Miller, comp. *Orange County Directory* (Asheville, 1915), 259-264; Record of Incorporation, Book 2, p. 72, Orange County Courthouse, Orlando, Florida.

¹³Map Book E, p. 16, "Fries Survey of Winter Garden," Orange County Courthouse; Miller, *1915 Orange County Directory*, 260; Miller, *1921 Orange County Directory*, 306.

¹⁴Record of Incorporation, Book 3, p. 4-8, Orange County Courthouse; Blackman, *Orange County*, 74, 107-108, 155, 159, 211; Sanborn Map Company, *Fire Insurance Map of Winter Garden*, 1917; Miller, *1915 Orange County Directory*, 259-264; Bureau of the Census, Thirteenth Census, 1910, *Agriculture* (Washington, 1913), 309; Bureau of the Census, Fourteenth Census, 1920, *Agriculture* (Washington, 1921), 379; J.T. Hopkins, *Fifty Years of Citrus* (Gainesville, 1960), 18, 22, 24,.

¹⁵Plat Book D, p. 32, 90, 96, Plat Book E, p. 16, 26, Plat Book F, 110, 129, Orange County Courthouse; Blackman, *Orange County*, 4.

¹⁶Miller, *1915 Orange County Directory*, 260; Blackman, *Orange County*, 82-83; *Winter Garden Times*, September 4, 1913; Sanborn Map Company, *Fire Insurance Map of Winter Garden*, 1917, 1924.

¹⁷Sanborn Map Company, *Fire Insurance Map of Winter Garden*, 1917, 1924; Miller, *1915 Orange County Directory*, 260-262; R.L. Polk, *Orange County Directory* (Jacksonville, 1936, p. 749); Blackman, *Orange County*, 211; *Winter Garden Times*, September 4, 1913; J.J. Chicone, Sr. and J. Chicone, Jr., informants, 1994; Miller, *1915 Orange County Directory*, 261, 263; Miller, *1921 Orange County Directory*, 307.

¹⁸Sanborn Map Company, *Fire Insurance Map of Winter Garden*, 1917, 1924; Miller, *1915 Orange County Directory*, 262; Polk, *1936 Orange County Directory*, 749; Blackman, *Orange County*, 191; Incorporation Records, Book 6, p. 354, Orange County Courthouse.

¹⁹Sanborn Map Company, *Fire Insurance Map of Winter Garden*, 1917, 1924; Polk, *1936 Orange County Directory*, 748; R.L. Polk, *Orange County Directory* (Jacksonville, 1941), 688; Plat Book E., p. 16, "Fries Survey of Winter Garden," Orange County Courthouse.

²⁰*Orlando Sentinel*, September 28, 1981; *Winter Garden Times*, May 19, 1983; Sanborn Map Company, *Fire Insurance Map of Winter Garden*, 1917, 1924.

²¹Sanborn Map Company, *Fire Insurance Map of Winter Garden*, 1917, 1924; Plat Book E, p. 16, "Fries Survey of Winter Garden," Plat Book F, p. 129, "Berry's Subdivision," Orange County Courthouse, Orlando, Florida; Polk, *1936 Orange County Directory*, 740, 742, 749; Polk, *1941 Orange County Directory*, 679.

²²Katherine Stevenson and H. Ward Jandl, *Houses By Mail: A Guide to Houses From Sears, Roebuck & Company* (Washington, 1986), 19-35, 60; Sanborn Map Company, *Fire Insurance Map of Winter Garden*, 1917; Plat Book E, p. 16, "Fries Survey of Winter Garden," Plat Book F, p. 129, "Berry's Subdivision," Orange County Courthouse; Polk, *1936 Orange County Directory*, 740, 742, 749; Polk, *1941 Orange County Directory*, 1941, 679.

²³Sanborn Map Company, *Fire Insurance Map of Winter Garden*, 1917, 1924; Winter Garden City Commission Minutes, April 11, 1917, July 17, 1919, April 23, 1920.

²⁴Harry Cutler, *History of Florida* 3 vols., (Chicago, 1923), 2: 230.

²⁵Sanborn Map Company, *Fire Insurance Map of Winter Garden*, 1924, 1950; Record of Incorporation, Book 3, p. 126, Orange County Courthouse; Blackman, *Orange County*, 159; James Hopkins, *Fifty Years of Citrus, The Florida Citrus Exchange: 1909-1959* (Gainesville, 1960), 4, 8, 13, 16, 19, 29, 30-32, 65, 75, 76, 84.

²⁶*Tampa Daily Times*, August 27, 1932; Record of Incorporation, Book 3, p. 126, Orange County Courthouse; Blackman, *Orange County*, 159; Hopkins, *Florida Citrus Exchange*, 4, 8, 13, 16, 19, 29, 30-32, 87, 95; C.H. Walker, comp., *Annual Report of the Florida Citrus Exchange* (Tampa, 1943), 24-25.

²⁷Sanborn Map Company, *Fire Insurance Map of Winter Garden*, 1924, 1950; Blackman, *Orange County*, 159; Cutler, *Florida*, 2: 230; L.W. Tilden probate, # 6730, Clerk of Courts, Probate Division, Orange County.

²⁸Sanborn Map Company, *Fire Insurance Map of Winter Garden*, 1924, 1950; Record of Incorporation, Book 3, p. 126, Orange County Courthouse; Blackman, *Orange County*, 159; Hopkins, *Florida Citrus Exchange*, 4, 8, 13, 16, 19, 29, 30-32, 87, 95.

²⁹Cutler, *Florida*, 2: 218-219.

³⁰Harry Cutler, *History of Florida* 3 vols. (Chicago, 1923), 1: 433; Tebeau, *Florida*, 378-92.

³¹*Orlando Morning Sentinel*, January 7, 11, 1926, January 2, 1927; Florida Department of State, *Florida, An Advancing State, 1907-1927* (Tallahassee, 1928), 104; Bureau of the Census, Fifteenth Census, 1930, *Population* (Washington, 1931), 209; Sanborn Map Company, *Fire Insurance Map of Winter Garden*, 1917, 1924.

³²Sanborn Map Company, *Fire Insurance Map of Winter Garden*, 1924, 1950; Polk, *1936 Orange County Directory*, 743, 752.

³³Sanborn Map Company, *Fire Insurance Map of Winter Garden*, 1924, 1950; J.J. Chicone, Sr. and J. Chicone, Jr., informants, 1994; Miller, *1915 Orange County Directory*, 263; Polk, *1936 Orange County Directory*, 740.

³⁴E.J. Daniels and Ray Stevens, eds., *Golden Jubilee: 1888-1938; History of the First Baptist Church of Winter Garden* (Winter Garden, 1938), 3-8; *Orlando Morning Sentinel*, February 17, September 20, 26, 1926; Sanborn Map Company, *Fire Insurance Map of Winter Garden*, 1917, 1924; Polk, *1936 Orange County Directory*, 752.

³⁵Blackman, *Orange County*, 143-144; Sanborn Map Company, *Fire Insurance Map of Winter Garden*, 1924; R.L. Polk, *Orange County Directory* (Jacksonville, 1928), 684.

³⁶Sanborn Map Company, *Fire Insurance Map of Winter Garden*, 1917, 1924; *Orlando Morning Sentinel*, January 7, February 17, 1926, January 2, 1927; Polk, *1936 Orange County Directory*, 743, Polk, *1941 Orange County Directory*, 681; Pauline Dees, Franklin Cappleman, Charles McMillan, Larry Grimes, Rod Reeves, and Herbert Pounds, informants, 1994.

³⁷Sanborn Map Company, *Fire Insurance Map of Winter Garden*, 1917, 1924; Polk, *1936 Orange County Directory*, 740, Polk, *1941 Orange County Directory*, 679; Blackman, *Orange County*, 82-83.

³⁸Sanborn Map Company, *Fire Insurance Map of Winter Garden*, 1917, 1924; Polk, *1936 Orange County Directory*, 743, 745; Polk, *1941 Orange County Directory*, 683.

³⁹Sanborn Map Company, *Fire Insurance Map of Winter Garden*, 1917, 1924, 1950; Polk, *1928 Orange County Directory*, 684; Polk, *1936 Orange County Directory*, 742; Polk, *1941 Orange County Directory*, 684; Blackman, *Orange County*, 143-144.

⁴⁰Sanborn Map Company, *Fire Insurance Map of Winter Garden*, 1917, 1924; Polk, *1936 Orange County Directory*, 749; Polk, *1941 Orange County Directory*, 686; Blackman, *Orange County*, 191-192.

⁴¹*Orlando Morning Sentinel*, January 6, 11, September 26, 1926; Plat Book M, p. 76, Orange County Courthouse.

⁴²Blackman, *Orange County*, 211; *Orlando Morning Sentinel*, January 5, 1927.

⁴³*Orlando Morning Sentinel*, January 5, 1927; M. Leo Elliott, "Lakeview High School, Winter Garden, FL," commission # 914, September 21, 1926, School Services, Orange County School Board; Karl Grismer, *Tampa* (St. Petersburg, 1950), 384.

⁴⁴Tebeau, *Florida*, 385-88.

⁴⁵Winter Garden City Commission Minutes, June 5, July 23, 1929; Hopkins, *Fifty Years of Citrus*, 95-116; Orange County Chamber of Commerce, *Winter Garden, Orange County, Florida* (Orlando, c. 1930), 2.

⁴⁶Tebeau, *Florida*, 394-401; W.T. Cash, *The Story of Florida*, 4 vols. (New York, 1938), 2:885; Bureau of the Census, Seventeenth Census, 1950, *Population* (Washington, 1952); Plat Book Q, p. 61, Orange County Courthouse; Hopkins, *Fifty Years of Citrus*, 117-155.

⁴⁷Sanborn Map Company, *Fire Insurance Map of Winter Garden*, 1924, 1950; Polk, *1941 Orange County Directory*, 286; Blackman, *Orange County*, 151; Plat Book K, p. 145, Plat Book L, p. 76, 143, 145, Orange County Courthouse; Cutler, *Florida*, 2: 214-215; Dovell, *Florida*, 3: 65-66.

⁴⁸Sanborn Map Company, *Fire Insurance Map of Winter Garden* (New York, 1917, 1924, 1950); R.L. Polk, *Orange County Directory* (Jacksonville, 1936, p. 749, 1941, p. 685); Junius Dovell, *Florida: Historic, Dramatic, Contemporary* 4 vols. (New York, 1952), 4: 610-611.

⁴⁹Sanborn Map Company, *Fire Insurance Map of Winter Garden*, 1924, 1950; Winter Garden City Commission Minutes, August 26, September 9, 1925, January 13, 1926, July 26, September 13, December 13, 1937, January 10, May 23, 1938, November 13, 1939.

⁵⁰Gary Mormino, "Broad sides and Roadsides: A History of Florida Tourism," Unpub. mss., University of South Florida, 1982, 1-12; "Winter Garden on Lake Apopka Has Beautiful Trailer City," *Orange Echoes* 16 (1939), 3; Winter Garden City Commission Minutes, December 28, 1936, October 25, 1937, March 11, 1940.

⁵¹*Orlando Morning Sentinel*, September 20, 28, 1926; Mrs. Franklin Cappleman, informant, 1994; Sanborn Map Company, *Fire Insurance Map of Winter Garden*, 1924, 1950.

⁵²Tebeau, *Florida*, 416-19; Mary Allen, *Origin of Names of Army and Air Corps Posts, Camps, and Stations in World War II in Florida* (Unpub. mss., Goldsboro, n.d.), 5-6; Allen Morris, *Florida Handbook* (Tallahassee, 1949), 250.

⁵³Bureau of the Census, Seventeenth Census, 1950, *Population*, 10-13; Allen Morris, *Florida Handbook* (Tallahassee, 1985), 558.

⁵⁴Sanborn Map Company, *Fire Insurance Map of Winter Garden*, 1950. The survey team, which walked the streets of Winter Garden recording historic resources, later made a tally of buildings that were depicted on the 1950 Sanborn map, but no longer extant.

HISTORIC ARCHITECTURAL RESOURCES OF WINTER GARDEN

Introduction

The following narrative describes the historic architectural resources of Winter Garden. This section includes (1) an analysis of the survey findings; (2) descriptions of the historic architectural styles found in Winter Garden; and (3) a determination of the significance of the architecture in the community. The Appendix to this report contains an inventory of addresses, styles, construction dates, and original and present uses.

Physical Appearance of Winter Garden

Winter Garden, a relatively small community of some 11,000 residents, is located on the south shore of Lake Apopka in west Orange County, some twelve miles west of downtown Orlando. The corporate limits, measuring some twenty square miles, form an irregular shape, due to the curving shoreline of Lake Apopka and annexations over the past several decades. State Road 438, locally known as Plant Avenue, serves as the east/west corridor through the downtown. Dillard Street, also designated as State Road 535, provides north-to-south access. State Road 50 and the Florida's Sunshine State Parkway Turnpike extend east-to-west several miles south of the historic downtown, a primary reason for the well-preserved nature of Winter Garden's historic buildings. Several small lakes, including Beulah, Black, Roper, Reaves, and Tilden, dot the landscape south of the Turnpike. Presently, there are no buildings in Winter Garden listed in the National Register of Historic Places.

The historic architectural resources of Winter Garden comprise an important component of the total building stock within the city. The community's historic buildings, consisting of the historic downtown, surrounding residential neighborhoods, and outlying buildings, are a product of the late nineteenth and early twentieth centuries. The community retains much of its historic character and ambiance. The design of the buildings and the materials used in their construction are consistent with contemporary national and statewide architectural trends. Although a majority of buildings exhibit vernacular styles from the wood frame, masonry, and industrial traditions, a number of formal architectural styles are apparent.

During the survey, 510 buildings were recorded. A few commercial buildings were previously surveyed in a Florida Department of Transportation project. The historic downtown, measuring approximately four blocks long by two blocks wide, is located approximately three-quarters of a mile south of the shore of Lake Apopka. Two sets of railroad tracks extend through the downtown. The first set divides Plant Street, creating a wide boulevard through the downtown. That boulevard constitutes the community's most distinctive landscape feature. The second set, which also extends east-to-west, is located one block south of Plant Street. The downtown grew around those sets of tracks. Residential neighborhoods formed to the south and north of the downtown and scattered dwellings to the east and west. A historic African-American neighborhood remains east of town. One mile west of town lies Tildenville, a small rural community built around the South Lake Apopka Citrus Grower's Association packing house.

Winter Garden developed in a conventional orthogonal grid system of rectangular blocks, largely within two large subdivisions--Miller's Plat of Winter Garden (1907) and Fries Survey of Winter Garden (1912). Although the town contains a central business district with surrounding neighborhoods, it nevertheless developed organically; that is, with no formal plan. A small subdivision to the north, Winter Garden Shores, displays curvilinear roads and green spaces, one of the few areas that breaks from the consistent pattern of development. Although a few early settlers built homes and planted citrus groves in proximity to Lake Apopka, little evidence of nineteenth century settlement remains in the area. With few exceptions, the historic buildings in Winter Garden date between 1915 and 1940.

The historic development of the area spans from about 1890, the date of the oldest remaining buildings, through 1945. The latter date was selected because it served as a cut-off date that satisfies the fifty-year guideline

established by the U.S. Department of Interior for evaluating historic resources. World War II marks a significant break in architectural styles, building materials, and construction techniques. The use of concrete block, metal windows, aluminum and vinyl sidings, and other building materials not generally associated with historic architecture became pervasive during the post-war period in residential and commercial construction. Due in large part to the increasing expense of building materials in general, post-war buildings were constructed in simpler forms and lacked the elaborate architectural detailing that was often applied to earlier buildings.

The most common architectural styles include Bungalow, Frame Vernacular, and Masonry Vernacular. Occasional examples of the Classical Revival, Colonial Revival, Gothic Revival, Mediterranean Revival, Mission, Prairie, and Tudor Revival styles contribute to the unusual character of the town, giving it a distinctive sense of place.

The terrain, although relatively flat throughout the area, slopes gently toward Lake Apopka. Vegetation in the form of magnolia, pine, palm, and especially oak trees offer shade and add to the natural attractiveness of the area. Oak trees, which were planted during civic improvement programs in the historic period, form a canopy over a number of streets. Although most roads are surfaced with asphalt, stretches of various streets in older residential neighborhoods remain paved with brick.

Periods of Construction

The period of historical significance for Winter Garden, 1890-1944, is divided into three eras, which serve to provide a context for assessing the community's historic architectural resources (Table 1). The first era, defined by the years 1890 to 1919, is associated with the introduction of rail service into the community, the development of citrus and vegetable farms, the devastating freezes of the mid-1890s, a revitalized economy during the first two decades of the twentieth century, and World War I. During the period, the commercial district emerged and expanded, and surrounding residential neighborhoods formed. As revealed in Table 1, 89 buildings, 17 percent of the total surveyed, date from that early period. Although several buildings date between 1890 and 1910, most date from the World War I era.

The second era of historic development extends between 1920 to 1928, covering the time of the Florida land boom. During the 1920s Winter Garden reflected a pattern of development that was evident statewide: growing numbers of new subdivisions, expanding construction, and speculative land deals. Most of the historic buildings in Winter Garden date from this period of development. The boom is represented by 234 buildings, 46 percent of the total number recorded.

A third period of historic development extends from 1929 to 1944, covering the Great Depression and most of World War II. A significant amount of development occurred in Winter Garden during the period, primarily because of the citrus and vegetable industries. Representing 25 percent of the total, 129 buildings remain from that era. With few exceptions, those buildings date from the latter half of the decade and many are small frame dwellings of little architectural merit. A small number of buildings constructed following World War II were recorded during the survey.

PERIOD	NO.	%
LATE 19TH CENTURY AND PROGRESSIVE ERA, c. 1890-1919	89	17
FLORIDA LAND BOOM, 1920-1943	234	46
DEPRESSION AND WWII, 1929-1945	129	25
POST-WWII, 1946-1950	58	12
TOTAL	510	100

Functions and Uses of Buildings Surveyed

FUNCTION	ORIGINAL		PRESENT	
	NO.	%	NO.	%
RESIDENCE	435	85	426	83
COMMERCE	64	12	74	14.5
RELIGION	4	1	4	1
DEPOT	2	0.5	0	---
GOVERNMENT	2	0.5	2	0.5
SOCIAL	2	0.5	3	0.5
EDUCATION	1	0.5	1	0.5
TOTAL	510	100	510	100

As depicted in Table 2, a majority (435, or 88 percent) of the buildings included in the survey were originally built for residential use. Most of them were constructed as private residences, with a small number of apartments and duplexes included in the total. Commerce was the next most common use applied to historic buildings. Depot, education, government, meeting hall, and religion functions account for an important cluster of buildings, but a relatively insignificant percentage of historic functions in the community.

Integrity of function is an important consideration for determining the significance of a historic property. A building that retains its original function is more likely to meet the requirements for listing in the National Register of Historic Places than one that has been altered to a different use. As Table 2 indicates, there has been little change over time to the original historic functions of the buildings surveyed.

Although some change of function has occurred over time, most of the changes are appropriate to the resource, such as the former Tavares & Gulf Depot serving as a meeting hall for the National Railway Historical Society, the former fire station housing a commercial enterprise, and the Britt House serving as a realty office. In conclusion, little significant change to the original functions of Winter Garden's historic buildings has occurred. Instead, demolition and fire account for some of the greatest changes in the community. Since 1950, nearly 250 buildings have been destroyed by fire and demolition.

Condition of Buildings Surveyed

A building that is in good condition is more apt to be given consideration for listing in the National Register of Historic Places than a building in fair or deteriorated condition. Winter Garden's historic building stock was found to possess a significant degree of integrity. Of the sites surveyed, 374 buildings, or 73 percent of the total, were recorded as being in either excellent or good condition (Table 3). One-hundred-twenty-five buildings were listed as fair and eleven as deteriorated.

CONDITION	NO.	%
EXCELLENT	16	3
GOOD	358	70
FAIR	125	25
DETERIORATED	11	2
TOTAL	510	100

Historic Architecture in Winter Garden

The historic buildings of Winter Garden represent an important group of resources that contribute to the community's character and ambiance. Exhibiting a number of construction types and architectural styles, those buildings, with few exceptions, were designed and constructed by lay builders who drew upon traditional building techniques and contemporary stylistic preferences for their inspiration. The primary consideration was given to providing functional spaces for the owners. Decorative features, although of secondary importance, were often applied liberally. A few buildings exhibit elaborate woodwork and intricate architectural detailing and were designed by professionally trained architects.

The styles on which the builders of Winter Garden based their designs were popular throughout the United States. After the Civil War architectural pattern books promoting various residential designs were made available to a wide audience. That trend, combined with the mass production of architectural building components and improved means for their transportation, made it possible for a builder in Maine to construct nearly the same house as a builder in California.

As Table 4 indicates, a majority of the historic buildings (63%) in the area exhibit no formal styling, that is they are "vernacular" in their appearance and do not conform to any of the styles commonly assigned to buildings by architectural historians. Vernacular buildings are divided into three categories--Frame, Masonry, and Industrial--each of which are explained in the following narrative.

The Bungalow style is the most common formal style found in Winter Garden. Other formal styles, representing approximately 7 percent of the total, include Collegiate Gothic, Colonial Revival, Classical Revival, Gothic Revival, Mediterranean Revival, Minimal Traditional, Mission, Prairie, Shotgun, and Tudor Revival.

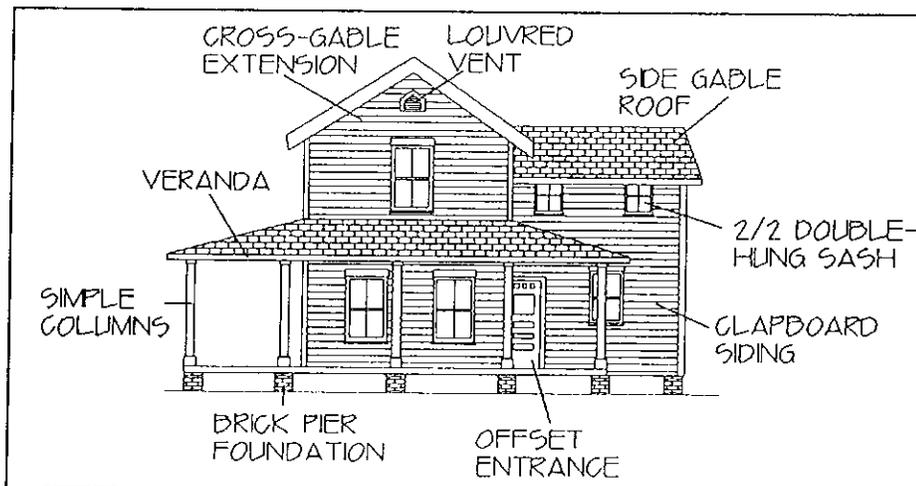
Frame Vernacular

Frame Vernacular construction accounts for 221 buildings (44 percent) in Winter Garden. Frame Vernacular, the prevalent style of residential architecture in Florida, refers to the common wood frame construction technique employed by lay or self-taught builders. The Industrial Revolution permitted standardization of building materials and parts, which exerted a pervasive influence over vernacular house design. Popular magazines helped to disseminate information about architectural trends throughout the country. The railroad provided affordable and efficient transportation for manufactured building materials. Ultimately, individual builders had access to a myriad of finish architectural products from which to create their own designs.

In Winter Garden, like elsewhere in Florida, Frame Vernacular buildings are typically one or two stories in height, with a balloon frame structural system built of pine. They have a regular plan and are mounted on masonry

piers, most often made of bricks. Plans are usually rectangular, though L-shaped plans were often used to maximize cross-ventilation. Early versions often have gable or hip roofs steeply-pitched to accommodate an attic. Horizontal wood weatherboard, drop siding, and wood shingles are common exterior wall fabrics. Often employed as original roof surfacing materials, wood or pressed metal shingles have

ARCHITCTURAL STYLES OF BUILDINGS		
STYLE	NO.	%
FRAME VERNACULAR	221	44.5
BUNGALOW	153	30
MASONRY VERNACULAR	96	18
COLONIAL REVIVAL	9	1.5
SHOTGUN	7	1
INDUSTRIAL VERNACULAR	6	1
MEDITERRANEAN REVIVAL	5	1
CLASSICAL REVIVAL	3	0.5
PRAIRIE	3	0.5
GOTHIC REVIVAL	2	0.5
MINIMAL TRADITIONAL	2	0.5
TUDOR REVIVAL	2	0.5
MISSION	1	0.5
TOTAL	510	100



nearly always been replaced by composition shingles in a variety of shapes and colors. The facade is often placed on the gable end, making the height of the facade greater than its width. Porches are also a common feature and include one- and two-story end porches or verandas. Windows are generally double-hung sash with multi-pane glazing. Decoration, generally limited to ornamental woodwork, includes a variety of patterned shingles, turned porch columns and balustrades, and knee braces and exposed rafter ends under the eaves.

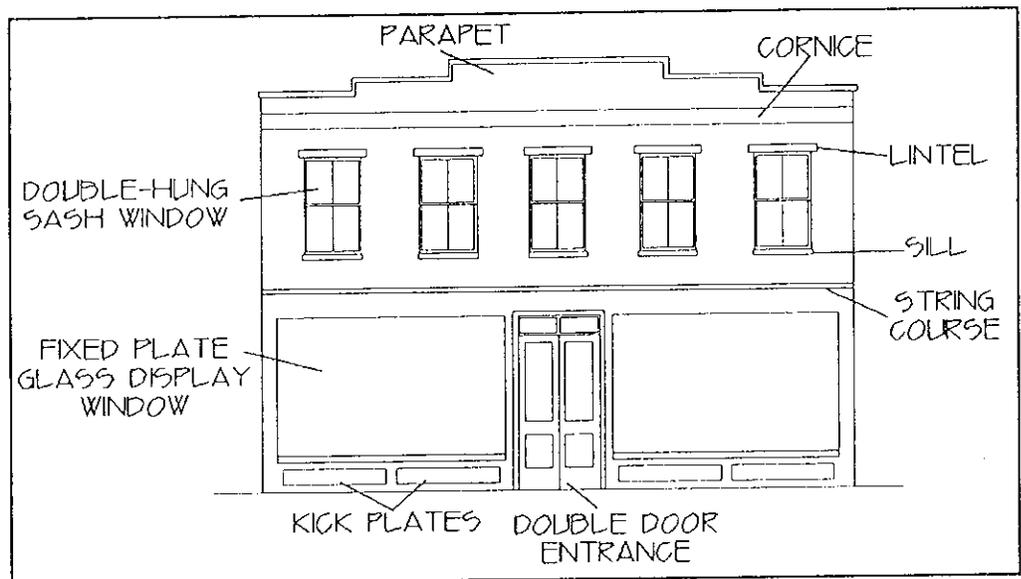
A variety of Winter Garden's dwellings and buildings display Frame Vernacular construction. Built about 1905, the two-story Frame Vernacular residential building located at 302 South Tremaine Avenue features a hip roof pierced by a brick chimney, partially enclosed tiered veranda, clapboard exterior wall fabric, and 3/1- and 1/1-light double-hung sash windows. Another early twentieth century example of the style is located at 304 South Main Street. Also built about 1905, the house displays a steeply-pitched gable roof surfaced with 3-V crimp metal panels, drop siding exterior wall fabric, and metal sash windows.

A later example of the style, built about 1919 and found at 124 South Highland Avenue, displays a hip roof surfaced with 3-V crimp panels, exposed rafter ends, enclosed tiered end porch, asbestos shingle exterior wall fabric, and 2/2- and 2/1-light double-hung sash windows. Another good example of Frame Vernacular construction is the house at 131 South Main Street. Built about 1890, its architectural features include a gable roof surfaced with 3-V crimp metal panels, exposed rafter ends, wood drop siding exterior wall fabric, and 2/2-light double-hung sash windows.

The American Legion Hall at 217 West Plant Street offers an unusual example of Frame Vernacular construction. The building contains a gable roof with pressed metal shingle surfacing, entrance porch with a pair of paneled wood doors, distinctive "split-log" exterior wall fabric, and 4/1-light double-hung sash windows.

Masonry Vernacular

The term "Masonry Vernacular," which accounts for ninety-six buildings in the survey area, applies to masonry buildings that display no formal style of architecture, and is defined as the common masonry construction technique of lay or self-taught builders. In the 18th century, vernacular designs were local in nature, transmitted by word of mouth or by demonstration, and relying heavily upon native building materials.



In the early 19th century, Masonry Vernacular commercial buildings emerged as a distinct building type, due largely to the rapid growth of commerce and manufacturing associated with the Industrial Revolution. During the period mass manufacturers exerted a pervasive influence over vernacular building design. Trade and architectural journals and popular magazines, which featured standardized manufactured building components, flooded building and consumer markets and helped to make construction trends universal throughout the country. The railroad aided the process by providing cheap and efficient transportation for manufactured building materials. Ultimately, the individual builder had access to a myriad of finished architectural products from which to create his own designs.

Masonry Vernacular is more commonly associated with commercial buildings than with residential architecture where wood frame houses dominate. The name applies to large range of buildings from relatively small one-story stores and shops to four-story buildings that contain a variety of uses, including apartments and public meeting halls in the upper stories. Elaborate late nineteenth century models often displayed heavily accented cornices, window hoods, and iron-framed storefronts. Oriels or bays protruded from corners or wall surfaces. Some examples featured the rough-faced cast concrete block popularized by Henry Hobson Richardson in his Romanesque buildings of the late 19th century. In Florida, most early 20th century models were brick, and typically exhibited a symmetrical facade, brick corbeled cornice, stylized panels, belt courses, and storefronts with paneled wood doors, wood kick panels, plate glass, and transoms. Commercial vernacular designs of the 1920s were often 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 Modernistic styles influenced vernacular design, and reinforced concrete construction techniques became more frequently used to produce a variety of forms. Following World War II, concrete block construction became a popular masonry building material.

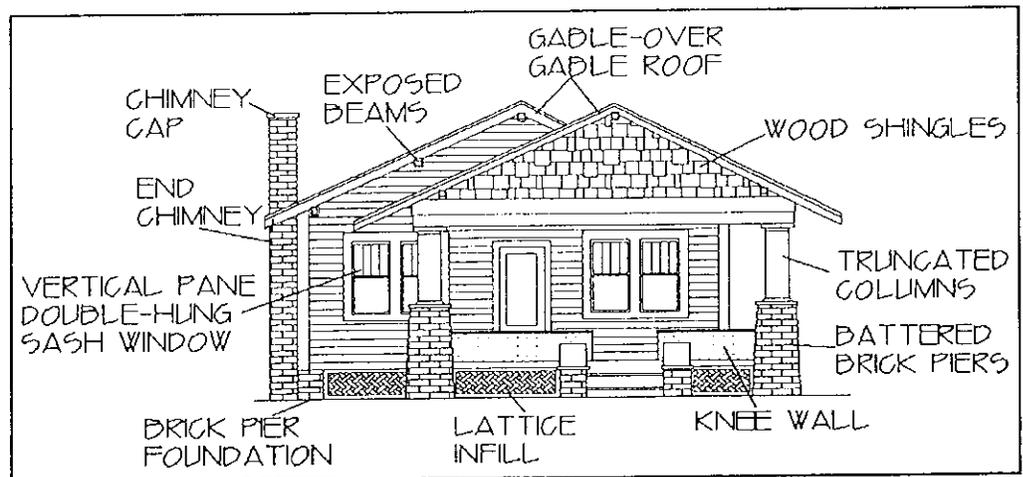
The Roper Brothers Building at 36 West Plant Street is a good example of Masonry Vernacular commercial construction. Its architectural features include a flat roof with flat parapet and corbeled cornice, brick exterior wall fabric, a tile panel containing the inscription "Roper Building, 1927", lighted transom, canopy, and fixed window store front.

The Black Building at 101-121 West Plant Street is a good example of a two-story Masonry Vernacular commercial building. Architectural features include stepped and curvilinear parapets with tile and terra cotta cartouches, dropped cornice with supporting brackets and ceramic barrel tile surfacing, brick exterior wall fabric, 6/1-light double-hung sash windows with 3-light transoms, oblique corner entrance, canopy with supporting cables and escutcheon plates, and first-story storefronts.

The Edgewater Hotel, a three-story Masonry Vernacular commercial building at 99 West Plant Street, displays flat, stepped, and curvilinear parapets, brick exterior wall fabric, and storefronts. Although the original dropped cornice has been removed and the windows boarded over, the building appears to retain much of its original architectural integrity.

Bungalow Style

The Bungalow style accounts for 153 buildings (30 percent) of those recorded in Winter Garden. The term "Bungalow" is derived from the Bengali Bangla, a low house with porches developed by the British in the Far East during the nineteenth century. One observer remarked that the building



was, "a purely utilitarian contrivance developed under hard and limited conditions." While the origin the Bungalow and some of its design features were Bengalese, many of its details were of Oriental inspiration. Japanese construction techniques, exhibited at the California Exposition of 1894, placed emphasis on an extensive display of structural members and the interplay of angles and planes, which became integral parts of Bungalow design. In the United States, Gustav Stickley, a craftsman who later gained a national reputation, established in 1901 *The Craftsman*, a monthly journal through which he stressed the importance of constructing Bungalows in

harmony with the immediate surroundings and employing low broad proportions with minimal ornamentation. Stickley believed that the character of a Bungalow should be, "so natural and unaffected that it seems to sink into and blend with any landscape." He urged the use of local materials in Bungalow construction and that they be, "planned and built to meet simple needs in ... the most direct way."

In contrast to Stickley's Bungalow philosophy, some early models were large residences designed by trained architects for use as either seasonal homes on the New England coast or year-round homes in California. One of the important architectural firms of expansive Bungalows, Charles Greene and Henry Greene received commissions for a number of large Bungalows in California, including the Gamble House (1908) and the Irwin House (1909). By 1910, the building market had become flooded with catalogs of plans for inexpensive designs. Among others, Sears, Roebuck and Company made available by 1916 Bungalow kits that contained standardized materials, which also helped to subvert Stickley's emphasis on local designs and materials. *Bungalow Magazine*, another early twentieth-century architectural journal, featured house plans and articles about economical use of space, interior decoration, and landscaping. Residences in those magazines were duplicated across the United States and reinforced humbler aspects of the Bungalow, which eclipsed the earlier grand versions. In Florida the Bungalow emerged as a popular residential design about 1910. One of the most common formal residential designs in the state during the Florida land boom of the 1920s, the style retained its popularity into the 1930s.

The most prominent characteristic of the style is its lack of height. With rare exceptions the Bungalow is a one or one-and-one-half-story building with a shallow-pitch roof. "Camelbacks" or "airplanes," terms used to describe a second story often found on more elaborate examples, typically display a gable roof and linear form, and create more living space and additional natural interior lighting. Although side-facing and front-facing gable roofs were common design features, some elaborate models display a complex roof structure. The typical Bungalow has two rooms across the main facade, emphasizing horizontality at the expense of height. The porch, an integral part of a Bungalow, generally complements the main block. Masonry piers on which the porch rests are continued above the sill line and serve as part of the porch balustrade. The piers are surmounted by short wood columns upon which sit porch roofing members. The choice of exterior sheathing materials vary from log, wood shingle and drop siding, stucco, and stone veneers. Fenestration is consciously asymmetrical, although small windows typically flank the chimney. Double-hung sash windows frequently appear in groups of two or three, with upper sashes divided into several vertical panes. Other features include dormers, carved rafter ends, knee braces.

A wide variety of Bungalows dot Winter Garden's neighborhoods. Those dwellings display a variety of heights, forms, and materials, including irregular footprints, front-facing, side-facing, and gable-on-hip roofs, bays, airplanes and camelbacks, dormers, clapboard, beaded board, weatherboard, wood shingle, and drop siding exterior wall fabrics, and various window treatments and glazings. Most of the following examples were constructed between 1915 and 1925, and exhibit a wide range of craftsmanship.

Several small, well-preserved examples remain in neighborhoods surrounding the downtown. The one-story house at 42 East Smith Street expresses Bungalow styling through its gable roof, exposed rafter ends, brick chimneys, gable bay, entrance porch with square wood columns resting on brick piers, wood drop siding exterior wall fabric, and 4/1-light double-hung sash windows. Another small example is located at 128 North Highland Avenue. Its Bungalow styling is expressed by a gable roof, shed dormer, knee braces in the gable ends, end porch with square wood columns and brick piers, clapboard exterior wall fabric, and 1/1-light double-hung sash windows. A third example, located at 130 North Lakeview Avenue, features a staggered gable roof appearance, brick chimney, extended purlins, wood shingle and weatherboard exterior wall fabrics, and 1/1-light double-hung sash windows. The Bungalow at 216 North Lakeview Avenue contains a gable roof surfaced with press metal shingles, knee braces in the gable ends, entrance porch with truncated wood columns resting on brick piers, weatherboard exterior wall fabric, and 8-light casement and 1/1-light double-hung sash windows. A 20-light fixed transom highlights the windows on the front facade.

The Bungalow at 118 North Highland Avenue displays classical influences. It bears a strong resemblance to one of Sears, Roebuck & Company's ready-to-assemble houses, Number 165, which was available between 1911 and 1913. The house has a gable roof surfaced with 3-V crimp surfacing, leaded glass hopper windows in the

front-facing gable end, and an end porch integrated under the primary roof with a pent eave and round columns. Wood shingles and drop siding serve as the exterior wall fabrics and 1/1-light double-hung sash windows provide natural interior lighting.

The house at 29 East Smith Street expresses Bungalow styling in a gable roof surfaced with pressed metal shingles, shed dormer, corbeled brick chimney, knee braces in the gable ends, veranda with square wood posts resting on buff and red brick piers, wood drop siding exterior wall fabric, and 3/1-light double-hung sash windows. Immediately to the east and nearly a carbon copy of the aforementioned example is the residence at 23 East Smith Street. Its Bungalow styling is expressed by a gable roof with stepped eaves and knee braces, shed dormer, brick chimneys, veranda with buff and red brick piers, wood shingle and drop siding exterior wall fabrics, and 4-light hopper and 3/1-light double-hung sash windows.

A few larger examples are scattered throughout the community. One of the largest and most elaborate examples of the style is located at 104 North Lakeview Avenue. Its Bungalow styling is expressed by a flared gable roof surfaced with pressed metal shingles, shed dormer with staggered purlins, exposed rafter ends, veranda integrated under the primary roof, wood shingle and drop siding exterior wall fabrics, and 9/1-light double-hung sash windows.

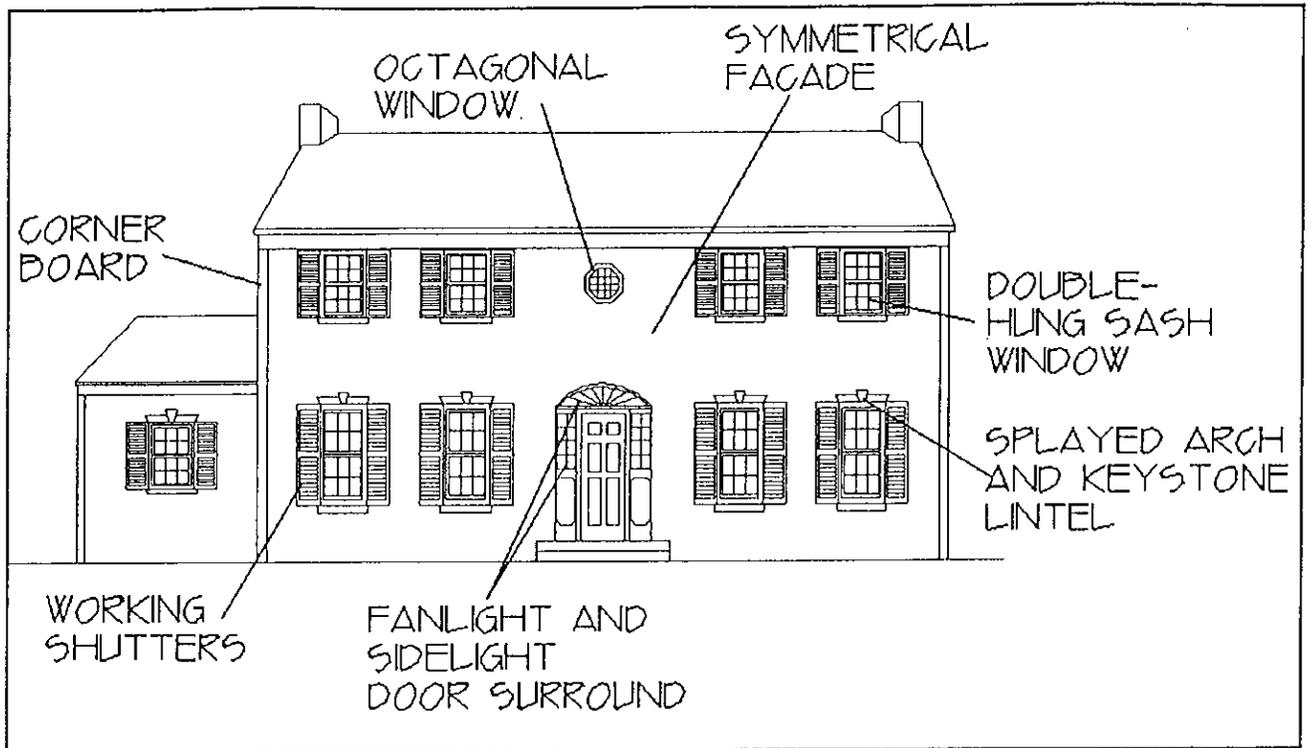
Bungalows with airplanes or camelbacks include the two-story masonry residential building at 215 South Main Street, which has a hip roof with exposed rafter ends, hip camelback, corbeled brick chimney, end porch with a gable roof supported by brick piers, brick and wood drop siding exterior wall fabrics, and 6/1-light double-hung sash and 3-light casement windows. Another camelback example is located at 245 North Highland Avenue. Its Bungalow styling is expressed by a hip roof pierced by a brick chimney, camelback with a hip roof, end porch with tapered square wood columns resting on brick piers, exposed rafter ends, stucco exterior wall fabric, and 4/1-light double-hung sash windows.

Colonial Revival Style

Colonial Revival was among the dominant styles of American residential architecture during the first half of the twentieth century. The popularity of the style was eclipsed by the Bungalow and Mediterranean Revival styles in many Florida communities. Winter Garden contains nine examples of the style. The term "Colonial Revival" refers to a rebirth of interest in the early English and Dutch houses of the Atlantic Seaboard. Revivals of the Georgian and Adam styles were the backbone of the movement, which also drew upon Post-medieval English and Dutch Colonial architecture for references.

The Colonial Revival style was introduced at the Philadelphia Centennial Exposition of 1876, which sparked renewed interest in the architecture of the colonial period. Many of the buildings designed for the Exposition were based on historically significant colonial designs. Publicity about the exposition accompanied efforts by national organizations to preserve Old South Church in Boston and Mount Vernon. Later, a series of articles focusing on eighteenth-century American architecture appeared in the *American Architect* and *Harpers*, helping to make the style popular across the country. The typical Colonial Revival house in Florida is an eclectic mixture of several colonial designs rather than a direct copy of a single style. The style emerged in the state in the late 1880s. Early examples often embody elements drawn from Craftsman and Bungalow influences, including dormers, exposed rafter ends, and large end or veranda porches. The Prairie style, typically in the form of the American Foursquare plan, and Dutch Colonial designs, notable for expansive gambrel roofs, also influenced the style. Some identifying characteristics of Colonial Revival architecture include a two-story symmetrical facade with gable, hip, or gambrel roofs; an accentuated door, normally with a fanlight pediment, or crown and pilaster surrounds; verandas or simple entry porches supported by columns; and paired double-hung sash windows.

Nine buildings, all of them residential, display influences of the Colonial Revival style. The oldest example in the community, built about 1916, is located at 244 North Lakeview Avenue. Its Colonial Revival styling is expressed by a hip roof punctuated by a triangular dormer and brick chimney, a pair of one-story square bays, veranda with a hip roof supported by round columns, weatherboard exterior wall fabric, and 1/1-light double-hung sash windows.

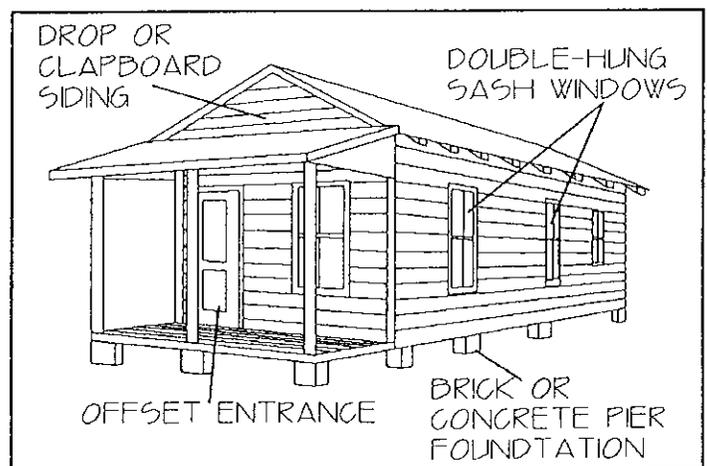


Examples of the style from the 1920s include the house at 231 South Lakeview Avenue, built in 1922 and displaying a hip roof surfaced with pressed metal shingles and pierced by a corbeled brick chimney and a hip dormer, a veranda with a hip roof supported by brick columns and knee walls, one-story hip extension, stucco exterior wall fabric, and 1/1-light double-hung sash windows.

Immediately to the north lies another good example of the style. Located at 223 South Lakeview Avenue, the house expresses Colonial Revival styling by a hip roof surfaced with pressed metal shingles and pierced by a corbeled brick chimney, a porch with a hip roof supported by square wood columns resting on rusticated block piers and knee walls, one-story extension, clapboard exterior wall fabric, and 3/1-light double-hung sash windows.

Shotgun Style

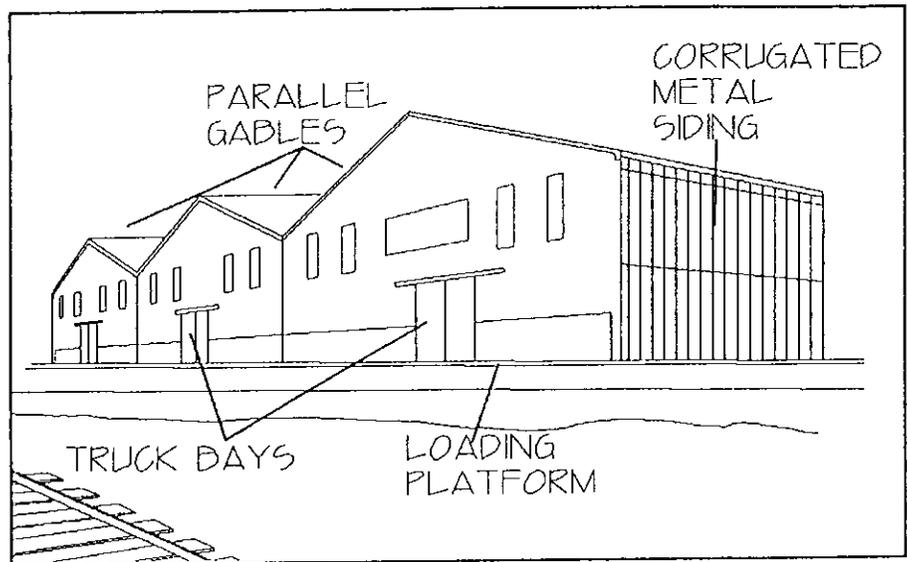
The Shotgun house is a narrow dwelling with a wood balloon frame and a steeply-pitched front-facing gable roof. From 1880 through 1930, this one-room architectural form dominated many low-income Florida neighborhoods because it accommodated narrow urban lots. Associated mostly with African Americans, the Shotgun design has been traced by historians to Haiti, the West Indies, and finally to Africa. The Shotgun came to New Orleans by way of those places and gained popularity with black freedmen across the South. Most Shotgun residences are simple folk houses, although some have elaborate detailing. Predominantly clad in clapboard or wood drop siding, the facade typically consists of an end porch with a shed overhang protecting a simple entrance and a single



double-hung sash window. Embellishment usually includes decorative wood shingles in the gable end and porch column brackets. Buildings displaying the influences of the Shotgun style in Winter Garden are concentrated in the historic African-American community and are located at 113 and 203 Center Street, 108 and 214 North Street, and 181, 124, and 128 Tenth Street.

Industrial Vernacular Style

The term, "Industrial Vernacular," characterizes buildings and structures built for explicit commercial and industrial applications across the United States. No single building type exists in a greater profusion of scales, styles, shapes, materials, and other variables than industrial structures. The most prevalent type of industrial building is the nonspecific factory of one or more stories. Steel and wood framing or poured reinforced concrete were employed when resources permitted and strength was desired. Generally, steel



framing was used in industrial buildings by the late-nineteenth century because I-beams could support far more weight than traditional wood beams. Steel also required less foundation support than wood-framed buildings. Steel framed building construction came relatively late to the South, however, because of high transportation costs. It was not used in Florida with any frequency until after the turn of the century.

Industrial buildings were typically designed by factory owners until the mid-nineteenth century, when architects and specialty firms emerged that designed and pre-manufactured industrial buildings. Industrial buildings served many purposes in Florida. The fertilizer and citrus industries regularly produced and processed products from within large Industrial Vernacular buildings, which often rose three-stories and contained packing and sorting areas for the citrus industry and mixing stations and storage rooms in the fertilizer industry.

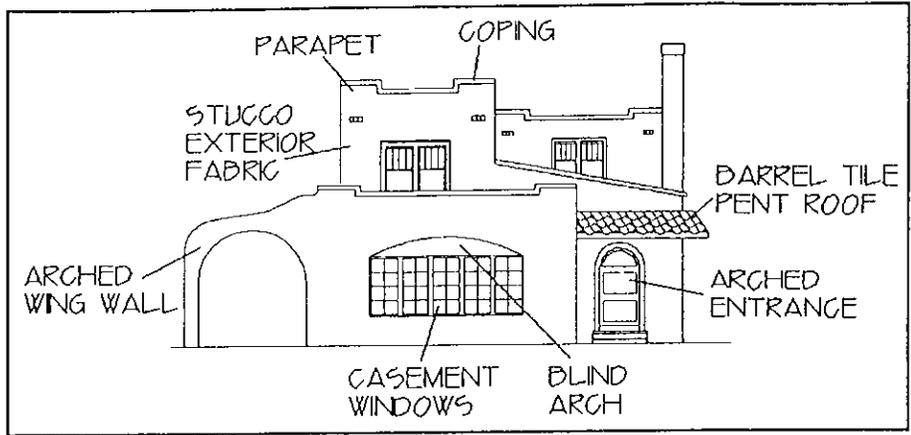
Winter Garden contains six buildings constructed in the Industrial Vernacular tradition. Most are either citrus packing houses or related to the agriculture industry. They include the buildings at 115 South Boyd Street, 100 and 119 South Lakeview Avenue, 605 and 971 East Plant Street, and 20 South Second Street.

Mediterranean Revival Style

Five buildings in Winter Garden embody Mediterranean Revival styling, which is an eclectic design containing architectural elements with Spanish or Mid-eastern precedents. Found in those states that have a Spanish colonial heritage, Mediterranean Revival broadly defines the Mission, Moorish, Spanish Eclectic, and Turkish revival styles, which became popular in the Southwest and Florida early in the twentieth century. The Mediterranean style attracted national attention in 1915 in an architectural exhibit at the Panama-California Exposition in San Diego. The exhibit prominently featured the rich Spanish architectural variety of South America. Encouraged by the publicity afforded the exposition, architects began to look directly to the Mediterranean basin, where they found still more interesting building traditions.

Mediterranean Revival buildings in Florida display considerable Spanish influence. The style was popular during the 1920s and its use continued after the collapse of the boom and in the 1930s. It was adapted for a variety

of building types ranging from grandiose tourist hotels to two-room residences to public buildings. Hollow-tile construction was typically reserved for use on large, elaborate examples, with wood framing and stucco-on-lathe being the more common construction technique. The popularity of the style became widespread, and many commercial and residential buildings underwent renovation in the

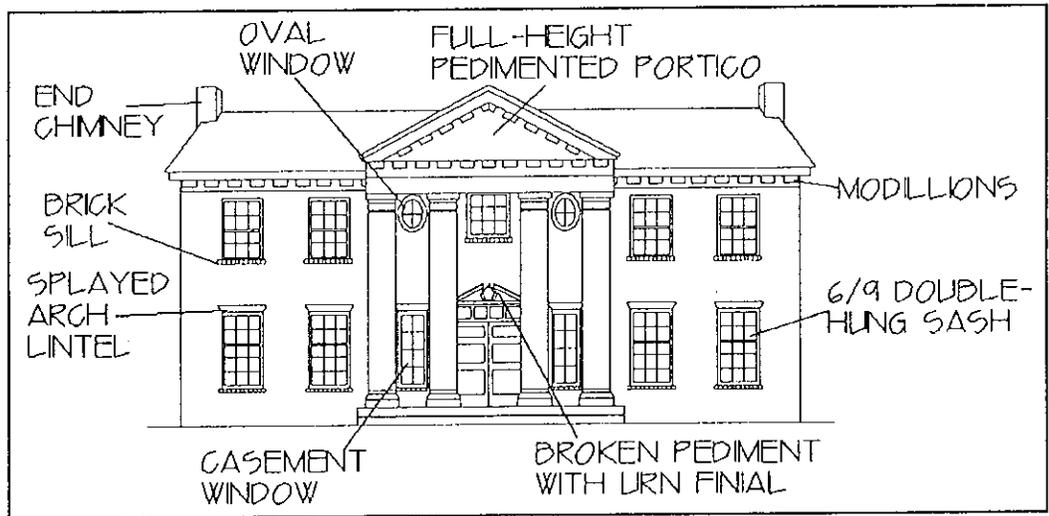


1920s to reflect Mediterranean influences. Identifying features of the style include flat or hip roofs, usually with some form of parapet; ceramic tile roof surfacing; stuccoed facades; entrance porches, commonly with arched openings supported by square columns; casement and double-hung sash windows; and ceramic tile decorations.

The residence at 529 South Boyd Street is a good example of a relatively small dwelling displaying Mediterranean Revival styling. Architectural features include a flat roof with stepped parapets pierced by canales, textured stucco exterior wall fabric, entrance porch with stepped parapets and arched openings, pent eave with ceramic barrel tile surfacing, and 3/1- and 2/1-light double-hung sash.

Classical Revival Style

Three buildings in Winter Garden, located at 125 East Plant Street, 1609 State Road 438, and 940 Tildenville School Road, embody Classical Revival styling. The style evolved from renewed interest in the architecture of the ancient Greeks and Romans. The



first period of interest in classical models in the United States dates from the colonial and national periods, extending from the 1770s into the 1850s. A second revival of classical architecture was spurred by the World's Columbian Exposition, held in Chicago in 1893. Many of the best known architects of the day designed buildings for the Exposition based on classical precedents. Examples were varied, ranging from monumental copies of Greek temples to smaller models, which drew heavily from earlier designs of Adam, Georgian, and Early Classical Revival buildings constructed in the United States. The 1893 Exposition was well attended and publicized and soon the Classical Revival style regained its popularity. In Florida, the style became popular for commercial and government buildings, particularly banks and courthouses, during the first three decades of the twentieth century. The style was also often applied to large residences built on prominent sites.

Some of the characteristics of the style include a symmetrical facade dominated by a full height porch on classical columns, typically with Ionic or Corinthian capitals; gable or hip roofs with boxed eaves, frequently with

dentils or modillions beneath the roof and a wide frieze band surrounding the building; doorways featuring decorative pediments; double-hung sash windows, usually with six or nine panes per sash; and roof line balustrades.

First Baptist Church at 125 East Plant Street is the largest example of the Classical Revival style in Winter Garden. It displays a flat roof with a dropped cornice and gable pediments, cupola with a pineapple spire and octagonal roof surfaced in metal shingles, portico with full-height round columns supporting a gable pediment, brick exterior wall fabric, pilasters, castcrete belt courses and embellishment, and leaded stain glass double-hung sash and fixed windows.

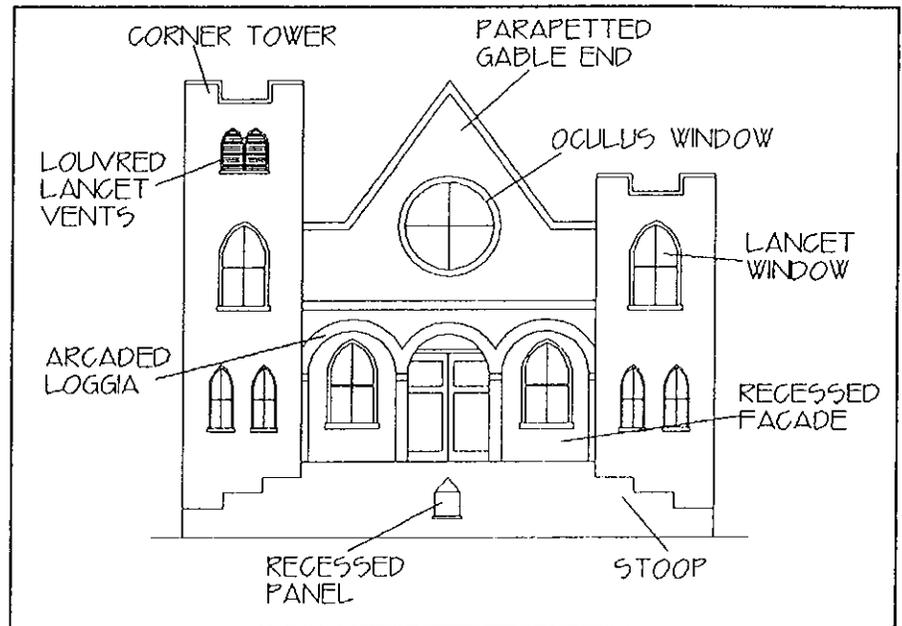
Gothic Revival Style

The Gothic Revival style, popular in America between 1840 and 1860, was developed in England early in the nineteenth century. In the United States, Richard Upjohn and Alexander Jackson Davis employed the style for ecclesiastical buildings. Examples of the style range from Upjohn's masterpiece, the Trinity Church in New York City (1839-1846), to his smaller Carpenter Gothic version of the style, St. Luke's in Clermont, New York (1857). The style became popular through pattern books, which showed the suitability of the style even to modest domestic designs. Domestic versions include

Davis's Glen Ellen in Baltimore, Maryland (1832). Andrew Jackson Downing stressed the style's application in rural settings, where it would be compatible with the natural landscape. His efforts helped to make Gothic Revival one of the dominant residential styles of the 1840s. The style went into decline following the Civil War. Florida contains few examples of the Gothic Revival.

Gothic Revival experienced a renaissance in the late nineteenth and early twentieth centuries. Buildings that embody the style from this later period typically have more subdued detailing and are often smaller than their predecessors. Few residential models of the style were built in Florida and most were located in older communities. Small churches erected in the 1870s and 1880s by the Episcopal Dioceses are scattered throughout the peninsula. Identifying features of the style include steeply-pitched gable roofs, often with one or more intersecting cross-gables, decorative vergeboard in the gable ends, open eaves, a variety of wood sidings, one story entrance or end porch, and varied window treatments including lancet, cantilevered oriels, and double-hung sash windows, often with diamond pane glazing.

During the revival period, several variants of the style were created, including Collegiate Gothic, generally reserved for education related buildings, and English Gothic, which was often applied to masonry churches during the early twentieth century. The Collegiate Gothic style emerged in the 1890s, when it was first applied to campus buildings at Bryn Mawr, Princeton University, and the University of Chicago. Excellent examples of the style also appear on the campuses of the University of Florida in Gainesville and Florida State University in Tallahassee. Numerous public schools displaying influences of the style were built in Florida during the 1920s. Reinforced concrete or steel skeletal framing and brick exterior walls usually serve as construction materials. Cast crete coping, cartouches, belt courses, and window tracery are common to nearly all examples of the style. Other



features include gable, hip, or flat roofs from which extend parapets, towers, and spires; decorative brick work often adorns wall surfaces; and window treatments include lancet, cantilevered oriels, double-hung sash windows, and transoms, often with diamond-pane glazing.

Completed in 1927, Lakeview Middle School at 1200 West Bay Street is a good example of the Collegiate Gothic style. Architectural features include a symmetrical facade, central projecting block with bracketing towers and the main entrance set within a pointed arch, castellated parapets, corner towers with stepped parapets, carouches, finials, and buttresses, brick exterior wall fabric displaying subdued red, brown, red, and black hues, and cast crete belt courses and panels between window openings. Although the original double-hung sash windows have been replaced with modern fixed and hopper windows, the building appears to retain much of its original architectural integrity.

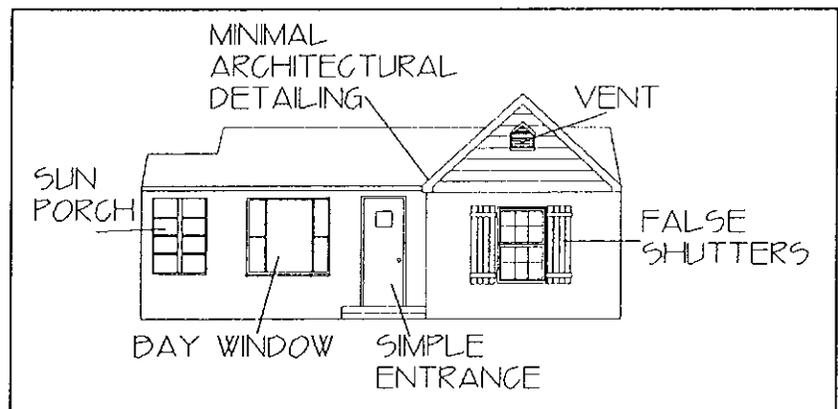
English Gothic draws its roots to the fifteenth and sixteenth centuries, ending with the reign of Henry VIII and cut short by the Classical Renaissance and the Protestant Revolution. A revival of the style began in the late nineteenth century, when a renewed interest in Gothic designs encouraged architects to experiment with the style. Also called the “English Perpendicular” style, English Gothic typically included vertical massing, pointed arches, bell towers, masonry construction with brick, cast crete embellishment, buttresses, and leaded glass windows with ornate tracery.

First United Methodist Church, completed in 1942 at 125 North Lakeview Avenue, is a modest mid-twentieth century example of the English Gothic Revival style. The building displays irregular massing, a gable roof surfaced in ceramic pantile, two-story square bell tower with a hip roof, bell grille, belt course, and oaken entrance doors set in arched surrounds, and brick exterior wall fabric. A cast crete cross pierces the gable end of the facade and brick buttresses capped with cast crete support wall surfaces. Leaded stain glass windows set in arched openings admit natural interior lighting.

Minimal Traditional Style

The Minimal Traditional building form was introduced in the mid-1930s, at the height of the Great Depression, as a relatively low-cost alternative to its high-style predecessors. During the late-1930s and 1940s the style was widely used in large suburban tract-house developments. Minimal Traditional building plans were adapted from the Tudor Revival cottage that was popular during the 1920s. Architectural detailing is sparse and limited to vague references to the

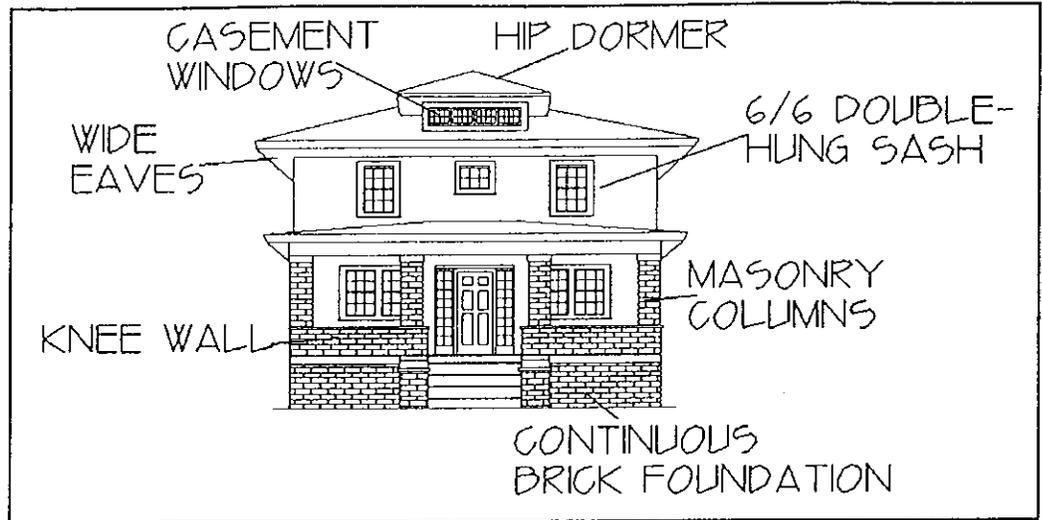
Colonial Revival or Monterey styles. Unlike the preceding Tudor Revival style, roof slopes are moderate to low, and the eaves and rake are held close to the building surface. A common trait of the Minimal Traditional style is to have at least one front-facing gable extension and a large end, exterior chimney stack. The Minimal Traditional style was introduced in Florida, especially Jacksonville, in its earliest stages. It remained a popular building form throughout the United States well into the 1950s. The dwellings at 45 West Smith Street and 165 South Lakeview Avenue display Minimal Traditional styling.



Prairie Style

The Prairie style, one of few indigenous American architectural forms, was developed by a creative association of Chicago architects. Directed toward domestic architecture rather than public or commercial applications,

the style was mastered by Frank Lloyd Wright, whose Winslow Homer House, constructed in 1893, was perhaps the first residence completed in the style. The heaviest concentrations of Prairie style buildings are located in the Midwest. Although pattern books helped to distribute vernacular



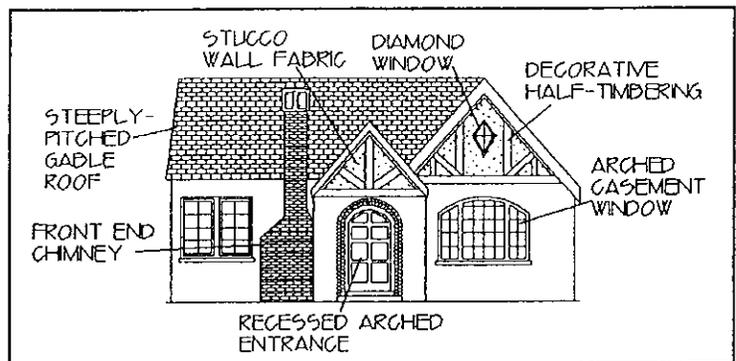
forms of the style throughout the country, the Prairie style was a short-lived architectural form. Its popularity waxed and waned between the 1890s and World War I.

In Florida, the Prairie style never gained wide acceptance. The style was eclipsed by revival styles of the American colonial period and from Europe and the Mediterranean basin, which gained popularity and flourished during the land boom of the 1920s, one of Florida's most significant periods of development. Perhaps the largest collection of buildings designed in the style in Florida are located in Jacksonville, where Henry J. Klutho, the firm of Mark & Sheftall, and other architects widely applied the style to buildings constructed there following a devastating fire in 1901.

Distinctive features of the Prairie style include a two-story design, often with a bold interplay of horizontal planes against a vertical block and secondary vertical details. Low-pitched gable, flat, or hip roofs with boxed eaves often contrast with dormers, massive chimneys, and horizontal ribbons of windows, often treated with leaded glass. Cantilevered overhangs, one-story porches, porte cocheres, or extensions with massive column supports are secondary features. Brick, stucco, tile, or rough face cast stone exterior wall fabrics often appear in combination with wood. Mission or Italian Renaissance influences, such as tiled roofs or cornice line brackets, are prominent in some models. The relatively large residences at 230 North Highland Avenue and 763 and 1000 West Plant Street in Winter Garden exhibit influences of the Prairie style.

Tudor Revival Style

The Tudor Revival style first became popular in America during the first three decades of the twentieth century. The style was loosely based on a combination of references to the architecture of early sixteenth century Tudor England and a variety of Medieval English prototypes ranging from thatched-roof folk cottages to grand manor houses. The first American examples of the style were erected in the late nineteenth century and were generally large landmark buildings rather closely related to the English precedents. Later, the style was adapted to smaller residential designs and lost much of its resemblance to English antecedents.

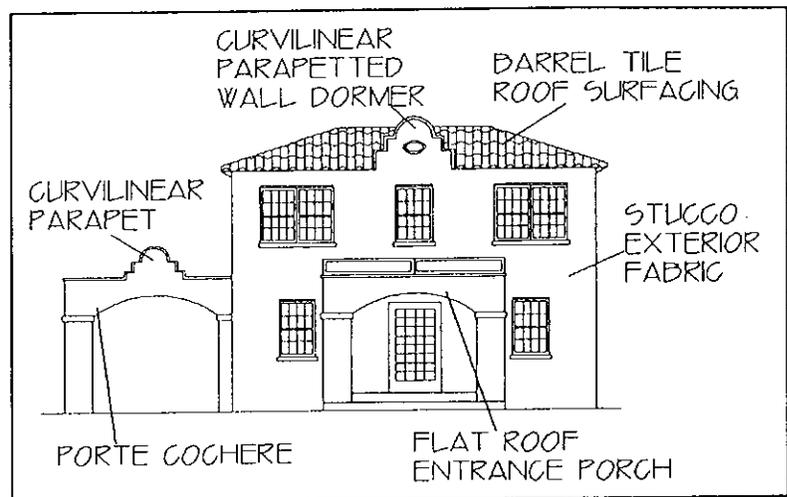


Most Tudor Revival residences in Florida date from the 1920s, when the style reached its peak in popularity across the country. Some of the typical features of the style include steeply pitched roofs that are usually side-gabled with intersecting extensions; decorative half-timbering and stucco siding; tall, narrow casement windows with multi-paned glazing; and massive exterior chimneys, often located on the front facade of the building. Two relatively small dwellings in Winter Garden, those located at 235 North Lakeview Avenue and 228 South Lakeview Avenue, display Tudor Revival styling.

Mission Style

The Spanish Mission style is found almost solely in those states that have a Spanish colonial heritage. It originated in California during the 1890s and was given impetus when the Southern Pacific Railway adopted it as the style for station houses and resort hotels throughout the west. Early high style domestic examples were faithful copies of their colonial ancestors, but during the first two decades of the twentieth century other influences, most notably those of the Prairie and Bungalow styles, were added to produce new prototypes.

In Florida, the Spanish Mission style was among the most dominant building styles during the decade before the collapse of the Florida land boom. It was adapted for a variety of building types ranging from churches, schools, and grandiose tourist hotels to two room residences. Many commercial buildings were renovated in the 1920s to reflect the style. Identifying features of the style include flat or roofs, always with a curvilinear parapet or dormer either on the main or porch roof; ceramic tile roof surfacing; stuccoed facades; flat roof entrance porches, commonly with arched openings supported by square columns; casement and double-hung sash windows; and ceramic tile decorations. The building at 97-99 North Main Street is a good example of the Mission style.



Conclusion

The historic fabric of Winter Garden remains largely intact. Vernacular designs from the wood frame, masonry, and industrial traditions comprise the largest number of historic buildings in the community. Nevertheless, ten historic architectural styles, most of which are applied to residential or public buildings, appear along the streets of Winter Garden. The styles represent the larger late Victorian, late 19th and 20th century Revival and American movements, and the Modern movement in architectural history. The styles include Bungalow, Classical Revival, Colonial Revival, Gothic Revival, Mediterranean Revival, Minimal Traditional, Mission, Prairie, Shotgun, and Tudor Revival. The presence of buildings displaying formal traditions indicates an awareness over time by residents and builders of constructing commercial, public, and residential buildings that reflect specific historical and architectural associations. Winter Garden's historic commercial, education, government, religion, residential, and transportation buildings provide important architectural and cultural associations to the history of the community. Worthy of preservation efforts, those buildings provide a link between the old and new as Winter Garden enters the twenty-first century.

RECOMMENDATIONS

Historic preservation, the process of protecting and maintaining buildings, objects, and archaeological materials of significance within a community, can be separated into three phases: (1) identification; (2) evaluation; and (3) protection. This survey constitutes the first phase in a preservation program for Winter Garden's Main Street Program and the City of Winter Garden. The documents produced by the survey, including the Florida Site File forms and this report, are designed to provide information that property owners, residents, and municipal officials need to make judgments about resources that have value and the steps they can take to protect those resources.

This section contains a summary of measures that Main Street and the City can employ in a preservation program. It includes our opinion regarding the significance of particular resources, the effectiveness of measures that may be taken to protect or to preserve them, and suggestions for a municipal program that will call attention to the city's heritage.

Summary of Recommendations

1. Copies of this report, the Florida Site File forms generated from the survey, and the accompanying National Register proposal of the Winter Garden Historic District should be carefully maintained. The best location for those materials initially may be in the Main Street office and later in the planner's office at the Winter Garden City Hall. A copy of the report should also be held by the mayor's office and the Winter Garden Public Library. Copies of the files should also be made available to residents interested in Winter Gardens's architectural heritage.

2. Main Street and the City of Winter Garden should attempt to raise awareness of the area's architectural heritage and the wisdom of protecting its historic resources. Public meetings should be held about the Winter Garden Historic District to inform residents about the preservation process and the tax incentives available to property owners in the area. Any further loss of historic buildings in Winter Garden, ultimately, will compromise the historic architectural legacy of the community. One of the best ways to protect historic buildings is through a historic preservation ordinance, which may help to reduce demolition or radical alteration. A historic preservation ordinance should be enacted to ensure Winter Garden's architectural heritage.

3. Main Street and the City of Winter Garden should consider a sign and marker program, in conjunction with the Florida Department of Transportation, which identifies significant historical buildings and describes events at specific historic sites.

4. Main Street and the City of Winter Garden should consider publishing a pamphlet or literature of some kind describing the history of Winter Garden and its historic architecture. Such publications might feature the city's historic district and illustrate individual buildings of special merit.

Definitions

Definition of "Historic Resource": "Historic property" or "historic resource" means any pre-historic or historic district, site, building, structure, or object included in, or eligible for inclusion on the National Register of Historic Places. An ordinance of local government may also define historic property or historic resources under criteria contained in that ordinance.

Identifying, Documenting, and Evaluating Historic Resources: The identification of historic resources begins with their documentation through a professional survey conducted under uniform criteria established by federal and state historic preservation offices. Survey is a gathering of detailed information on the structures, objects, and artifacts within a community that have potential historical significance. That information should provide the basis for making judgments about the relative value of the resources. Not all resources identified or documented in the survey process may ultimately be judged "historic." All such resources should be subjected to a process of evaluation that results in a determination of those which should be characterized as historic under either federal or local criteria.

Florida Site File: The Florida Site File is the state's clearinghouse for information on archaeological sites, historical structures, and field surveys for such sites. Actually a system of paper and computer files, it is administered by the Bureau of Archaeological Research, Division of Historical Resources, Florida Department of State. The form on which a site or building is recorded is the Florida Site File form. Recording a site or building on that form does not mean that either is historically significant, but simply that it meets a particular standard for recording. A building, for example, should be fifty years old or more before it is recorded and entered into the Site File. Relatively few buildings or sites included in the Florida Site File are listed in the National Register of Historic Places, the accepted criterion for a "historic resource."

National Register of Historic Places: The National Register of Historic Places is the official federal list of culturally significant properties in the United States. The Register is maintained by the U.S. Department of the Interior. The buildings, sites, structures, objects, and districts listed in it are selected under criteria established by the department. Listing is essentially honorary, and does not imply federal protection or control over private properties listed unless federal funds or activities are directed toward them. Under current law commercial and other income-producing properties within a National Register historic district are eligible for federal tax credits and other benefits if they are first certified as contributing to the characteristics of the district. Buildings individually listed in the National Register are automatically considered certified historic structures and, if income-producing, also qualify for federal tax credits and other benefits.

There are various formats for nominating properties to the National Register. One is the individual nomination. Another is the historic district, which designates a historic area within defined and contiguous boundaries. A third, the multiple property group, combines scattered resources that have common links to history, pre-history, or architecture.

1. The Importance of Historic Preservation to Winter Garden

A historic properties survey constitutes the indispensable preliminary step in a community preservation program. The survey provides the historical and architectural data upon which rational decisions about preservation can be made. Further progress in preserving culturally significant resources in Winter Garden will depend on the decisions of city officials and residents. To assist them in deciding what steps they can take, the consultants present the following recommendations, which are based on their assessment of the survey area and its resources and their familiarity with the current status of historic preservation in Florida and the nation.

Since its earliest manifestations in the mid-nineteenth century, historic preservation has experienced an evolutionary change in definition. In its narrow and traditional sense, the term was applied to the process of saving buildings and sites where great events occurred or buildings whose architectural characteristics were obviously significant. In recent decades historic preservation has become integrated into community redevelopment programs. The recommendations below are framed in the sense of that latter objective.

Arguments on behalf of a community program of historic preservation can be placed in two broad categories: (1) aesthetic or social; and (2) economic. The aesthetic argument has generally been associated with the traditional purpose of historic preservation, that is, preserving sites of exceptional merit. The National Historic Preservation Act of 1966 extended that definition to include sites or districts of local as well as national distinction

for the purpose of National Register listing. There has been, concomitantly, a growing appreciation of the importance of districts that express architectural or historic value. Although no single building in a district may be significant, together those buildings create a harmonious scene. It is often necessary to preserve the individual elements to maintain the harmony of all.

One reason to preserve historic buildings is the "sense of place" they convey. Older buildings lend distinction to a community, setting it apart from other neighborhoods, cities, or rural areas. The ritual destruction of older buildings that has normally accompanied twentieth century "urban renewal" programs often resulted in a tragic loss of community identity. In a modern era of franchised architecture, many areas of Florida have become indistinguishable one from another. The loss of familiar surroundings disrupts the sense of continuity in community life and contributes to feelings of personal and social disorder. The historic buildings associated with Winter Garden developed a distinctive and familiar character over a long period of time, and that is sufficient reason for their preservation.

A second argument used on behalf of historic preservation is economic. Ours is a profit-oriented society and the conservation of older buildings is often financially feasible and economically advantageous. Current federal tax law contains specific features that relate to the rehabilitation of eligible commercial and income-producing buildings located in a local certified historic district, a historic district listed in the National Register, or individual buildings listed in the National Register.

Beyond pure aesthetic and commercial value, there are additional benefits to reusing extant historic buildings. First, historic buildings frequently contain materials that cannot be obtained in the present market. The craftsmanship that went into their construction cannot be duplicated. Historic buildings typically have thicker walls, windows that open, higher ceilings, and other amenities not found in modern buildings. They are natural energy savers, having been designed in the pre-air conditioning era. From an economic standpoint, the rehabilitation of older buildings is a labor-intensive activity that contributes to a community's employment base. Preservation tends to feed upon itself, for once a few owners rehabilitate their buildings others follow suit.

Historic buildings and districts attract tourists. Studies by the National Trust for Historic Preservation, The Florida Department of Commerce, and the Florida Department of State confirm that historic buildings rank high in tourist appeal among Americans. In Florida, where tourism is the state's largest industry and cities must compete vigorously for their share of the market, the preservation of historic resources that give a city distinction cannot be ignored. Historic resources that lend Winter Garden its claim to individuality and a unique "sense of place," ought therefore to have a high civic priority. Tourists seek out destinations that are often off the beaten track and impart special memories. Looking for places that possess originality, tourists are often lured to a city's historic district, which typically conveys a sense of place. The continuing destruction throughout Florida of buildings and other historic and cultural resources that give the cities in which they are found individuality goes largely ignored. In the process, Florida has begun to acquire a dull sameness.

Any effort at preserving the overall historic character of the city will fail if city officials and property owners do not join in taking active measures to prevent the destruction of historic buildings. Federal and state officials have no authority to undertake a local historic preservation program. Federal authority is strictly limited to federal properties or to projects requiring federal licenses or using federal funding. Under no circumstances can federal or state governments forbid or restrict a private owner from destroying or altering a historic property when federal or state funds are not involved. Since in Florida most zoning and code regulations of private property are vested in county or municipal government, specific restrictions or controls designed to preserve significant resources are their responsibility.

It also must be noted that historic preservation does not seek to block or discourage change. Preservation does seek to reduce the impact of change on existing cultural resources and to direct that change in a way that will enhance the traditional and historic character of an area. The recommendations presented below should neither be construed as definitive nor as a substitute for a rational plan of community development that is sympathetic to Winter Garden's past. Below are the consultant's specific recommendations for preservation action and public policy development.

2. National Register Potential

A logical consequence of the survey of historic buildings in Winter Garden is the formal recognition of their individual and collective significance. The National Register of Historic Places offers a mechanism for evaluating buildings, establishing recognized criteria to determine a specific level of significance that finds conventional acceptance. Following the survey, a National Register proposal was prepared that included a district and individual buildings.

Factors that must be considered in proposing National Register historic districts include the ratio of historic buildings to non-historic buildings within the district boundary; the concentration of buildings throughout the district; the architectural integrity of the buildings; and their overall significance to the development of the community. Although the National Register has not established a minimum ratio requirement for districts, the rule of thumb is that contributing resources should constitute at least 60 percent of the total number of elements. Buildings identified as contributing must have been erected during the period of historic significance for the district and maintain their original physical appearance to a large degree.

The establishment of a historic district boundary is an inexact science. The National Register requires that a boundary follow lines of legal delineation. Those lines can include subdivision lot lines, streets, right-of-ways, and in some cases building "footprints." While that system is devised to provide maximum latitude for including significant properties in districts, it also makes it possible to draw boundaries that include only contributing properties. The gerrymander approach to boundaries includes a number of benefits and liabilities. Benefits include the exclusion of non-contributing elements, inclusion of a greater number of contributing resources than would be possible without gerrymandering, and the easier preparation of a single district proposal. Conversely, artificially drawn boundaries often include various types of resources that have little in common with one another. Also, the complex nature of the boundaries makes it difficult to determine without a map which buildings are included in the district. In short, a historic district with highly irregular boundaries often serves to weaken the perception of the extent and nature of a historic district.

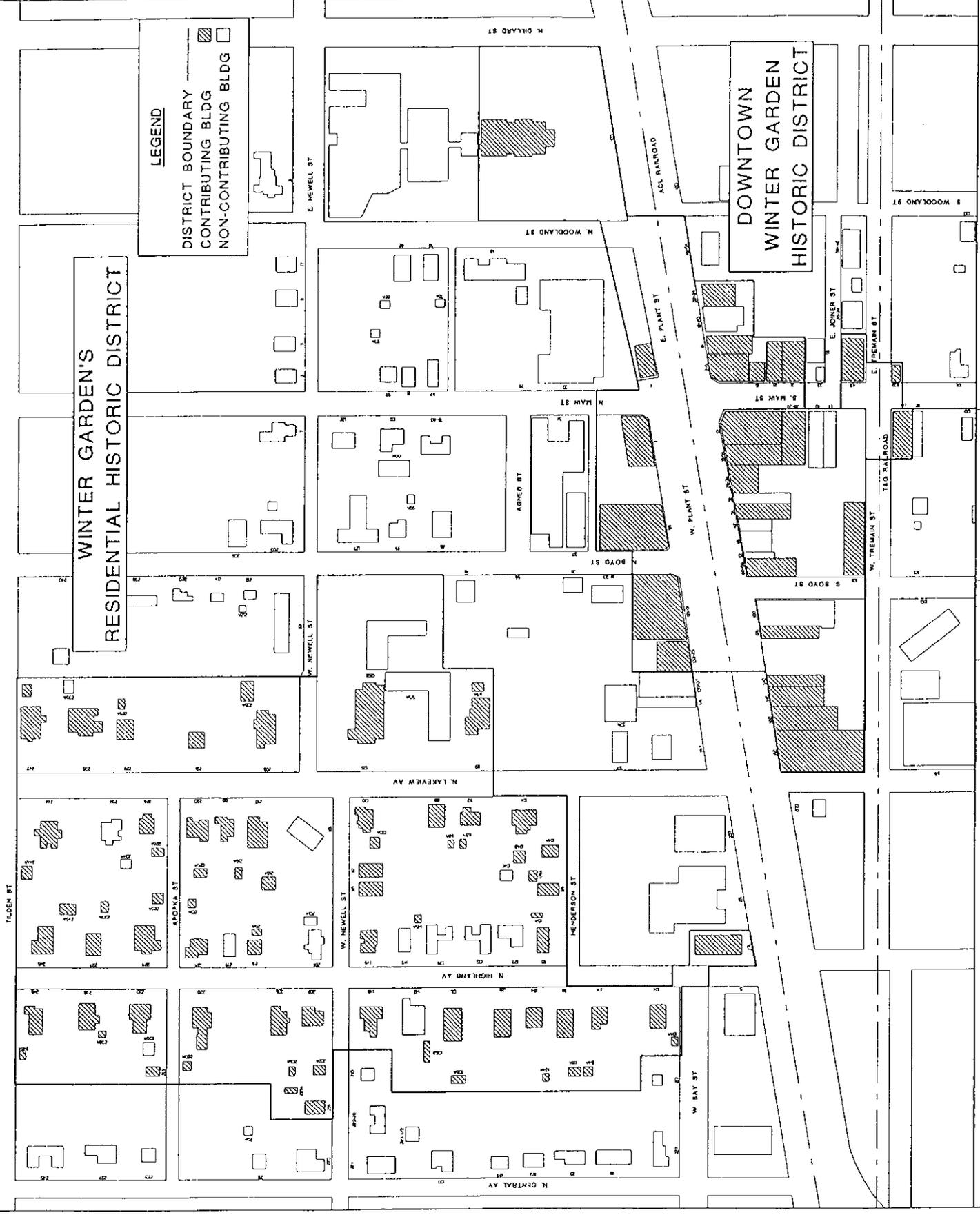
There are a number of resources in Winter Garden that are eligible for listing in the National Register. Two buildings that are may be listed as individual properties are the Lakeview Middle School at 1200 West Bay Street and the Britt Mansion at 1609 State Road 438. There is also a possibility for the creation of two historic districts, including a residential area roughly bounded by Tilden Street, North Boyd Street, West Plant Street, and North Central Avenue (see map on following page). A commercial district consisting of buildings fronting on Plant, Main, and Boyd streets is also eligible for listing.

The Tildenville area contains a concentration of resources that is worthy of National Register consideration. However, many of the contributing buildings in that area were outside of the limits of the present survey. Further research and survey is necessary before the Tildenville area can be considered for the National Register.

3. Historic Preservation Ordinance

The most effective legal tool available for the protection of historic resources is the local historic preservation ordinance. The exercise of governmental controls over land use is essentially the prerogative of local government and, accordingly, the protection of historic resources must rely upon county and municipal enforcement. Through the review and permitting processes, city officials and staff can exercise some degree of authority in the protection of historic resources. Ultimately, an ordinance providing for approval of projects affecting such resources shall be required. Amendments enacted in 1980 to the National Historic Preservation Act encourage local governments to strengthen their legislation for the designation and protection of historic properties. In Florida, the home-rule law permits local government to exercise such authority.

Hundreds of communities throughout the nation have in recent years adopted historic preservation ordinances, contributing to the development of a sizeable body of legal precedent for such instruments. Winter Garden should consider enacting an ordinance that provides a review process for all buildings fifty years or older, not just those in the National Register district.



WINTER GARDEN'S
RESIDENTIAL HISTORIC DISTRICT

DOWNTOWN
WINTER GARDEN
HISTORIC DISTRICT

LEGEND

———— DISTRICT BOUNDARY

▨ CONTRIBUTING BLDG

□ NON-CONTRIBUTING BLDG

PREPARED BY
HISTORIC PROPERTY ASSOCIATES, INC.
DECEMBER 1994



WINTER GARDEN HISTORIC DISTRICTS

In an urban context such as Winter Garden's, where the historic infrastructure is predominantly privately owned, the historic preservation ordinance, combined with intelligent zoning, become virtually the only instrument available to government for protecting significant architectural resources. Before one is adopted, however, municipal authorities in conjunction with Main Street must inform the public about its ultimate purpose and value. The historic preservation ordinance is not an arbitrary and capricious exercise of municipal authority, but a necessary action to preserve the community's cultural and architectural heritage and economic value.

Design Guidelines: Winter Garden's historic preservation ordinance should include design guidelines, which contain a set of standards to apply in reviewing architectural change. Those guidelines are recommendations for the improvement of visual quality in specific historic districts and individual buildings. Such guidelines should be developed through community participation. They need to be based on consensus definition of what is unique about the area and what property owners and residents would like to retain and reinforce.

4. Actions Main Street and the City Can Undertake

It is critical that Main Street and the City of Winter Garden work in concert to promote preservation in Winter Garden. Without property owner and community support any preservation program will be hampered, delayed, or even doomed to fail.

Physical changes made under the auspices of public agencies and departments should not compromise the historical integrity of historic districts or buildings. A review of physical features, including street lights, utility poles, and street signs should be pursued especially in historic areas to insure their compatibility with Winter Garden's historic resources. The general rule for evaluating these types of features is that they should be as unobtrusive as possible.

Signs: Signs, commercial and public, constitute the most disruptive visual element in the modern urban landscape. A commercial necessity and an aid to shoppers and visitors, signs should not be permitted to disrupt the landscape or diminish the integrity of surrounding architectural elements. Signs can be visually pleasing and architecturally harmonious with surrounding elements.

Historic markers, signage, advertising, and other promotional devices can draw attention to historic buildings. Main Street has previously placed signs indicating the extent Program's influence. Signs should also be erected to indicate the extent of the historic district, and also be periodically updated along Interstate 4 and State Road 50 to direct visitors to Winter Garden's historic districts and areas. This action will require the approval of the State Department of Transportation, and should be pushed forward in concert with the City of Winter Garden, the Main Street Program, and the Chamber of Commerce.

Publications: Main Street and the City should consider publishing relatively small and inexpensive brochures describing of Winter Garden's history, some of its significant buildings, and the extent of its historic district. Both entities should also give thought to publishing a comprehensive historic architectural guide to the community's historic resources. Grants are available through the Florida Department of State to offset some of the costs required to publish both materials.

Marker program: Markers usually appear in the form of bronze or composite signs that describe a historical event that occurred in the vicinity, or that call attention to a building or other object of historical or architectural interest.

Plaque program: Related programs include the award of plaques or certificates of historical significance to the owners of buildings that meet specific criteria established for the program. Awards of this kind are often employed to encourage preservation by recognizing outstanding efforts by property owners as well as to identify important sites and buildings. The best preservation device is a determination on the part of a property owner to

maintain the historic character of a building. This can be promoted by educating property owners about the significance and historic value of the buildings they own. Plaque programs offer a good device for accomplishing a program of education.

Main Street and the City can sponsor a plaque program through the former's board of directors, the latter's planning board, or through the creation of a historic preservation board. In undertaking such a program, however, members must understand the absolute necessity for establishing written and well defined criteria to govern the awards. The awards should, moreover, be made by a qualified jury or awards committee acting upon the established criteria. In the absence of such steps, the awards will become meaningless or, worse, controversial and possibly injure the preservation effort in the community.

Historic Preservation Element: Current state law requires all units of local government to adopt a comprehensive plan that provides guidelines for land use decisions. Under the present law, a historic preservation and scenic element is permitted as an optional element in the comprehensive plan. The element should identify historic and cultural resources and prescribe policies for managing them. As a part of a comprehensive plan, an effective preservation element integrates plans to preserve and enhance historic resources with plans designed to improve and manage other community elements, such as housing, transportation, and utilities.

Few community decisions or actions that affect a city's physical character fail to have an effect upon historic resources. If the historic fabric of a community is to be guarded, those resources must be taken into consideration in the community planning process. That plan should encourage public agencies that make decisions or take actions affecting buildings, streets, and physical appurtenances such as lighting and signs to consider preservation goals and policies. A city that uses its comprehensive plan wisely can make optimal use of its land use regulation authority to protect and enhance its historic and cultural resources.

The completion of this survey facilitates the preparation of a historic preservation element and significantly reduces its cost to the City of Winter Garden. Furthermore, grants are available for this purpose from both state and federal sources through the Historic Preservation Advisory Council. The Florida Department of Community Affairs also issues grant funds for that purpose.

Building Code: By ordinance the City of Winter Garden has adopted the Southern Standard Building Code to govern the physical specifications for new or rehabilitated structures. Modern code requirements relating to such elements as plumbing, electrical, air conditioning, access, insulation, and material type (particularly roofing material) may jeopardize the architectural integrity of a qualified historic building that is undergoing rehabilitation. Section 101.5 of the code therefore specifies the following:

SPECIAL HISTORIC BUILDINGS AND DISTRICTS: The provisions of this code relating to the construction, alteration, repair, enlargement, restoration, relocation, or moving of buildings or structures shall not be mandatory for existing buildings or structures identified and classified by the state or local jurisdiction as Historic Buildings when such buildings or structures are judged by the building official to be safe and in the public interest of health, safety and welfare regarding any proposed construction, alteration, repair, enlargement, restoration, relocation or moving of buildings within fire districts. The applicant must submit complete architectural and engineering plans and specifications bearing the seal of a registered professional engineer or architect.

It is important to note that such exceptions are granted only to those buildings or structures designated under state or local jurisdiction as "historic." Although Winter Garden has, by its adoption of the code containing the above provision, subscribed to such exception for "historic" buildings, it has not established by ordinance any procedure for conferring such a designation. Through its building code or future historic preservation ordinance, the City should encourage the occupancy and use of historic buildings and discourage their replacement, demolition, neglect, or radical alteration.

Zoning Code: The introduction of unharmonious elements within a historic setting may destroy the integrity of a historic resource. Historic architectural controls are merely a special kind of zoning and should be considered a reasonable regulation of property applied in the interest of the community. Zoning is the most common historic preservation tool and one that at the same time presents significant dangers to historic resources if it is wrongfully applied. The conversion of residential buildings into professional office space or the introduction of commercial buildings into a residential neighborhood, for example, often leads to the neighborhood's eventual demise, and typically compromises the historic character of that neighborhood. Sensitive zoning restricts land use and can effectively preserve the fabric and character of historic districts. Winter Garden's adoption of a historic preservation ordinance and the creation of a historic preservation board can result in instituting changes favorable to the City's historic districts and buildings.

5. Private and Voluntary Financial and Legal Techniques

A variety of legal and financial incentives and instruments are available for use by government and citizens to assist in the preservation effort. Some are already provided through federal or state law or regulations; others must be adopted by the local government. In most cases, the instruments that local government and residents can employ in the preservation process are familiar devices in real estate and tax law.

Voluntary preservation and conservation agreements represent the middle ground between the maximal protection afforded by outright public ownership of environmentally significant lands and the sometimes minimal protection gained by government land use regulation. For properties that are unprotected by government land use regulation, a voluntary preservation agreement may be the only preservation technique available. For other properties, government regulation provides a foundation of protection. The private preservation agreement reinforces the protection provided under a local ordinance or other land use regulation.

Voluntary preservation agreements have been used for years to protect property for private, public, and quasi-public purposes. Before the advent of zoning, many of the covenants and development restrictions used in modern condominium or subdivision declarations were used to address such fundamental zoning concerns as commercial and industrial uses of property, the sale of alcoholic beverages and other illicit purposes. With the advent of the "Scenic Highway" in the 1930s, scenic easements were used to protect views along highways such as the Blue Ridge Parkway, the George Washington Memorial Parkway, and the Great River Road along the Mississippi River.

Easements: Because of federal tax considerations, the charitable gift of a preservation easement is by far the most commonly used voluntary preservation technique. A preservation easement is a voluntary legal agreement between a property owner ("grantor") and a preservation organization or unit of government ("holding organization" or "grantee"). The easement results in a restriction placed against the future development of a property. In use as a historic preservation instrument, the easement is usually placed with a non-profit organization that is qualified to maintain it over a period of time. Tax advantages are available for some easements. Federal law permits, for example, the donation of a facade easement for the purpose of preserving the exterior integrity of a qualified historic building. Scenic or open space easements are used to preserve archaeological sites.

Mutual covenants: Mutual covenants are agreements among adjacent property owners to subject each participating property owner's land to a common system of property maintenance and regulation. Typically such covenants regulate broad categories of activity, such as new construction with viewsheds, clear cutting of trees or other major topographical changes, subdivision of open spaces, and major land use changes. Such control is critical in historic areas that involve substantial amounts of open space, where development of the land would irreversibly damage the historic character of an area.

Purchase of development rights: This device, equivalent to an easement, involves the acquisition of certain rights to a property. The value of the development right is defined as the difference between the property's market value and its useful value.

Transfer of development rights: This legal instrument is employed to protect historic resources, such as archaeological sites, by permitting the right to develop a property to be transferred to another location, sparing the original property from destruction or alteration.

Charitable gifts: Charitable gifts have traditionally played an important role in preserving historic properties. Broadly stated, a taxpayer is entitled to a charitable contribution deduction for income, estate and gift tax purposes for the amount of cash or the fair market value of property donated to charity during the taxable year. Familiarity with the income, estate and gift tax treatment of charitable gifts is essential to understanding the opportunities that are available through use of this device for historic preservation purposes.

Revolving fund: A revolving fund, normally administered by a non-profit or governmental unit, establishes a monetary basis on which property can be bought, improved, maintained, and sold. Revolving fund monies are subsequently returned and reused. The funds act to create a new economic and social force in the community. Apparently, Winter Garden's Main Street Program and the Central Florida Chapter of the National Railway Historical Society are chartered non-profit corporations that could legally undertake to administer such a fund in Winter Garden.

6. Federal Financial Incentives and Programs

Rehabilitation tax credits: Federal tax credits upon the expenses incurred in the rehabilitation of an income-producing qualified historic structure have been available for two decades. The 1986 Tax Reform Act provides for a 20 percent credit for certified historic structures and a 10 percent credit for structures more than fifty years old.

Despite the severe restrictions placed upon the use of real estate and other forms of tax shelter in the 1986 law, the tax credit increases the attractiveness of old and historic building rehabilitation by virtually eliminating all forms of competing real estate investment, with the exception of the low-income housing tax credit.

The 1986 Act opens new opportunities for the nonprofit organization to become involved in real estate. The Act's extension of the depreciation period for real estate considerably reduces the penalties enacted in the Tax Reform Act of 1984 to discourage taxpayers from entering into long-term leases or partnerships with tax-exempt entities. Those penalties had the effect of hampering partnerships between nonprofit and government agencies and private developers.

In addition, an increasing emphasis on "economic" incentives, rather than tax-driven benefits, that is a result of the 1986 Act's limitations on the use of tax shelter and the 10 percent set-aside for nonprofit sponsors under the new low-income housing tax credit, ensure that tax-exempt organizations will participate increasingly in rehabilitation projects. That legal change has begun to open new and innovative ownership and tax structuring and financing opportunities for both the development community and nonprofit preservation organizations.

Low-income housing credits: The 1986 Act provides for special relief for investors in certain low-income housing projects of historic buildings.

Community Development Block Grant funds: The federal Community Development Block Grant program permits the use of funds distributed as community block grants for historic preservation purposes, such as survey of historic resources.

Other federally-assisted measures: In addition to tax credits, the federal codes are replete with incentives to assist historic preservation activity. Such assistance often comes in the form of relief from rules and requirements that normally apply to non-historic buildings or property. In coastal zone areas where specific building elevations are required for federal insurance purposes, for example, exemptions are provided to qualified historic structures.

7. State Incentives and Programs

The Florida Legislature has enacted a number of statutes to stimulate redevelopment of areas defined variously as blighted, slums, or enterprise zones. Since such areas are often rich in older or historic building stock, the statutes provide a major tool for preservation and rehabilitation. State incentives and programs encouraging revitalization of areas defined as enterprise zones are:

* The Community Contribution Tax Credit, which is intended to encourage private corporations and insurance companies to participate in revitalization projects undertaken by public redevelopment organizations in enterprise zones. This credit explicitly includes historic preservation districts as both eligible sponsors and eligible locations for such projects. The credit allows a corporation or insurance company a 55 cents refund on Florida Taxes for each dollar contributed up to a total contribution of \$400,000, assuming the credit does not exceed the state tax liability.

* Tax increment financing provides for use of the tax upon an increased valuation of an improved property to amortize the cost of the bond issue floated to finance the improvement. Tax increment financing can effectively pay for redevelopment by requiring that the additional ad valorem taxes generated by the redeveloped area be placed in a special redevelopment trust fund and used to repay bondholders who provided funding at the beginning of the project. This device is often used in commercial or income-producing neighborhoods.

* State and local incentives and programs encouraging revitalization not only of enterprise zones, slums, or blighted areas, but of historic properties in general include the reduced assessment and transfer of development rights provisions listed above and, most notably, Industrial Revenue Bonds.

* Amendment 3, enacted by Florida voters in November 1992, permits counties and cities to offer property tax abatement to property owners who rehabilitate historic buildings.

Other incentives include (1) job creation incentive credits; (2) economic revitalization tax credits; (3) community development corporation support programs; (4) sales tax exemption for building materials used in rehabilitation of real property in enterprise zones; (5) sales tax exemption for electrical energy used in enterprise zones; (6) credit against sales tax for job creation in enterprise zones.

While many of the incentives and programs listed above appear directed toward areas defined as slums or blighted, preservationists cannot overlook the economic encouragement they offer for the rehabilitation of historic structures and districts falling within these definitions. Moreover, there are significant incentives among them which are available to historic properties and districts without regard to blight or urban decay. These prominently include the Community Contribution Tax Credit and Tax Increment Financing.

8. Private Actions

Financial incentives provide perhaps the most persuasive argument for historic preservation. Federal tax incentives for historic preservation, which have provided the major impetus for rehabilitation of historic buildings in the past decade, have recently experienced changes in the Tax Reform Act of 1986. Although the credits for rehabilitation were lowered in the new law, they still appear to be an attractive investment incentive, particularly for owners who have depreciated their property over a number of years.

The State of Florida became increasingly active in historic preservation during the 1980s. It continues to spend more dollars on historic preservation than any other state in the nation. The Florida Department of State is responsible for dispersing state preservation dollars. It provides funding in the areas of acquisition and development, survey and registration, and preservation education. The Winter Garden's Main Street Program and the

City of Winter Garden should make certain that they are on the current mailing list of the Bureau of Historic Preservation and should apply for grants for appropriate projects, such as design guidelines and publications, in the future. Any public or private agency or group within the community that requires current information on available loans, grants, and funding sources or programs for historic preservation is advised to inquire with:

George W. Percy, Director
Division of Historical Resources
R.A. Gray Building
Tallahassee, Florida 32399

Florida Trust for Historic Preservation
P.O. Box 11206
Tallahassee, Florida 32302

Cultural Resources
National Park Service
U.S. Department of the Interior
Washington, DC 20240

National Trust for Historic Preservation
1785 Massachusetts Avenue N.W.
Washington, DC 20036

Among the projects for which funding may be sought are surveys of architectural and archaeological resources, preparation of National Register nominations, preparing a historic preservation ordinance and accompanying guidelines, completion of a Historic Preservation Element to the Comprehensive Plan, acquisition of culturally significant properties, rehabilitation of historic structures, and the publication of brochures, books, and videos on local heritage and architecture. There are also a variety of programs available for community development under the auspices of the Department of Housing and Urban Development. Information on the status of the various programs and their relation to historic preservation programs should be obtained through the Florida Department of Community Affairs.

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APPENDIX A
INVENTORY OF BUILDINGS SURVEYED

Rec. No.	Address	Date	Style
507	110 Agnes Street	c. 1925	Bungalow
506	114 Agnes Street	c. 1935	Bungalow
505	122 Agnes Street	c. 1935	Bungalow
504	132 Agnes Street	c. 1925	Bungalow
509	133 Agnes Street	c. 1925	Bungalow
503	142 Agnes Street	c. 1940	Frame Vernacular
20	213 West Apopka Street	c. 1925	Frame vernacular
325	230 East Bay Street	c. 1919	Masonry vernacular
324	242 East Bay Street	c. 1919	Masonry vernacular
323	300 East Bay Street	c. 1919	Masonry vernacular
322	308 East Bay Street	c. 1923	Bungalow
321	317 East Bay Street	c. 1925	Bungalow
320	318 East Bay Street	c. 1915	Masonry vernacular
373	711 East Bay Street	c. 1935	Frame Vernacular
374	719 East Bay Street	c. 1935	Frame Vernacular
375	735 East Bay Street	c. 1935	Frame Vernacular
376	743 East Bay Street	c. 1935	Frame Vernacular
377	748 East Bay Street	c. 1925	Frame Vernacular
378	814 East Bay Street	c. 1945	Masonry Vernacular
15	303 West Bay Street	c. 1925	Bungalow
14	309 West Bay Street	c. 1935	Frame vernacular
12	314 West Bay Street	c. 1946	Masonry vernacular
13	318 West Bay Street	c. 1940	Frame vernacular
11	320 West Bay Street	c. 1940	Frame vernacular
10	321 West Bay Street	c. 1935	Frame vernacular
9	325 West Bay Street	c. 1946	Masonry vernacular
8	326 West Bay Street	c. 1940	Frame vernacular
7	329 West Bay Street	c. 1946	Masonry vernacular
5	332 West Bay Street	c. 1940	Frame vernacular
6	335 West Bay Street	c. 1946	Masonry vernacular
477	1200 West Bay Street	1927	Collegiate Gothic
152	18-20 North Boyd Street	c. 1946	Masonry vernacular
86	78 North Boyd Street	c. 1915	Bungalow
85	99 North Boyd Street	c. 1915	Frame vernacular
84	127 North Boyd Street	c. 1946	Masonry vernacular
482	541 North Boyd Street	1927	Mediterranean Revival
149	101 South Boyd Street	1913	Masonry vernacular
150	115 South Boyd Street	1920	Industrial vernacular
151	127 South Boyd Street	1938	Masonry vernacular
159	153-155 South Boyd Street	c. 1949	Masonry vernacular
250	212 South Boyd Street	1921	Frame vernacular

Rec. No.	Address	Date	Style
249	216 South Boyd Street	c. 1925	Bungalow
248	222 South Boyd Street	c. 1925	Bungalow
246	232 South Boyd Street	c. 1940	Frame vernacular
247	235 South Boyd Street	c. 1940	Frame vernacular
245	304 South Boyd Street	c. 1925	Bungalow
244	311 South Boyd Street	c. 1946	Frame vernacular
470	314 South Boyd Street	1928	Frame Vernacular
243	315 South Boyd Street	c. 1940	Frame vernacular
242	319 South Boyd Street	c. 1925	Frame vernacular
241	327 South Boyd Street	c. 1940	Frame vernacular
471	328 South Boyd Street	1938	Frame Vernacular
240	408 South Boyd Street	c. 1946	Frame vernacular
239	416 South Boyd Street	c. 1940	Frame vernacular
238	421 South Boyd Street	c. 1946	Masonry vernacular
237	424 South Boyd Street	c. 1925	Bungalow
275	515 South Boyd Street	c. 1925	Frame vernacular
276	518 South Boyd Street	1925	Bungalow
277	523 South Boyd Street	c. 1925	Bungalow
280	526 South Boyd Street	c. 1925	Bungalow
278	527 South Boyd Street	c. 1925	Frame vernacular
279	529 South Boyd Street	1925	Mediterranean Revival
283	612 South Boyd Street	c. 1923	Bungalow
284	615 South Boyd Street	c. 1925	Bungalow
285	617 South Boyd Street	c. 1940	Frame vernacular
286	621 South Boyd Street	c. 1935	Frame vernacular
288	628 South Boyd Street	c. 1925	Bungalow
287	629 South Boyd Street	c. 1925	Frame vernacular
289	634 South Boyd Street	c. 1940	Frame vernacular
291	639 South Boyd Street	c. 1925	Frame vernacular
290	640 South Boyd Street	c. 1940	Frame vernacular
292	641 South Boyd Street	c. 1925	Bungalow
110	10 Bray Street	c. 1925	Frame vernacular
319	1284 West Brick Street	c. 1890	Frame Vernacular
341	20 Center Street	c. 1935	Frame Vernacular
343	24 Center Street	c. 1935	Frame Vernacular
344	26 Center Street	c. 1935	Frame Vernacular
342	34 Center Street	c. 1935	Frame Vernacular
345	111 Center Street	c. 1935	Frame Vernacular
346	113 Center Street	c. 1925	Shotgun
347	116 Center Street	c. 1925	Frame Vernacular
348	203 Center Street	c. 1925	Shotgun
349	249 Center Street	c. 1915	Frame Vernacular
351	263 Center Street	c. 1910	Frame Vernacular

Rec. No.	Address	Date	Style
350	272 Center Street	c. 1915	Bungalow
352	275 Center Street	c. 1910	Frame Vernacular
353	281 Center Street	c. 1940	Masonry vernacular
354	283 Center Street	c. 1935	Frame Vernacular
355	285 Center Street	c. 1935	Frame Vernacular
356	287 Center Street	1940	Frame Vernacular
357	289 Center Street	c. 1935	Frame Vernacular
358	295 Center Street	c. 1946	Frame Vernacular
359	301 Center Street	c. 1946	Masonry vernacular
360	321 Center Street	c. 1935	Frame Vernacular
361	323 Center Street	c. 1935	Frame Vernacular
362	325 Center Street	c. 1935	Frame Vernacular
363	327 Center Street	c. 1935	Frame Vernacular
2	104 North Central Street	c. 1946	Frame vernacular
16	137 North Central Street	c. 1946	Masonry vernacular
17	202 North Central Street	c. 1950	Frame vernacular
18	211 North Central Street	c. 1915	Frame vernacular
19	223 North Central Street	c. 1935	Frame vernacular
494	131 Charlotte Street	c. 1935	Frame Vernacular
493	139 Charlotte Street	c. 1926	Bungalow
492	143 Charlotte Street	c. 1926	Frame Vernacular
479	29 East Crest Avenue	c. 1938	Frame Vernacular
478	17 West Crest Avenue	c. 1926	Bungalow
508	27 North Dillard Street	c. 1925	Bungalow
72	200 North Dillard Street	c. 1946	Frame vernacular
73	214 North Dillard Street	1938	Colonial Revival
183	67 South Dillard Street	c. 1915	Frame vernacular
184	113 South Dillard Street	c. 1935	Frame vernacular
171	120 South Dillard Street	c. 1940	Masonry vernacular
170	120 1/2 South Dillard Street	c. 1931	Frame vernacular
445	205 South Dillard Street	c. 1920	Bungalow
444	209 South Dillard Street	c. 1920	Bungalow
185	210 South Dillard Street	c. 1920	Bungalow
443	213 South Dillard Street	c. 1920	Bungalow
186	214 South Dillard Street	c. 1923	Frame vernacular
442	217 South Dillard Street	c. 1920	Frame Vernacular
187	220 South Dillard Street	c. 1925	Bungalowlar
441	229 South Dillard Street	c. 1925	Frame Vernacular
440	233 South Dillard Street	c. 1920	Frame Vernacular
188	308 South Dillard Street	c. 1912	Colonial Revival

Rec. No.	Address	Date	Style
192	414 South Dillard Street	c. 1920	Frame vernacular
193	416 South Dillard Street	c. 1920	Frame vernacular
191	417 South Dillard Street	c. 1940	Frame vernacular
194	420 South Dillard Street	c. 1915	Frame vernacular
195	428 South Dillard Street	c. 1910	Frame vernacular
196	435 South Dillard Street	c. 1946	Masonry vernacular
314	537 South Dillard Street	c. 1946	Masonry vernacular
365	220 Eleventh Street	c. 1925	Frame Vernacular
364	224 Eleventh Street	c. 1925	Frame Vernacular
179	43 South First Street	c. 1919	Frame vernacular
180	54 South First Street	c. 1920	Frame vernacular
429	216 South First Street	c. 1920	Bungalow
432	220 South First Street	c. 1920	Bungalow
430	221 South First Street	c. 1925	Bungalow
431	223 South First Street	c. 1925	Frame Vernacular
433	224 South First Street	c. 1920	Bungalow
434	225 South First Street	c. 1920	Frame Vernacular
435	229 South First Street	c. 1920	Bungalow
436	230 South First Street	c. 1920	Frame Vernacular
190	114 Florida Avenue	c. 1950	Masonry vernacular
485	134 Florida Avenue	c. 1940	Masonry vernacular
489	207 Florida Avenue	c. 1935	Frame Vernacular
490	215 Florida Avenue	c. 1926	Frame Vernacular
404	207 Fourth Street	c. 1940	Frame Vernacular
405	208 Fourth Street	c. 1946	Masonry vernacular
402	213 Fourth Street	c. 1946	Masonry vernacular
403	215 Fourth Street	c. 1940	Frame Vernacular
401	217 Fourth Street	c. 1946	Masonry vernacular
400	218 Fourth Street	c. 1925	Bungalow
510	29 Garden Avenue	1936	Masonry Vernacular
50	119 Henderson Street	c. 1920	Bungalow
101	11 Henry Street	c. 1925	Frame vernacular
100	21 Henry Street	c. 1940	Frame vernacular
49	104 North Highland Avenue	c. 1920	Frame vernacular
48	114 North Highland Avenue	c. 1920	Bungalow
47	118 North Highland Avenue	1913	Bungalow
46	121 North Highland Avenue	c. 1925	Bungalow
45	124 North Highland Avenue	c. 1915	Bungalow

Rec. No.	Address	Date	Style
44	128 North Highland Avenue	c. 1915	Bungalow
43	133 North Highland Avenue	c. 1946	Masonry vernacular
41	136 North Highland Avenue	c. 1912	Bungalow
42	139 North Highland Avenue	c. 1946	Masonry vernacular
40	145 North Highland Avenue	c. 1920	Bungalow
38	148 North Highland Avenue	c. 1912	Frame vernacular
39	149 North Highland Avenue	c. 1920	Bungalow
32	201 North Highland Avenue	c. 1946	Masonry vernacular
31	202 North Highland Avenue	c. 1925	Bungalow
30	206 North Highland Avenue	c. 1925	Bungalow
29	211 North Highland Avenue	c. 1935	Frame vernacular
28	220 North Highland Avenue	1937	Colonial Revival
27	221 North Highland Avenue	c. 1915	Bungalow
26	229 North Highland Avenue	c. 1923	Bungalow
21	230 North Highland Avenue	1926	Prairie
25	237 North Highland Avenue	1921	Bungalow
22	238 North Highland Avenue	1925	Bungalow
24	245 North Highland Avenue	1923	Bungalow
23	246 North Highland Avenue	1928	Mediterranean Revival
90	124 South Highland Avenue	c. 1919	Frame vernacular
88	135 South Highland Avenue	c. 1921	Bungalow
89	148 South Highland Avenue	c. 1915	Frame vernacular
259	202 South Highland Avenue	c. 1940	Frame vernacular
260	206 South Highland Avenue	1925	Bungalow
261	212 South Highland Avenue	c. 1925	Bungalow
262	213-215 South Highland Avenue	c. 1940	Masonry vernacular
264	222 South Highland Avenue	c. 1946	Masonry vernacular
263	223 South Highland Avenue	c. 1925	Bungalow
265	226 South Highland Avenue	c. 1940	Frame vernacular
142	20-24 Joiner Street	c. 1925	Masonry vernacular
143	50 Joiner Street	c. 1935	Masonry vernacular
51	104 North Lake View Avenue	1918	Bungalow
52	112 North Lake View Avenue	c. 1920	Bungalow
53	118 North Lake View Avenue	c. 1920	Bungalow
67	119 North Lake View Avenue	c. 1920	Bungalow
66	125 North Lake View Avenue	1942	Gothic Revival
54	130 North Lake View Avenue	1921	Bungalow
65	205 North Lake View Avenue	c. 1923	Bungalow
55	210 North Lake View Avenue	c. 1920	Bungalow
56	216 North Lake View Avenue	c. 1920	Bungalow
57	220 North Lake View Avenue	c. 1935	Frame vernacular
64	221 North Lake View Avenue	c. 1935	Frame vernacular
58	228 North Lake View Avenue	c. 1920	Bungalow

Rec. No.	Address	Date	Style
63	229 North Lake View Avenue	c. 1925	Bungalow
59	234 North Lake View Avenue	c. 1920	Bungalow
62	235 North Lake View Avenue	c. 1935	Tudor Revival
60	244 North Lake View Avenue	c. 1916	Colonial Revival
61	247 North Lake View Avenue	c. 1923	Bungalow
97	100 South Lake View Avenue	c. 1946	Industrial vernacular
96	110 South Lake View Avenue	c. 1900	Frame vernacular
153	119 South Lake View Avenue	c. 1935	Industrial vernacular
95	160 South Lake View Avenue	c. 1915	Bungalow
154	165 South Lake View Avenue	c. 1946	Minimal Traditional
255	202 South Lake View Avenue	c. 1940	Masonry vernacular
254	206 South Lake View Avenue	c. 1935	Bungalow
253	223 South Lake View Avenue	1924	Colonial Revival
251	228 South Lake View Avenue	c. 1935	Tudor Revival
252	231 South Lake View Avenue	1922	Colonial Revival
469	302 South Lake View Avenue	c. 1926	Colonial Revival
271	413 South Lake View Avenue	c. 1925	Frame vernacular
270	419 South Lake View Avenue	c. 1946	Masonry vernacular
269	507 South Lake View Avenue	c. 1940	Frame vernacular
267	523 South Lake View Avenue	c. 1925	Bungalow
268	524 South Lake View Avenue	c. 1926	Bungalow
266	529 South Lake View Avenue	c. 1925	Bungalow
312	537 South Lake View Avenue	c. 1925	Bungalow
311	544-546 South Lake View Avenue	c. 1925	Bungalow
307	605 South Lake View Avenue	c. 1940	Frame vernacular
306	608 South Lake View Avenue	c. 1946	Masonry vernacular
308	617 South Lake View Avenue	c. 1946	Masonry vernacular
309	620 South Lake View Avenue	c. 1946	Frame Vernacular
310	628 South Lake View Avenue	c. 1940	Frame Vernacular
131	1 North Main Street	c. 1920	Masonry vernacular
82	87 North Main Street	c. 1925	Bungalow
81	91 North Main Street	c. 1920	Bungalow
80	97-99 North Main Street	1925	Mission
83	100 North Main Street	c. 1905	Frame vernacular
132	15 South Main Street	c. 1920	Masonry vernacular
133	21 South Main Street	c. 1920	Masonry vernacular
141	24-28 South Main Street	c. 1915	Masonry vernacular
134	31 South Main Street	c. 1923	Masonry vernacular
135	33 South Main Street	c. 1940	Masonry vernacular
140	44 South Main Street	c. 1925	Masonry vernacular
136	49 South Main Street	c. 1912	Masonry vernacular
137	103 South Main Street	1915	Masonry vernacular
139	110 South Main Street	c. 1912	Masonry vernacular

Rec. No.	Address	Date	Style
138	112 South Main Street	c. 1923	Masonry vernacular
163	131 South Main Street	c. 1890	Frame vernacular
164	149-155 South Main Street	c. 1940	Masonry vernacular
162	164 South Main Street	c. 1946	Frame vernacular
165	183 South Main Street	c. 1920	Bungalow
161	186 South Main Street	c. 1915	Bungalow
212	203 South Main Street	c. 1916	Bungalow
213	215 South Main Street	c. 1920	Bungalow
214	219 South Main Street	c. 1910	Frame vernacular
215	227 South Main Street	c. 1910	Frame vernacular
216	304 South Main Street	c. 1905	Masonry vernacular
217	310 South Main Street	c. 1920	Bungalow
218	318 South Main Street	c. 1940	Masonry vernacular
219	319 South Main Street	c. 1910	Frame vernacular
229	404 South Main Street	c. 1935	Frame vernacular
230	407 South Main Street	c. 1919	Bungalow
231	413 South Main Street	c. 1920	Bungalow
232	417 South Main Street	c. 1920	Bungalow
233	421 South Main Street	c. 1919	Frame vernacular
234	428 South Main Street	c. 1946	Masonry vernacular
235	503 South Main Street	1906	Frame vernacular
299	514 South Main Street	c. 1946	Frame vernacular
298	522 South Main Street	c. 1946	Masonry vernacular
297	540 South Main Street	c. 1925	Frame vernacular
296	615 South Main Street	c. 1925	Bungalow
189	102 East Maple Street	c. 1950	Masonry vernacular
439	112 East Maple Street	c. 1946	Masonry vernacular
438	120 East Maple Street	c. 1946	Masonry vernacular
437	131 East Maple Street	c. 1940	Frame Vernacular
421	141 East Maple Street	c. 1920	Frame Vernacular
419	230 East Maple Street	c. 1926	Frame Vernacular
418	236 East Maple Street	c. 1940	Frame Vernacular
399	237 East Maple Street	c. 1925	Bungalow
398	317 East Maple Street	c. 1920	Bungalow
397	341 East Maple Street	c. 1920	Frame Vernacular
220	1-3 East Miller Street	c. 1946	Masonry vernacular
221	2-4 East Miller Street	c. 1946	Masonry vernacular
223	5-7 East Miller Street	c. 1946	Masonry vernacular
222	8-10 East Miller Street	c. 1946	Masonry vernacular
224	11 East Miller Street	c. 1940	Frame vernacular
225	22 East Miller Street	c. 1920	Bungalow
226	34 East Miller Street	c. 1935	Frame vernacular
227	35 East Miller Street	c. 1925	Bungalow
228	46 East Miller Street	c. 1946	Masonry vernacular

Rec. No.	Address	Date	Style
78	3 East Newell Street	c. 1920	Frame vernacular
77	9 East Newell Street	c. 1920	Frame vernacular
76	11 East Newell Street	c. 1920	Frame vernacular
75	17 East Newell Street	c. 1920	Frame vernacular
71	31 East Newell Street	c. 1946	Frame vernacular
79	7 West Newell Street	c. 1915	Frame vernacular
37	112 West Newell Street	c. 1923	Bungalow
36	118 West Newell Street	c. 1920	Bungalow
33	219 West Newell Street	c. 1915	Frame vernacular
34	220-222 West Newell Street	c. 1946	Masonry vernacular
35	224 West Newell Street	c. 1915	Frame vernacular
366	74 Ninth Street	c. 1925	Frame Vernacular
368	75 Ninth Street	c. 1935	Frame Vernacular
367	82 Ninth Street	c. 1925	Frame Vernacular
369	85 Ninth Street	c. 1935	Frame Vernacular
370	89 Ninth Street	c. 1935	Frame Vernacular
371	97 Ninth Street	c. 1935	Frame Vernacular
372	98 Ninth Street	c. 1940	Frame Vernacular
340	60 North Street	c. 1925	Bungalow
339	72 North Street	c. 1925	Bungalow
338	78 North Street	c. 1925	Bungalow
337	102-104 North Street	c. 1925	Frame Vernacular
336	108 North Street	c. 1925	Shotgun
335	114 North Street	c. 1925	Frame Vernacular
334	122 North Street	c. 1940	Frame Vernacular
333	134 North Street	c. 1925	Bungalow
332	186 North Street	c. 1910	Frame Vernacular
330	202 North Street	c. 1940	Frame Vernacular
331	214 North Street	c. 1935	Shotgun
329	216 North Street	c. 1930	Frame Vernacular
328	222 North Street	c. 1925	Bungalow
327	232 North Street	c. 1920	Frame Vernacular
111	19 South Park Avenue	c. 1915	Frame vernacular
483	130 Pennsylvania Avenue	c. 1926	Bungalow
484	132 Pennsylvania Avenue	c. 1926	Frame Vernacular
491	144 Pennsylvania Avenue	c. 1926	Bungalow
128	16 East Plant Street	1924	Masonry vernacular
127	2-6 East Plant Street	c. 1912	Masonry vernacular
129	18-20 East Plant Street	c. 1920	Masonry vernacular
130	32-34 East Plant Street	c. 1925	Masonry vernacular

Rec. No.	Address	Date	Style
68	125 East Plant Street	1923	Classical Revival
181	280 East Plant Street	c. 1910	Bungalow
182	314 East Plant Street	c. 1910	Bungalow
502	605 East Plant Street	1931	Industrial Vernacular
387	971 East Plant Street	c. 1920	Industrial Vernacular
388	990 East Plant Street	c. 1940	Masonry vernacular
389	996 East Plant Street	c. 1940	Bungalow
144	1 West Plant Street	c. 1914	Masonry vernacular
126	12 West Plant Street	1912	Masonry vernacular
125	14-18 West Plant Street	1927	Masonry vernacular
124	24-28 West Plant Street	c. 1915	Masonry vernacular
123	32 West Plant Street	c. 1915	Masonry vernacular
145	35-43 West Plant Street	1926	Masonry vernacular
122	36 West Plant Street	1912	Masonry vernacular
121	42 West Plant Street	c. 1915	Masonry vernacular
120	46 West Plant Street	c. 1915	Masonry vernacular
119	52 West Plant Street	c. 1915	Masonry vernacular
118	56-60 West Plant Street	c. 1920	Masonry vernacular
146	99 West Plant Street	1921	Masonry vernacular
117	100 West Plant Street	c. 1915	Masonry vernacular
147	125-133 West Plant Street	c. 1916	Masonry vernacular
116	126 West Plant Street	1922	Masonry vernacular
148	137-139 West Plant Street	c. 1925	Masonry vernacular
115	140 West Plant Street	c. 1920	Masonry vernacular
114	146 West Plant Street	c. 1920	Masonry vernacular
113	160 West Plant Street	c. 1935	Masonry vernacular
112	162 West Plant Street	1926	Masonry vernacular
1	271 West Plant Street	1938	Frame vernacular
3	429 West Plant Street	c. 1912	Frame vernacular
105	446 West Plant Street	c. 1915	Frame vernacular
106	462 West Plant Street	c. 1920	Bungalow
4	481 West Plant Street	c. 1925	Bungalow
107	504 West Plant Street	c. 1915	Bungalow
108	544 West Plant Street	c. 1930	Bungalow
109	550 West Plant Street	c. 1940	Frame vernacular
472	700 West Plant Street	1935	Colonial Revival
473	763 West Plant Street	1924	Prairie
475	990 West Plant Street	c. 1920	Bungalow
474	1000 West Plant Street	c. 1925	Prairie
326	11 South Second Street	c. 1919	Frame Vernacular
178	20 South Second Street	c. 1940	Industrial vernacular
177	36 South Second Street	c. 1935	Frame vernacular
176	80 South Second Street	c. 1940	Frame vernacular
175	118 South Second Street	c. 1940	Frame vernacular

Rec. No.	Address	Date	Style
174	122 South Second Street	c. 1935	Bungalow
173	128 South Second Street	c. 1920	Bungalow
428	131 South Second Street	c. 1920	Frame Vernacular
427	201 South Second Street	c. 1920	Frame Vernacular
426	210 South Second Street	c. 1920	Frame Vernacular
425	214 South Second Street	c. 1920	Frame Vernacular
424	217 South Second Street	c. 1925	Bungalow
423	221 South Second Street	c. 1935	Frame Vernacular
422	229 South Second Street	c. 1940	Frame Vernacular
391	213 Sixth Street	c. 1940	Frame Vernacular
394	216 Sixth Street	c. 1925	Frame Vernacular
392	217 Sixth Street	c. 1940	Frame Vernacular
393	221 Sixth Street	c. 1925	Frame Vernacular
395	220-222 Sixth Street	c. 1925	Frame Vernacular
396	224 Sixth Street	c. 1920	Frame Vernacular
166	23 East Smith Street	c. 1919	Bungalow
172	29 East Smith Street	c. 1919	Bungalow
211	42 East Smith Street	c. 1925	Bungalow
448	217 East Smith Street	c. 1940	Frame Vernacular
449	235 East Smith Street	c. 1946	Masonry vernacular
451	236 East Smith Street	c. 1925	Bungalow
450	241 East Smith Street	c. 1946	Masonry vernacular
453	301 East Smith Street	c. 1946	Masonry vernacular
452	302 East Smith Street	c. 1925	Frame Vernacular
454	307 East Smith Street	c. 1946	Masonry vernacular
456	312 East Smith Street	c. 1940	Frame Vernacular
455	313 East Smith Street	c. 1940	Frame Vernacular
457	315 East Smith Street	c. 1940	Frame Vernacular
390	327 East Smith Street	c. 1940	Frame Vernacular
160	21 West Smith Street	c. 1890	Frame vernacular
158	29 West Smith Street	c. 1910	Frame vernacular
258	30 West Smith Street	c. 1922	Frame vernacular
257	36 West Smith Street	1925	Bungalow
157	37 West Smith Street	c. 1890	Frame vernacular
156	39 West Smith Street	c. 1946	Frame vernacular
256	40 West Smith Street	c. 1922	Bungalow
155	45 West Smith Street	c. 1946	Minimal Traditional
94	111 West Smith Street	c. 1900	Frame vernacular
93	117 West Smith Street	c. 1940	Frame vernacular
92	125 West Smith Street	1910	Frame vernacular
91	201 West Smith Street	c. 1915	Frame vernacular
98	213 West Smith Street	c. 1925	Bungalow
99	218 West Smith Street	c. 1890	Frame vernacular

Rec. No.	Address	Date	Style
102	233 West Smith Street	c. 1925	Bungalow
103	237 West Smith Street	c. 1935	Bungalow
501	1609 State Road 438	1929	Classical Revival
313	112 East Story Road	c. 1925	Bungalow
498	123 East Story Road	c. 1925	Bungalow
497	206 East Story Road	c. 1925	Bungalow
496	220 East Story Road	c. 1935	Frame Vernacular
495	246 East Story Road	c. 1925	Bungalow
500	1055 East Story Road	c. 1915	Frame Vernacular
499	1220 East Story Road	c. 1910	Frame Vernacular
282	18 West Story Road	c. 1923	Bungalow
281	24 West Story Road	c. 1925	Bungalow
300	37 West Story Road	c. 1946	Masonry vernacular
301	39 West Story Road	c. 1946	Masonry vernacular
302	43 West Story Road	c. 1940	Masonry vernacular
303	48 West Story Road	c. 1923	Bungalow
304	50-52 West Story Road	c. 1946	Masonry vernacular
305	102 West Story Road	c. 1946	Masonry vernacular
467	219 West Story Road	c. 1910	Frame Vernacular
466	236 West Story Road	c. 1920	Bungalow
480	545 Surprise Street	c. 1926	Bungalow
386	124 Tenth Street	c. 1925	Shotgun
385	128 Tenth Street	c. 1935	Shotgun
384	134 Tenth Street	c. 1935	Frame Vernacular
383	135 Tenth Street	c. 1935	Frame Vernacular
382	173 Tenth Street	c. 1925	Frame Vernacular
381	181 Tenth Street	c. 1935	Shotgun
380	189 Tenth Street	c. 1935	Frame Vernacular
379	194-196 Tenth Street	c. 1935	Frame Vernacular
447	124 Third Street	c. 1925	Bungalow
446	129 Third Street	c. 1920	Bungalow
406	200 Third Street	c. 1925	Frame Vernacular
407	201 Third Street	c. 1925	Bungalow
410	204 Third Street	c. 1925	Bungalow
408	205 Third Street	c. 1925	Bungalow
411	208 Third Street	c. 1925	Bungalow
409	209 Third Street	c. 1925	Bungalow
412	215 Third Street	c. 1925	Bungalow
414	216 Third Street	c. 1925	Bungalow
413	219 Third Street	c. 1925	Bungalow

Rec. No.	Address	Date	Style
416	221 Third Street	c. 1925	Frame Vernacular
415	222 Third Street	c. 1920	Frame Vernacular
417	228 Third Street	c. 1920	Frame Vernacular
420	231 Third Street	c. 1920	Frame Vernacular
318	865 Tildenville School Road	1919	Bungalow
317	940 Tildenville School Road	c. 1910	Classical Revival
316	958 Tildenville School Road	1900	Frame Vernacular
315	1061 Tildenville School Road	c. 1910	Masonry vernacular
476	1233 Tildenville School Road	c. 1890	Frame Vernacular
87	302 West Tremaine Avenue	c. 1905	Frame vernacular
104	360 West Tremaine Avenue	c. 1940	Frame vernacular
295	622 Vineland Road	c. 1920	Frame vernacular
294	630 Vineland Road	c. 1925	Bungalow
293	638 Vineland Road	c. 1925	Frame vernacular
463	716 Vineland Road	c. 1925	Frame Vernacular
461	717 Vineland Road	c. 1925	Frame Vernacular
462	721 Vineland Road	c. 1925	Bungalow
464	733 Vineland Road	c. 1935	Frame Vernacular
465	871 Vineland Road	c. 1927	Mediterranean Revival
460	1060 Vineland Road	c. 1925	Bungalow
459	1070 Vineland Road	c. 1925	Bungalow
458	1090 Vineland Road	c. 1935	Frame Vernacular
198	35 East Vining Street	c. 1920	Frame vernacular
197	41 East Vining Street	c. 1920	Frame vernacular
236	18 West Vining Street	c. 1925	Bungalow
274	38 West Vining Street	c. 1925	Mediterranean Revival
273	42 West Vining Street	c. 1925	Bungalow
272	46 West Vining Street	c. 1925	Bungalow
468	244 West Vining Street	c. 1900	Frame Vernacular
486	333 Winter Street	c. 1935	Frame Vernacular
487	337 Winter Street	c. 1935	Bungalow
488	341 Winter Street	c. 1935	Frame Vernacular
69	72 North Woodland Street	c. 1920	Bungalow
70	82 North Woodland Street	c. 1915	Bungalow
74	206 North Woodland Street	c. 1920	Frame vernacular
481	540 North Woodland Street	c. 1926	Colonial Revival
168	130 South Woodland Street	c. 1905	Frame vernacular
169	149 South Woodland Street	c. 1931	Frame vernacular

Rec. No.	Address	Date	Style
167	150 South Woodland Street	c. 1925	Bungalow
210	214 South Woodland Street	c. 1935	Frame vernacular
209	215 South Woodland Street	c. 1920	Frame vernacular
208	221 South Woodland Street	c. 1925	Bungalow
206	302 South Woodland Street	c. 1935	Frame vernacular
207	305 South Woodland Street	c. 1915	Frame vernacular
204	321 South Woodland Street	c. 1925	Bungalow
205	324 South Woodland Street	c. 1940	Frame vernacular
202	328 South Woodland Street	c. 1946	Frame vernacular
203	329 South Woodland Street	c. 1910	Frame vernacular
201	408 South Woodland Street	c. 1940	Bungalow
200	418 South Woodland Street	c. 1920	Bungalow
199	421 South Woodland Street	c. 1925	Frame vernacular

APPENDIX B

INVENTORY OF PREVIOUSLY SURVEYED BUILDINGS

**(Updated Florida Site File Forms were prepared for
previously surveyed buildings)**

RN	ADDRESS	EXISTING FMSF NO.
131	1 East Plant Street	8OR3046
128	16 East Plant Street	8OR3049
129	20 East Plant Street	8OR3048
130	32 East Plant Street	8OR3047
68	125 East Plant Street	8OR3064
144	1 West Plant Street	8OR3045
126	12 West Plant Street	8OR3050
125	16 West Plant Street	8OR3051
124	24 West Plant Street	8OR3052
123	32 West Plant Street	8OR3053
122	36 West Plant Street	8OR3054
121	42 West Plant Street	8OR3055
120	50 West Plant Street	8OR3056
118	56 West Plant Street	8OR3057
145	99 West Plant Street	8OR3044
117	100 West Plant Street	8OR3058
146	121 West Plant Street	8OR3043
147	125 West Plant Street	8OR3042
116	126 West Plant Street	8OR3059
115	140 West Plant Street	8OR3060
114	146 West Plant Street	8OR3061
112	163 West Plant Street	8OR3063
113	164 West Plant Street	8OR3062

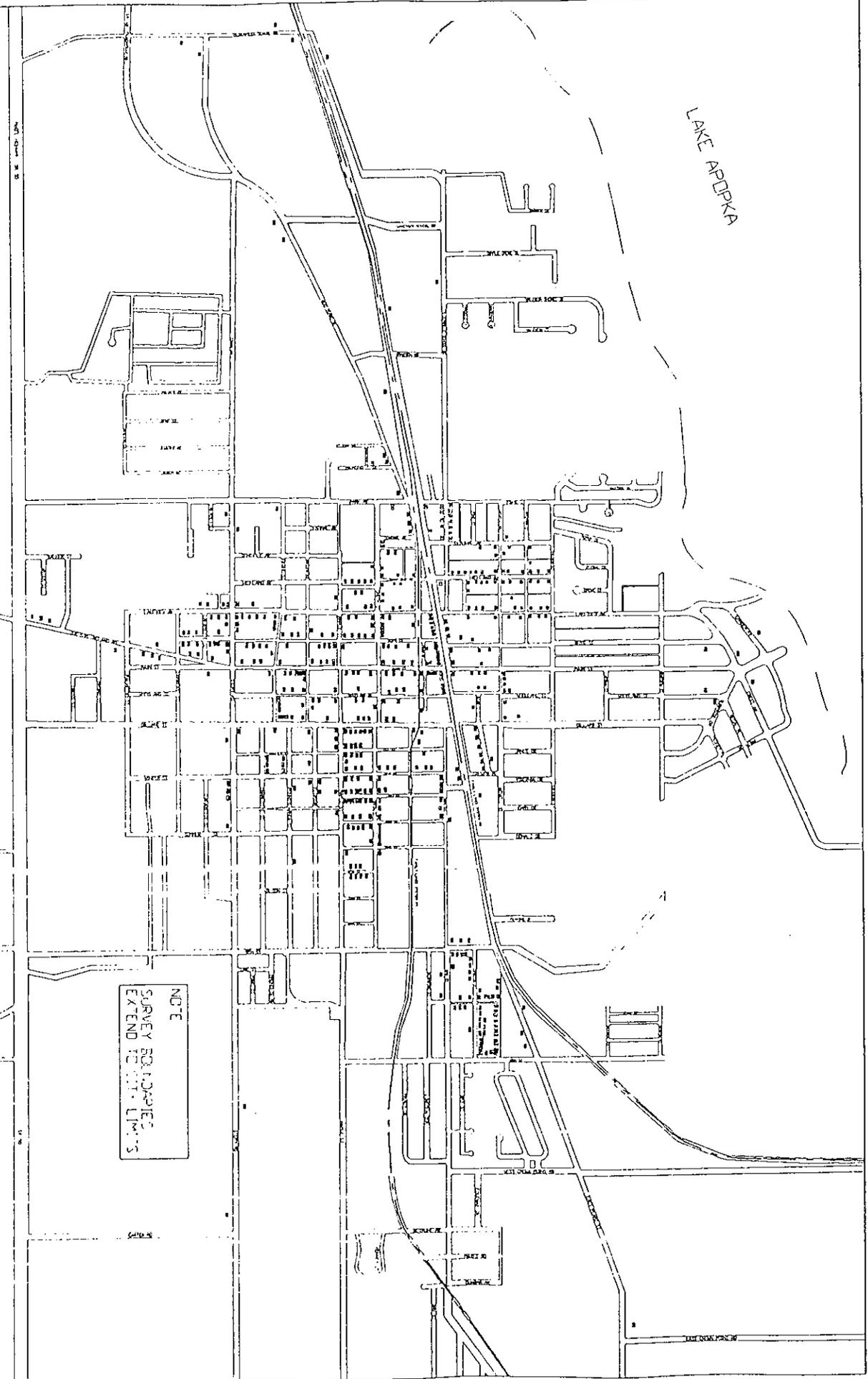
APPENDIX A
INVENTORY OF BUILDINGS SURVEYED

LOCATION OF BUILDINGS SURVEYED IN WINTER GARDEN

0 100 200
SCALE IN FEET



PREPARED BY
HISTORIC PROPERTY ASSOCIATES, INC., NOVEMBER 1994



LAKE APOPKA

Rec. No.	Address	Date	Style
507	110 Agnes Street	c. 1925	Bungalow
506	114 Agnes Street	c. 1935	Bungalow
505	122 Agnes Street	c. 1935	Bungalow
504	132 Agnes Street	c. 1925	Bungalow
509	133 Agnes Street	c. 1925	Bungalow
503	142 Agnes Street	c. 1940	Frame Vernacular
20	213 West Apopka Street	c. 1925	Frame vernacular
325	230 East Bay Street	c. 1919	Masonry vernacular
324	242 East Bay Street	c. 1919	Masonry vernacular
323	300 East Bay Street	c. 1919	Masonry vernacular
322	308 East Bay Street	c. 1923	Bungalow
321	317 East Bay Street	c. 1925	Bungalow
320	318 East Bay Street	c. 1915	Masonry vernacular
373	711 East Bay Street	c. 1935	Frame Vernacular
374	719 East Bay Street	c. 1935	Frame Vernacular
375	735 East Bay Street	c. 1935	Frame Vernacular
376	743 East Bay Street	c. 1935	Frame Vernacular
377	748 East Bay Street	c. 1925	Frame Vernacular
378	814 East Bay Street	c. 1945	Masonry Vernacular
15	303 West Bay Street	c. 1925	Bungalow
14	309 West Bay Street	c. 1935	Frame vernacular
12	314 West Bay Street	c. 1946	Masonry vernacular
13	318 West Bay Street	c. 1940	Frame vernacular
11	320 West Bay Street	c. 1940	Frame vernacular
10	321 West Bay Street	c. 1935	Frame vernacular
9	325 West Bay Street	c. 1946	Masonry vernacular
8	326 West Bay Street	c. 1940	Frame vernacular
7	329 West Bay Street	c. 1946	Masonry vernacular
5	332 West Bay Street	c. 1940	Frame vernacular
6	335 West Bay Street	c. 1946	Masonry vernacular
477	1200 West Bay Street	1927	Collegiate Gothic
152	18-20 North Boyd Street	c. 1946	Masonry vernacular
86	78 North Boyd Street	c. 1915	Bungalow
85	99 North Boyd Street	c. 1915	Frame vernacular
84	127 North Boyd Street	c. 1946	Masonry vernacular
482	541 North Boyd Street	1927	Mediterranean Revival
149	101 South Boyd Street	1913	Masonry vernacular
150	115 South Boyd Street	1920	Industrial vernacular
151	127 South Boyd Street	1938	Masonry vernacular
159	153-155 South Boyd Street	c. 1949	Masonry vernacular
250	212 South Boyd Street	1921	Frame vernacular

Rec. No.	Address	Date	Style
249	216 South Boyd Street	c. 1925	Bungalow
248	222 South Boyd Street	c. 1925	Bungalow
246	232 South Boyd Street	c. 1940	Frame vernacular
247	235 South Boyd Street	c. 1940	Frame vernacular
245	304 South Boyd Street	c. 1925	Bungalow
244	311 South Boyd Street	c. 1946	Frame vernacular
470	314 South Boyd Street	1928	Frame Vernacular
243	315 South Boyd Street	c. 1940	Frame vernacular
242	319 South Boyd Street	c. 1925	Frame vernacular
241	327 South Boyd Street	c. 1940	Frame vernacular
471	328 South Boyd Street	1938	Frame Vernacular
240	408 South Boyd Street	c. 1946	Frame vernacular
239	416 South Boyd Street	c. 1940	Frame vernacular
238	421 South Boyd Street	c. 1946	Masonry vernacular
237	424 South Boyd Street	c. 1925	Bungalow
275	515 South Boyd Street	c. 1925	Frame vernacular
276	518 South Boyd Street	1925	Bungalow
277	523 South Boyd Street	c. 1925	Bungalow
280	526 South Boyd Street	c. 1925	Bungalow
278	527 South Boyd Street	c. 1925	Frame vernacular
279	529 South Boyd Street	1925	Mediterranean Revival
283	612 South Boyd Street	c. 1923	Bungalow
284	615 South Boyd Street	c. 1925	Bungalow
285	617 South Boyd Street	c. 1940	Frame vernacular
286	621 South Boyd Street	c. 1935	Frame vernacular
288	628 South Boyd Street	c. 1925	Bungalow
287	629 South Boyd Street	c. 1925	Frame vernacular
289	634 South Boyd Street	c. 1940	Frame vernacular
291	639 South Boyd Street	c. 1925	Frame vernacular
290	640 South Boyd Street	c. 1940	Frame vernacular
292	641 South Boyd Street	c. 1925	Bungalow
110	10 Bray Street	c. 1925	Frame vernacular
319	1284 West Brick Street	c. 1890	Frame Vernacular
341	20 Center Street	c. 1935	Frame Vernacular
343	24 Center Street	c. 1935	Frame Vernacular
344	26 Center Street	c. 1935	Frame Vernacular
342	34 Center Street	c. 1935	Frame Vernacular
345	111 Center Street	c. 1935	Frame Vernacular
346	113 Center Street	c. 1925	Shotgun
347	116 Center Street	c. 1925	Frame Vernacular
348	203 Center Street	c. 1925	Shotgun
349	249 Center Street	c. 1915	Frame Vernacular
351	263 Center Street	c. 1910	Frame Vernacular

Rec. No.	Address	Date	Style
350	272 Center Street	c. 1915	Bungalow
352	275 Center Street	c. 1910	Frame Vernacular
353	281 Center Street	c. 1940	Masonry vernacular
354	283 Center Street	c. 1935	Frame Vernacular
355	285 Center Street	c. 1935	Frame Vernacular
356	287 Center Street	1940	Frame Vernacular
357	289 Center Street	c. 1935	Frame Vernacular
358	295 Center Street	c. 1946	Frame Vernacular
359	301 Center Street	c. 1946	Masonry vernacular
360	321 Center Street	c. 1935	Frame Vernacular
361	323 Center Street	c. 1935	Frame Vernacular
362	325 Center Street	c. 1935	Frame Vernacular
363	327 Center Street	c. 1935	Frame Vernacular
2	104 North Central Street	c. 1946	Frame vernacular
16	137 North Central Street	c. 1946	Masonry vernacular
17	202 North Central Street	c. 1950	Frame vernacular
18	211 North Central Street	c. 1915	Frame vernacular
19	223 North Central Street	c. 1935	Frame vernacular
494	131 Charlotte Street	c. 1935	Frame Vernacular
493	139 Charlotte Street	c. 1926	Bungalow
492	143 Charlotte Street	c. 1926	Frame Vernacular
479	29 East Crest Avenue	c. 1938	Frame Vernacular
478	17 West Crest Avenue	c. 1926	Bungalow
508	27 North Dillard Street	c. 1925	Bungalow
72	200 North Dillard Street	c. 1946	Frame vernacular
73	214 North Dillard Street	1938	Colonial Revival
183	67 South Dillard Street	c. 1915	Frame vernacular
184	113 South Dillard Street	c. 1935	Frame vernacular
171	120 South Dillard Street	c. 1940	Masonry vernacular
170	120 1/2 South Dillard Street	c. 1931	Frame vernacular
445	205 South Dillard Street	c. 1920	Bungalow
444	209 South Dillard Street	c. 1920	Bungalow
185	210 South Dillard Street	c. 1920	Bungalow
443	213 South Dillard Street	c. 1920	Bungalow
186	214 South Dillard Street	c. 1923	Frame vernacular
442	217 South Dillard Street	c. 1920	Frame Vernacular
187	220 South Dillard Street	c. 1925	Bungalowlar
441	229 South Dillard Street	c. 1925	Frame Vernacular
440	233 South Dillard Street	c. 1920	Frame Vernacular
188	308 South Dillard Street	c. 1912	Colonial Revival

Rec. No.	Address	Date	Style
192	414 South Dillard Street	c. 1920	Frame vernacular
193	416 South Dillard Street	c. 1920	Frame vernacular
191	417 South Dillard Street	c. 1940	Frame vernacular
194	420 South Dillard Street	c. 1915	Frame vernacular
195	428 South Dillard Street	c. 1910	Frame vernacular
196	435 South Dillard Street	c. 1946	Masonry vernacular
314	537 South Dillard Street	c. 1946	Masonry vernacular
365	220 Eleventh Street	c. 1925	Frame Vernacular
364	224 Eleventh Street	c. 1925	Frame Vernacular
179	43 South First Street	c. 1919	Frame vernacular
180	54 South First Street	c. 1920	Frame vernacular
429	216 South First Street	c. 1920	Bungalow
432	220 South First Street	c. 1920	Bungalow
430	221 South First Street	c. 1925	Bungalow
431	223 South First Street	c. 1925	Frame Vernacular
433	224 South First Street	c. 1920	Bungalow
434	225 South First Street	c. 1920	Frame Vernacular
435	229 South First Street	c. 1920	Bungalow
436	230 South First Street	c. 1920	Frame Vernacular
190	114 Florida Avenue	c. 1950	Masonry vernacular
485	134 Florida Avenue	c. 1940	Masonry vernacular
489	207 Florida Avenue	c. 1935	Frame Vernacular
490	215 Florida Avenue	c. 1926	Frame Vernacular
404	207 Fourth Street	c. 1940	Frame Vernacular
405	208 Fourth Street	c. 1946	Masonry vernacular
402	213 Fourth Street	c. 1946	Masonry vernacular
403	215 Fourth Street	c. 1940	Frame Vernacular
401	217 Fourth Street	c. 1946	Masonry vernacular
400	218 Fourth Street	c. 1925	Bungalow
510	29 Garden Avenue	1936	Masonry Vernacular
50	119 Henderson Street	c. 1920	Bungalow
101	11 Henry Street	c. 1925	Frame vernacular
100	21 Henry Street	c. 1940	Frame vernacular
49	104 North Highland Avenue	c. 1920	Frame vernacular
48	114 North Highland Avenue	c. 1920	Bungalow
47	118 North Highland Avenue	1913	Bungalow
46	121 North Highland Avenue	c. 1925	Bungalow
45	124 North Highland Avenue	c. 1915	Bungalow

Rec. No.	Address	Date	Style
44	128 North Highland Avenue	c. 1915	Bungalow
43	133 North Highland Avenue	c. 1946	Masonry vernacular
41	136 North Highland Avenue	c. 1912	Bungalow
42	139 North Highland Avenue	c. 1946	Masonry vernacular
40	145 North Highland Avenue	c. 1920	Bungalow
38	148 North Highland Avenue	c. 1912	Frame vernacular
39	149 North Highland Avenue	c. 1920	Bungalow
32	201 North Highland Avenue	c. 1946	Masonry vernacular
31	202 North Highland Avenue	c. 1925	Bungalow
30	206 North Highland Avenue	c. 1925	Bungalow
29	211 North Highland Avenue	c. 1935	Frame vernacular
28	220 North Highland Avenue	1937	Colonial Revival
27	221 North Highland Avenue	c. 1915	Bungalow
26	229 North Highland Avenue	c. 1923	Bungalow
21	230 North Highland Avenue	1926	Prairie
25	237 North Highland Avenue	1921	Bungalow
22	238 North Highland Avenue	1925	Bungalow
24	245 North Highland Avenue	1923	Bungalow
23	246 North Highland Avenue	1928	Mediterranean Revival
90	124 South Highland Avenue	c. 1919	Frame vernacular
88	135 South Highland Avenue	c. 1921	Bungalow
89	148 South Highland Avenue	c. 1915	Frame vernacular
259	202 South Highland Avenue	c. 1940	Frame vernacular
260	206 South Highland Avenue	1925	Bungalow
261	212 South Highland Avenue	c. 1925	Bungalow
262	213-215 South Highland Avenue	c. 1940	Masonry vernacular
264	222 South Highland Avenue	c. 1946	Masonry vernacular
263	223 South Highland Avenue	c. 1925	Bungalow
265	226 South Highland Avenue	c. 1940	Frame vernacular
142	20-24 Joiner Street	c. 1925	Masonry vernacular
143	50 Joiner Street	c. 1935	Masonry vernacular
51	104 North Lake View Avenue	1918	Bungalow
52	112 North Lake View Avenue	c. 1920	Bungalow
53	118 North Lake View Avenue	c. 1920	Bungalow
67	119 North Lake View Avenue	c. 1920	Bungalow
66	125 North Lake View Avenue	1942	Gothic Revival
54	130 North Lake View Avenue	1921	Bungalow
65	205 North Lake View Avenue	c. 1923	Bungalow
55	210 North Lake View Avenue	c. 1920	Bungalow
56	216 North Lake View Avenue	c. 1920	Bungalow
57	220 North Lake View Avenue	c. 1935	Frame vernacular
64	221 North Lake View Avenue	c. 1935	Frame vernacular
58	228 North Lake View Avenue	c. 1920	Bungalow

Rec. No.	Address	Date	Style
63	229 North Lake View Avenue	c. 1925	Bungalow
59	234 North Lake View Avenue	c. 1920	Bungalow
62	235 North Lake View Avenue	c. 1935	Tudor Revival
60	244 North Lake View Avenue	c. 1916	Colonial Revival
61	247 North Lake View Avenue	c. 1923	Bungalow
97	100 South Lake View Avenue	c. 1946	Industrial vernacular
96	110 South Lake View Avenue	c. 1900	Frame vernacular
153	119 South Lake View Avenue	c. 1935	Industrial vernacular
95	160 South Lake View Avenue	c. 1915	Bungalow
154	165 South Lake View Avenue	c. 1946	Minimal Traditional
255	202 South Lake View Avenue	c. 1940	Masonry vernacular
254	206 South Lake View Avenue	c. 1935	Bungalow
253	223 South Lake View Avenue	1924	Colonial Revival
251	228 South Lake View Avenue	c. 1935	Tudor Revival
252	231 South Lake View Avenue	1922	Colonial Revival
469	302 South Lake View Avenue	c. 1926	Colonial Revival
271	413 South Lake View Avenue	c. 1925	Frame vernacular
270	419 South Lake View Avenue	c. 1946	Masonry vernacular
269	507 South Lake View Avenue	c. 1940	Frame vernacular
267	523 South Lake View Avenue	c. 1925	Bungalow
268	524 South Lake View Avenue	c. 1926	Bungalow
266	529 South Lake View Avenue	c. 1925	Bungalow
312	537 South Lake View Avenue	c. 1925	Bungalow
311	544-546 South Lake View Avenue	c. 1925	Bungalow
307	605 South Lake View Avenue	c. 1940	Frame vernacular
306	608 South Lake View Avenue	c. 1946	Masonry vernacular
308	617 South Lake View Avenue	c. 1946	Masonry vernacular
309	620 South Lake View Avenue	c. 1946	Frame Vernacular
310	628 South Lake View Avenue	c. 1940	Frame Vernacular
131	1 North Main Street	c. 1920	Masonry vernacular
82	87 North Main Street	c. 1925	Bungalow
81	91 North Main Street	c. 1920	Bungalow
80	97-99 North Main Street	1925	Mission
83	100 North Main Street	c. 1905	Frame vernacular
132	15 South Main Street	c. 1920	Masonry vernacular
133	21 South Main Street	c. 1920	Masonry vernacular
141	24-28 South Main Street	c. 1915	Masonry vernacular
134	31 South Main Street	c. 1923	Masonry vernacular
135	33 South Main Street	c. 1940	Masonry vernacular
140	44 South Main Street	c. 1925	Masonry vernacular
136	49 South Main Street	c. 1912	Masonry vernacular
137	103 South Main Street	1915	Masonry vernacular
139	110 South Main Street	c. 1912	Masonry vernacular

Rec. No.	Address	Date	Style
138	112 South Main Street	c. 1923	Masonry vernacular
163	131 South Main Street	c. 1890	Frame vernacular
164	149-155 South Main Street	c. 1940	Masonry vernacular
162	164 South Main Street	c. 1946	Frame vernacular
165	183 South Main Street	c. 1920	Bungalow
161	186 South Main Street	c. 1915	Bungalow
212	203 South Main Street	c. 1916	Bungalow
213	215 South Main Street	c. 1920	Bungalow
214	219 South Main Street	c. 1910	Frame vernacular
215	227 South Main Street	c. 1910	Frame vernacular
216	304 South Main Street	c. 1905	Masonry vernacular
217	310 South Main Street	c. 1920	Bungalow
218	318 South Main Street	c. 1940	Masonry vernacular
219	319 South Main Street	c. 1910	Frame vernacular
229	404 South Main Street	c. 1935	Frame vernacular
230	407 South Main Street	c. 1919	Bungalow
231	413 South Main Street	c. 1920	Bungalow
232	417 South Main Street	c. 1920	Bungalow
233	421 South Main Street	c. 1919	Frame vernacular
234	428 South Main Street	c. 1946	Masonry vernacular
235	503 South Main Street	1906	Frame vernacular
299	514 South Main Street	c. 1946	Frame vernacular
298	522 South Main Street	c. 1946	Masonry vernacular
297	540 South Main Street	c. 1925	Frame vernacular
296	615 South Main Street	c. 1925	Bungalow
189	102 East Maple Street	c. 1950	Masonry vernacular
439	112 East Maple Street	c. 1946	Masonry vernacular
438	120 East Maple Street	c. 1946	Masonry vernacular
437	131 East Maple Street	c. 1940	Frame Vernacular
421	141 East Maple Street	c. 1920	Frame Vernacular
419	230 East Maple Street	c. 1926	Frame Vernacular
418	236 East Maple Street	c. 1940	Frame Vernacular
399	237 East Maple Street	c. 1925	Bungalow
398	317 East Maple Street	c. 1920	Bungalow
397	341 East Maple Street	c. 1920	Frame Vernacular
220	1-3 East Miller Street	c. 1946	Masonry vernacular
221	2-4 East Miller Street	c. 1946	Masonry vernacular
223	5-7 East Miller Street	c. 1946	Masonry vernacular
222	8-10 East Miller Street	c. 1946	Masonry vernacular
224	11 East Miller Street	c. 1940	Frame vernacular
225	22 East Miller Street	c. 1920	Bungalow
226	34 East Miller Street	c. 1935	Frame vernacular
227	35 East Miller Street	c. 1925	Bungalow
228	46 East Miller Street	c. 1946	Masonry vernacular

Rec. No.	Address	Date	Style
78	3 East Newell Street	c. 1920	Frame vernacular
77	9 East Newell Street	c. 1920	Frame vernacular
76	11 East Newell Street	c. 1920	Frame vernacular
75	17 East Newell Street	c. 1920	Frame vernacular
71	31 East Newell Street	c. 1946	Frame vernacular
79	7 West Newell Street	c. 1915	Frame vernacular
37	112 West Newell Street	c. 1923	Bungalow
36	118 West Newell Street	c. 1920	Bungalow
33	219 West Newell Street	c. 1915	Frame vernacular
34	220-222 West Newell Street	c. 1946	Masonry vernacular
35	224 West Newell Street	c. 1915	Frame vernacular
366	74 Ninth Street	c. 1925	Frame Vernacular
368	75 Ninth Street	c. 1935	Frame Vernacular
367	82 Ninth Street	c. 1925	Frame Vernacular
369	85 Ninth Street	c. 1935	Frame Vernacular
370	89 Ninth Street	c. 1935	Frame Vernacular
371	97 Ninth Street	c. 1935	Frame Vernacular
372	98 Ninth Street	c. 1940	Frame Vernacular
340	60 North Street	c. 1925	Bungalow
339	72 North Street	c. 1925	Bungalow
338	78 North Street	c. 1925	Bungalow
337	102-104 North Street	c. 1925	Frame Vernacular
336	108 North Street	c. 1925	Shotgun
335	114 North Street	c. 1925	Frame Vernacular
334	122 North Street	c. 1940	Frame Vernacular
333	134 North Street	c. 1925	Bungalow
332	186 North Street	c. 1910	Frame Vernacular
330	202 North Street	c. 1940	Frame Vernacular
331	214 North Street	c. 1935	Shotgun
329	216 North Street	c. 1930	Frame Vernacular
328	222 North Street	c. 1925	Bungalow
327	232 North Street	c. 1920	Frame Vernacular
111	19 South Park Avenue	c. 1915	Frame vernacular
483	130 Pennsylvania Avenue	c. 1926	Bungalow
484	132 Pennsylvania Avenue	c. 1926	Frame Vernacular
491	144 Pennsylvania Avenue	c. 1926	Bungalow
128	16 East Plant Street	1924	Masonry vernacular
127	2-6 East Plant Street	c. 1912	Masonry vernacular
129	18-20 East Plant Street	c. 1920	Masonry vernacular
130	32-34 East Plant Street	c. 1925	Masonry vernacular

Rec. No.	Address	Date	Style
68	125 East Plant Street	1923	Classical Revival
181	280 East Plant Street	c. 1910	Bungalow
182	314 East Plant Street	c. 1910	Bungalow
502	605 East Plant Street	1931	Industrial Vernacular
387	971 East Plant Street	c. 1920	Industrial Vernacular
388	990 East Plant Street	c. 1940	Masonry vernacular
389	996 East Plant Street	c. 1940	Bungalow
144	1 West Plant Street	c. 1914	Masonry vernacular
126	12 West Plant Street	1912	Masonry vernacular
125	14-18 West Plant Street	1927	Masonry vernacular
124	24-28 West Plant Street	c. 1915	Masonry vernacular
123	32 West Plant Street	c. 1915	Masonry vernacular
145	35-43 West Plant Street	1926	Masonry vernacular
122	36 West Plant Street	1912	Masonry vernacular
121	42 West Plant Street	c. 1915	Masonry vernacular
120	46 West Plant Street	c. 1915	Masonry vernacular
119	52 West Plant Street	c. 1915	Masonry vernacular
118	56-60 West Plant Street	c. 1920	Masonry vernacular
146	99 West Plant Street	1921	Masonry vernacular
117	100 West Plant Street	c. 1915	Masonry vernacular
147	125-133 West Plant Street	c. 1916	Masonry vernacular
116	126 West Plant Street	1922	Masonry vernacular
148	137-139 West Plant Street	c. 1925	Masonry vernacular
115	140 West Plant Street	c. 1920	Masonry vernacular
114	146 West Plant Street	c. 1920	Masonry vernacular
113	160 West Plant Street	c. 1935	Masonry vernacular
112	162 West Plant Street	1926	Masonry vernacular
1	271 West Plant Street	1938	Frame vernacular
3	429 West Plant Street	c. 1912	Frame vernacular
105	446 West Plant Street	c. 1915	Frame vernacular
106	462 West Plant Street	c. 1920	Bungalow
4	481 West Plant Street	c. 1925	Bungalow
107	504 West Plant Street	c. 1915	Bungalow
108	544 West Plant Street	c. 1930	Bungalow
109	550 West Plant Street	c. 1940	Frame vernacular
472	700 West Plant Street	1935	Colonial Revival
473	763 West Plant Street	1924	Prairie
475	990 West Plant Street	c. 1920	Bungalow
474	1000 West Plant Street	c. 1925	Prairie
326	11 South Second Street	c. 1919	Frame Vernacular
178	20 South Second Street	c. 1940	Industrial vernacular
177	36 South Second Street	c. 1935	Frame vernacular
176	80 South Second Street	c. 1940	Frame vernacular
175	118 South Second Street	c. 1940	Frame vernacular

Rec. No.	Address	Date	Style
174	122 South Second Street	c. 1935	Bungalow
173	128 South Second Street	c. 1920	Bungalow
428	131 South Second Street	c. 1920	Frame Vernacular
427	201 South Second Street	c. 1920	Frame Vernacular
426	210 South Second Street	c. 1920	Frame Vernacular
425	214 South Second Street	c. 1920	Frame Vernacular
424	217 South Second Street	c. 1925	Bungalow
423	221 South Second Street	c. 1935	Frame Vernacular
422	229 South Second Street	c. 1940	Frame Vernacular
391	213 Sixth Street	c. 1940	Frame Vernacular
394	216 Sixth Street	c. 1925	Frame Vernacular
392	217 Sixth Street	c. 1940	Frame Vernacular
393	221 Sixth Street	c. 1925	Frame Vernacular
395	220-222 Sixth Street	c. 1925	Frame Vernacular
396	224 Sixth Street	c. 1920	Frame Vernacular
166	23 East Smith Street	c. 1919	Bungalow
172	29 East Smith Street	c. 1919	Bungalow
211	42 East Smith Street	c. 1925	Bungalow
448	217 East Smith Street	c. 1940	Frame Vernacular
449	235 East Smith Street	c. 1946	Masonry vernacular
451	236 East Smith Street	c. 1925	Bungalow
450	241 East Smith Street	c. 1946	Masonry vernacular
453	301 East Smith Street	c. 1946	Masonry vernacular
452	302 East Smith Street	c. 1925	Frame Vernacular
454	307 East Smith Street	c. 1946	Masonry vernacular
456	312 East Smith Street	c. 1940	Frame Vernacular
455	313 East Smith Street	c. 1940	Frame Vernacular
457	315 East Smith Street	c. 1940	Frame Vernacular
390	327 East Smith Street	c. 1940	Frame Vernacular
160	21 West Smith Street	c. 1890	Frame vernacular
158	29 West Smith Street	c. 1910	Frame vernacular
258	30 West Smith Street	c. 1922	Frame vernacular
257	36 West Smith Street	1925	Bungalow
157	37 West Smith Street	c. 1890	Frame vernacular
156	39 West Smith Street	c. 1946	Frame vernacular
256	40 West Smith Street	c. 1922	Bungalow
155	45 West Smith Street	c. 1946	Minimal Traditional
94	111 West Smith Street	c. 1900	Frame vernacular
93	117 West Smith Street	c. 1940	Frame vernacular
92	125 West Smith Street	1910	Frame vernacular
91	201 West Smith Street	c. 1915	Frame vernacular
98	213 West Smith Street	c. 1925	Bungalow
99	218 West Smith Street	c. 1890	Frame vernacular

Rec. No.	Address	Date	Style
102	233 West Smith Street	c. 1925	Bungalow
103	237 West Smith Street	c. 1935	Bungalow
501	1609 State Road 438	1929	Classical Revival
313	112 East Story Road	c. 1925	Bungalow
498	123 East Story Road	c. 1925	Bungalow
497	206 East Story Road	c. 1925	Bungalow
496	220 East Story Road	c. 1935	Frame Vernacular
495	246 East Story Road	c. 1925	Bungalow
500	1055 East Story Road	c. 1915	Frame Vernacular
499	1220 East Story Road	c. 1910	Frame Vernacular
282	18 West Story Road	c. 1923	Bungalow
281	24 West Story Road	c. 1925	Bungalow
300	37 West Story Road	c. 1946	Masonry vernacular
301	39 West Story Road	c. 1946	Masonry vernacular
302	43 West Story Road	c. 1940	Masonry vernacular
303	48 West Story Road	c. 1923	Bungalow
304	50-52 West Story Road	c. 1946	Masonry vernacular
305	102 West Story Road	c. 1946	Masonry vernacular
467	219 West Story Road	c. 1910	Frame Vernacular
466	236 West Story Road	c. 1920	Bungalow
480	545 Surprise Street	c. 1926	Bungalow
386	124 Tenth Street	c. 1925	Shotgun
385	128 Tenth Street	c. 1935	Shotgun
384	134 Tenth Street	c. 1935	Frame Vernacular
383	135 Tenth Street	c. 1935	Frame Vernacular
382	173 Tenth Street	c. 1925	Frame Vernacular
381	181 Tenth Street	c. 1935	Shotgun
380	189 Tenth Street	c. 1935	Frame Vernacular
379	194-196 Tenth Street	c. 1935	Frame Vernacular
447	124 Third Street	c. 1925	Bungalow
446	129 Third Street	c. 1920	Bungalow
406	200 Third Street	c. 1925	Frame Vernacular
407	201 Third Street	c. 1925	Bungalow
410	204 Third Street	c. 1925	Bungalow
408	205 Third Street	c. 1925	Bungalow
411	208 Third Street	c. 1925	Bungalow
409	209 Third Street	c. 1925	Bungalow
412	215 Third Street	c. 1925	Bungalow
414	216 Third Street	c. 1925	Bungalow
413	219 Third Street	c. 1925	Bungalow

Rec. No.	Address	Date	Style
416	221 Third Street	c. 1925	Frame Vernacular
415	222 Third Street	c. 1920	Frame Vernacular
417	228 Third Street	c. 1920	Frame Vernacular
420	231 Third Street	c. 1920	Frame Vernacular
318	865 Tildenville School Road	1919	Bungalow
317	940 Tildenville School Road	c. 1910	Classical Revival
316	958 Tildenville School Road	1900	Frame Vernacular
315	1061 Tildenville School Road	c. 1910	Masonry vernacular
476	1233 Tildenville School Road	c. 1890	Frame Vernacular
87	302 West Tremaine Avenue	c. 1905	Frame vernacular
104	360 West Tremaine Avenue	c. 1940	Frame vernacular
295	622 Vineland Road	c. 1920	Frame vernacular
294	630 Vineland Road	c. 1925	Bungalow
293	638 Vineland Road	c. 1925	Frame vernacular
463	716 Vineland Road	c. 1925	Frame Vernacular
461	717 Vineland Road	c. 1925	Frame Vernacular
462	721 Vineland Road	c. 1925	Bungalow
464	733 Vineland Road	c. 1935	Frame Vernacular
465	871 Vineland Road	c. 1927	Mediterranean Revival
460	1060 Vineland Road	c. 1925	Bungalow
459	1070 Vineland Road	c. 1925	Bungalow
458	1090 Vineland Road	c. 1935	Frame Vernacular
198	35 East Vining Street	c. 1920	Frame vernacular
197	41 East Vining Street	c. 1920	Frame vernacular
236	18 West Vining Street	c. 1925	Bungalow
274	38 West Vining Street	c. 1925	Mediterranean Revival
273	42 West Vining Street	c. 1925	Bungalow
272	46 West Vining Street	c. 1925	Bungalow
468	244 West Vining Street	c. 1900	Frame Vernacular
486	333 Winter Street	c. 1935	Frame Vernacular
487	337 Winter Street	c. 1935	Bungalow
488	341 Winter Street	c. 1935	Frame Vernacular
69	72 North Woodland Street	c. 1920	Bungalow
70	82 North Woodland Street	c. 1915	Bungalow
74	206 North Woodland Street	c. 1920	Frame vernacular
481	540 North Woodland Street	c. 1926	Colonial Revival
168	130 South Woodland Street	c. 1905	Frame vernacular
169	149 South Woodland Street	c. 1931	Frame vernacular

Rec. No.	Address	Date	Style
167	150 South Woodland Street	c. 1925	Bungalow
210	214 South Woodland Street	c. 1935	Frame vernacular
209	215 South Woodland Street	c. 1920	Frame vernacular
208	221 South Woodland Street	c. 1925	Bungalow
206	302 South Woodland Street	c. 1935	Frame vernacular
207	305 South Woodland Street	c. 1915	Frame vernacular
204	321 South Woodland Street	c. 1925	Bungalow
205	324 South Woodland Street	c. 1940	Frame vernacular
202	328 South Woodland Street	c. 1946	Frame vernacular
203	329 South Woodland Street	c. 1910	Frame vernacular
201	408 South Woodland Street	c. 1940	Bungalow
200	418 South Woodland Street	c. 1920	Bungalow
199	421 South Woodland Street	c. 1925	Frame vernacular

APPENDIX B

INVENTORY OF PREVIOUSLY SURVEYED BUILDINGS

(Updated Florida Site File Forms were prepared for
previously surveyed buildings)

RN	ADDRESS	EXISTING FMSF NO.
131	1 East Plant Street	8OR3046
128	16 East Plant Street	8OR3049
129	20 East Plant Street	8OR3048
130	32 East Plant Street	8OR3047
68	125 East Plant Street	8OR3064
144	1 West Plant Street	8OR3045
126	12 West Plant Street	8OR3050
125	16 West Plant Street	8OR3051
124	24 West Plant Street	8OR3052
123	32 West Plant Street	8OR3053
122	36 West Plant Street	8OR3054
121	42 West Plant Street	8OR3055
120	50 West Plant Street	8OR3056
118	56 West Plant Street	8OR3057
145	99 West Plant Street	8OR3044
117	100 West Plant Street	8OR3058
146	121 West Plant Street	8OR3043
147	125 West Plant Street	8OR3042
116	126 West Plant Street	8OR3059
115	140 West Plant Street	8OR3060
114	146 West Plant Street	8OR3061
112	163 West Plant Street	8OR3063
113	164 West Plant Street	8OR3062