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United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name 1890 Windermere School

other names/site number Armstrong-Parramore House/OR4151

2. Location

street & number 113 West Seventh Avenue

N/A  not for publication

city or town Windermere

N/A  vicinity

state FLORIDA code FL county Orange code 95 zip code 34786

3. State/Federal Agency Certification

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

Janet Snyder Matthews April 17, 2003  
Signature of certifying official/Title Date

Florida State Historic Preservation Officer, Division of Historical Resources  
State or Federal agency and bureau

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

\_\_\_\_\_  
Signature of certifying official/Title Date

\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

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

Edson A. Beall  
Signature of the Keeper

6-6-03  
Date of Action

1890 Windermere School  
Name of Property

Orange, Florida  
County and State

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

**Category of Property**  
(Check only one box)

- buildings
- district
- site
- structure
- object

**Number of Resources within Property**  
(Do not include any previously listed resources in the count)

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	total

**Name of related multiple property listings**  
(Enter "N/A" if property is not part of a multiple property listing.)

**Number of contributing resources previously listed in the National Register**

N/A

0

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)

EDUCATION/School

RELIGION/Religious Facility

SOCIAL/Meeting Hall

DOMESTIC/Single Dwelling

**Current Functions**  
(Enter categories from instructions)

VACANT/Not In Use

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

FRAME VERNACULAR

**Materials**  
(Enter categories from instructions)

foundation CONCRETE PIERS

walls WOOD:VERTICAL BOARD/BATTEN

roof METAL

other

**Narrative Description**

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

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- Criteria A, B, C, D with checkboxes and descriptions.

Criteria Considerations

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

Property is:

- Criteria A, B, C, D, E, F, G with checkboxes and descriptions.

Areas of Significance

(Enter categories from instructions)

EARLY SETTLEMENT
SOCIAL HISTORY

Period of Significance

1890-1923

Significant Dates

1890
1911

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Builder

UNKNOWN

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- Documentation checkboxes: preliminary determination, previously listed, designated landmark, recorded by Historic American Buildings Survey, recorded by Historic American Engineering Record.

Primary location of additional data:

- Location checkboxes: State Historic Preservation Office, Other State Agency, Federal agency, Local government, University, Other.

Name of Repository

#

1890 Windermere School  
Name of Property

Orange, Florida  
County and State

**10. Geographical Data**

**Acreage of Property** Less than one acre

**UTM References**

(Place additional references on a continuation sheet.)

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

3			
	Zone	Easting	Northing
4			

See continuation sheet

**Verbal Boundary Description**

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

**Boundary Justification**

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

**11. Form Prepared By**

name/title Carl Patterson, Town Planner; Gary V. Goodwin, Historic Preservation Planner

organization Bureau of Historic Preservation date March, 2003

street & number R.A. Gray Building, 500 S. Bronough Street telephone (850) 245-6333

city or town Tallahassee state Florida zip code 32399-0250

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

- A **USGS map** (7.5 or 15 minute series) indicating the property's location.
- A **Sketch map** for historic districts and properties having large acreage or numerous resources.

**Photographs**

Representative **black and white photographs** of the property.

**Additional items**

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

**Property Owner**

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

name Town of Windermere

street & number Post Office Drawer 669 telephone (407) 876-6480

city or town Windermere state Florida zip code 34786

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

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

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Section number 7 Page 1

**1890 WINDERMERE SCHOOL  
Windermere, Orange County, Florida**

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**SUMMARY**

The 1890 school is located at 113 West Seventh Avenue in Windermere, Orange County, Florida. The single-story, frame vernacular schoolhouse was constructed in 1890 and was the first school and church in Windermere. The building has a galvanized metal gable roof with painted vertical board and batten exterior walls. The plain exterior is unadorned and the windows are two over two, double-hung sash with 1"x 6" trim. The foundation consists of concrete piers resting on concrete pads. The building sits on a wooded lot with homes across the street to the south, and the Town Maintenance compound to the north.

**SETTING**

In 1890, when the school opened, the reported population of the entire area was approximately 100 people. The railroad tracks at the time were just to the east of the property. The school was in a vacant forested block between Sixth and Seventh Avenues, and Main and Forest Streets. The entire town was heavily forested in 1900 and remains wooded along with well-landscaped homes. In 1911 – 1912, a town developed around the central core of three blocks with the population growing from 3 or 4 in 1911 to about 182 in 1920, in an area of about eight square blocks. Currently the railroad tracks have been removed, and a maintenance shed borders the property to the north. A large 2-story office building is across the street to the east, along with other small offices to the north along Main Street in the Town's three-block business district. Three houses are across the street to the south with others to the west. The school sits on one of three undeveloped, wooded lots that remain as they were in 1900, with the exception of some citrus planted on two of the small lots.

The remainder of the block includes the Town Maintenance facility and the old (1916-1963) elementary school complex purchased from the School Board in 1964. The complex is now used as the Town office, Police office and rental office facilities. Three houses, the earliest built in 1978, are also in the area along with a WPA outhouse. Windermere now has a population of 2,245 persons in an area of 763 acres.

**PHYSICAL DESCRIPTION**

Exterior

The building is a simple 15x21-foot rectangle, front gable, frame vernacular, one story, single room schoolhouse built in 1890 by local persons to provide rudimentary facilities for a rural school building. The exterior elevations have 1"x 10" vertical board and 1/2" x 1/2" batten. The main (south) elevation features a symmetrically arranged façade with decorative vertical picket fence half-timbering under the eaves across the gable end (Photo #1). The roof has 5V – crimp galvanized steel sheets, 2"x 4" rafters at 24" on center with

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**1890 WINDERMERE SCHOOL  
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galvanized steel flashing and exposed rafter ends (Photo #2). The foundation has concrete piers on concrete pads that show some settlement. There is no insulation in the roof or walls. The north elevation shows a single, wood, two-over-two-paneled door with decorative crown, and a single-paned hopper window (Photo #3). Windows on the south and west elevations are two-over-two double hung wood sash. Window surrounds are 1" x 3 1/2" plain boards. The east elevation has no fenestration (Photo #4).

Interior

There is no heat or air conditioning. Floor framing is 2"x 8 1/2" joists at 17" on center. The floors are 1 x 4 tongue and groove heart pine. The interior walls are not covered but show the studs and reverse side of the exterior walls (Photo #5). The ceiling is beaded board, in poor condition (Photo #6). The only plumbing is old Armstrong family fixtures, which are being removed.

Only a few electrical fixtures of unknown condition remain, plus a ceiling fan. An old meter box is on the exterior. Three wall sockets, two switches, some wiring along the interior walls and under the floor, as well as two drop cords from the ceiling, remain and will be removed. A new electrical system will be installed later.

**ALTERATIONS**

Lloyd Armstrong worked and lived at Chase Grove and in 1923 rented the property. He had a family of nine children. The father, two sons and a helper, converted the school building to a kitchen with half bath and built two additions, a porch and carport. They bought the property in 1933 and a daughter gave it to the Town of Windermere in 1995.

The first addition was 406 square feet, the second 350 square feet and the porch 623 square feet in size. In the interior, a wood paneled wall shielded the toilet added by the Armstrong's who converted the school building into a kitchen as they enlarged it with the two additions for a residence in 1923-24. The wall has been removed, since it was not a part of the school but a part of the non-historic additions added. The interior was drywall in poor condition. The metal roof was in poor condition in 1998 when an evaluation was made. The interior walls contained drywall in poor condition. Plumbing was in poor condition. The electrical system did not meet current codes and was inadequate. Removal was recommended.

The Town Council, on September 7, 1999, based on input from its Historic Preservation Board and Long Range Planning Committee, authorized removal of the two additions and porch. In all of the planning, the Secretary of the Interior's Standards for Rehabilitation as well as the Interpretations of the Secretary's Standards were considered. While the additions were over 50 years old, they were not good examples of architectural styling, or fine workmanship, and were badly deteriorated (especially in comparison to the original

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Windermere, Orange County, Florida**

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portion) and did not contribute to the National Register Period of significance for the school. The building will soon become the Town Museum.

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Windermere, Orange County, Florida**

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**SUMMARY**

The Windermere 1890 Schoolhouse is significant at the local level under Criterion A in the areas of Early Settlement and Social History. The period of significance is 1890-1923, when the building served as a school until 1916 and community center for religious and social activities. The Windermere schoolhouse represents a typical wooden building built in rural Florida in the 1890's. The schoolhouse, one of the last remaining historic buildings in this small community, was also used for religious services and meetings by local organizations. The building has been restored to its original configuration following the removal of several additions.

**HISTORICAL CONTEXT**

After the Civil War, London based development companies bought large tracts of Florida from the state and railroad companies. They in turn sold it to individuals who were usually seeking affordable living in a congenial climate. Central Florida's numerous lakes were popular areas for purchase and citrus development. The Rev. Joseph Hill Scott, and his son Dr. Stanley Scott, a graduate of Oxford, a scholar and traveler, bought a 160-acre homestead on the northwest side of Lake Butler. The homestead became Kelso, a subdivision of Windermere in 1973. Englishman, John Dawe, built the Florida Midland Railroad, connecting Longwood and Kissimmee, through the community in 1887. Dawe lived in the community and is credited with giving it the name of Windermere. A post office for the community was established in 1888.

In Orange County and especially southwest Orange County, citrus became a significant industry in 1876-1895. In the 1880's, railroads came to Central Florida. They made the area accessible to tourists and prospective settlers, promoted development, and provided transportation to the north for citrus. Several government patents were issued for the land in the Windermere town and area between 1882 and 1885.

Dawe filed the first plat of Windermere in 1889 when the town was forested and lightly populated. Expecting growth, a hotel site and depot were shown on the plat. However, research shows no activity except for the years that the school and post office operated. No lots were sold and no offices or stores were known to operate. The Lake School, with Mrs. Maude Adams as the teacher, operated from 1887 through the spring of 1890, in a rural area two miles east of the small downtown. School Board records indicate it operated from 1907 to 1910. We have the names of nine teachers and six postmasters in Windermere but nothing about where they lived in this early period before 1911.

There were railroad and sawmill workers present during the period, 1890-1911, and the Chase Groves began operating in 1892. The several families who sold to the Chases, as well as other workers, lived in what was called Waco, a small community adjacent to the town on the south, 7 blocks from the school. While little is



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known of the varying population in town, the Chase Groves were a vibrant and expanding facility, with quarters, a warehouse and a church.

The community's growth halted, however, when the severe freeze of 1894-1895 destroyed the local agriculture. The town was largely abandoned. Between 1907-1910, S. S. Griffin, who later served as state legislator, and his wife, Willie, bought the entire town through tax certificate sales.

While the post office opened in 1888, it was closed from 1900 to 1911, with mail coming from Gotha. Estimates of the population served by the post office are from 100 in 1889 to 182 in 1920; however, nothing is known of buildings in the town prior to 1907-08 except for the school, a roofless log cabin, and the S. S. Griffin house. Prior to the 1907-08 acquisition of the entire town by S. S. Griffin and his wife, the town was owned by three families, the Plants, Shuldham and Dr. Griffin. The Griffins sold the entire town and some adjacent land to J. Calvin Palmer and Dr. J. H. Johnson of Ohio in January 1911, and they began to sell lots and tracts, mostly to people from Ohio.

Palmer and Johnson sold the school site and other lots in the block to Mr. J. D. Beggs in 1912, who rented to the Board of Trade of Windermere for \$17 a year along with \$8 from the Sunday school. Beggs resold the school to Palmer in 1924. Mr. Palmer rented to Mr. Lloyd Armstrong in 1924, later selling to Armstrong in 1933. The Armstrong family built the additions to the structure for their 11-person family. An Armstrong daughter, Mrs. Eunice Parramore, gave the structure and three lots to the Town in 1995. The Town removed the addition in 1999.

Religious services were held in the school, including Sunday school classes, beginning after 1911 and continuing through 1923 when the Windermere Union Church building was complete. Meetings of residents and organizations within the town were held in the school, with the Board of Trade beginning in 1912, the Civic Club in 1914 and others through 1923 when the Woman's Club was built. The population grew rapidly once Palmer and Johnson acquired the town. Families moved down mainly from Ohio where Johnson maintained an office. Over a dozen lots were sold in 1912, with 33 more by 1914 when a large hotel was opened on Lake Butler. Growth continued and a new school was opened a block away in 1916.

**HISTORICAL SIGNIFICANCE**

The 1890 school is significant in several areas. In education, it provided a facility from 1890 to 1916 for the schooling of town and area children who later became citizens and leaders of the community. Students were from the small, undeveloped 12-block town of Windermere, the adjacent Chase-Isleworth grove workers' families and a few from the farms to the north and east. Enrollment in the 1890's varied from 12 to 23, and it was reported that on occasion from 1912 - 1916 a preschooler sat in, to meet the minimum number of students required.

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From 1911 to 1923 the building served the religious needs of the area as a Sunday school and Church meeting place until Windermere Union Church was finished in 1923. It was also used to hold elections. The building was a central meeting place for the area through 1923 when the Woman's Club (later its Town Hall) was completed. As a meeting place it contributed to the growth of the town and area by facilitating social interaction and civic activity.

The Windermere School is a typical structure built in rural Florida in the 1890's. Other old school buildings during the period include the Clear Lake School and the 1897 Piedmont School. These buildings depict the very simple architectural design and construction typical before 1900, one designed and built by local, self-taught carpenters using local materials, methods of construction, and workmanship typical of other buildings built in rural Florida.

These early school building are important property types. Few are listed in the National Register of Historic Places. Historic Property Associates, Inc. conducted a survey for Orange County in 1995 and found no other similar properties in the southwest portion of Orange County. No other early schools remain. This building is the earliest remaining structure in Windermere and the oldest remaining schoolhouse in the county.

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**BIBLIOGRAPHY**

Florida Site File record: OR04151, February, 1994, updated October, 1999, at Division of Historical Resources, Tallahassee.

*Minutes of the Orange County School Board*, Orange County School Board Records in Orlando.

Patterson, Carl D., Jr., *History of the Town of Windermere, Florida, USA*, Copyrighted paper, August 1, 1993, revised August 1999, at State Library, P.K. Yong Library at the University of Florida, Gainesville, and Orlando Public Library.

*Record of Teacher's Reports 1886-1893*, Orange County School Records at Orange County Historic Museum Library in Orlando.

School Exhibit Book, 1893-1900, Orange County School Records at Orange County Historic Museum Library in Orlando.

Yielding, Chalmers, *Existing Conditions Evaluation of the Armstrong-Parramore House*, June 30, 1998, at Windermere Town Office.

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**1890 WINDERMERE SCHOOL  
Windermere, Orange County, Florida**

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**Verbal Boundary Description**

Begin 11 ft. south of NE corner of lot P16 for a POB, proceed west 16.8', south 21', east 15', north 8', east 2' north 13' to POB.

**Boundary Justification**

The boundary includes a portion of the parcel that is historically associated with the 1890 Windermere School. The Town of Windermere owns all of lot P16.

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**1890 WINDERMERE SCHOOL  
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**PHOTOGRAPHS**

1. 1890 Windermere Schoolhouse (south elevation), 113 West Seventh Avenue
2. Windermere, Orange County
3. Carl Patterson
4. February, 2003
5. Town Office Windermere
6. Camera facing north
7. Photo #1 of 6

Items 2-5 are the same for the remaining photographs:

1. West elevation
6. Camera facing east
7. Photo #2 of 6

1. North elevation
6. Camera facing southwest
7. Photo #3 of 6

1. East elevation
6. Camera facing west
7. Photo #4 of 6

1. 1890 Windermere Schoolhouse interior showing main entrance
2. Windermere, Orange County
3. Carl Patterson
4. April, 2001
5. Town Office Windermere
6. Camera facing south
7. Photo #5 of 6

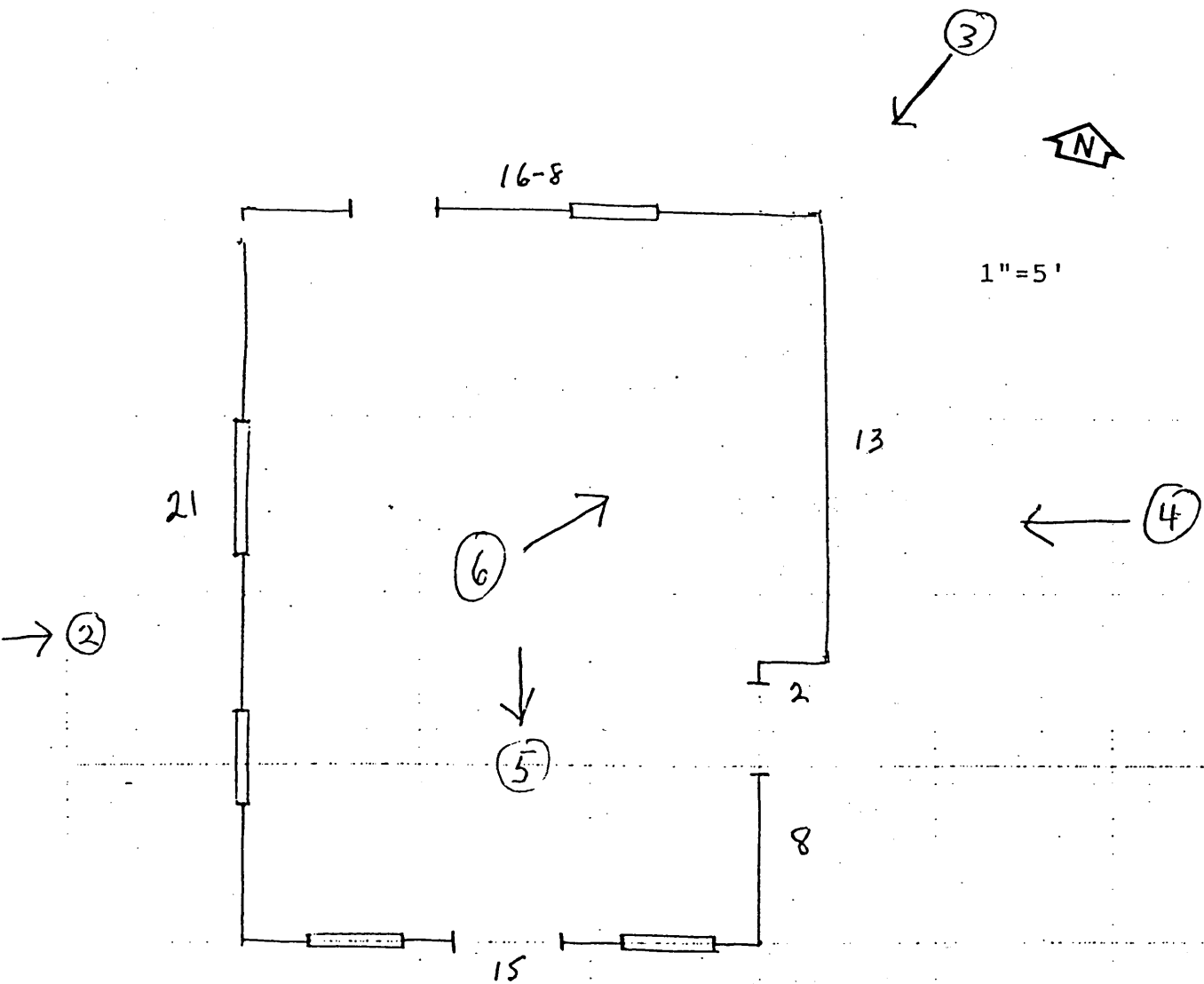
1. Interior showing detail wall and ceiling
6. Camera facing northeast
7. Photo #6 of 6

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**1890 WINDERMERE SCHOOL**  
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Sketch-1890 Windermere School- interior- a single vacant room, north portion of east wall is temporary

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