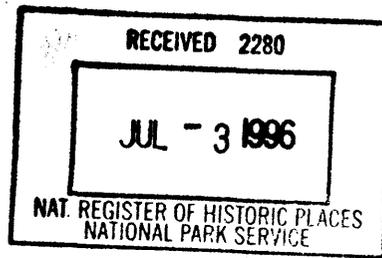


United States Department of the Interior
National Park Service

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 an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name WINTER GARDEN HISTORIC RESIDENTIAL DISTRICT

other names/site number OR 4367

2. Location

street & number Plant, Boyd, Tilden and Central Streets N/A not for publication

city or town Winter Garden N/A vicinity

state Florida code FL county Orange code 095 zip code 32787

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.)
Suzanne P. Walker/Deputy SHPO 6/27/96
Signature of certifying official/Title Date
Florida State Historic Preservation Officer, Division of Historical Resources
State of 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

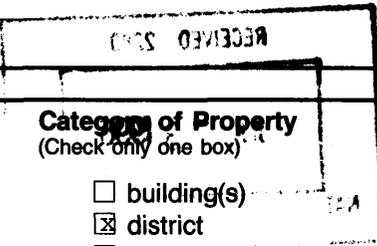
I hereby certify that the property is:

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

Edson A. Beall
Signature of the Keeper

8-1-96
Date of Action

**Entered in the
National Register**



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)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
76	16	buildings
0	0	sites
0	0	structures
0	0	objects
76	16	Total

Name of related multiple property listing

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

DOMESTIC/secondary structure

SOCIAL/meeting hall

RELIGION/church

Current Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

DOMESTIC/secondary structure

SOCIAL/meeting hall

RELIGION/church

7. Description

Architectural Classification

(Enter categories from instructions)

SEE ATTACHED

Materials

(Enter categories from instructions)

foundation BRICK

walls WOOD

roof ASPHALT

other GLASS

Narrative Description

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

SEE ATTACHED

8. Statement of Significance

Applicable National Register Criteria

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

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

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

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Architecture

Community Planning

Early Settlement

Period of Significance

1912 - 1942

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Spohn, George H. (architect)

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

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

Name of repository:

10. Geographical Data

Acreage of Property approximately 25 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1	17	442040	3160040
	Zone	Easting	Northing
2	17	442380	3160260

3	17	442580	3160080
	Zone	Easting	Northing
4	17	442200	3159640

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 Sidney Johnston; Gary Goodwin, Historic Preservation Planner
 Bureau of Historic Preservation
 organization Division of Historical Resources date June, 1996
 R.A. Gray Building
 street & number 500 S. Bronough Street telephone (904) 487-2333
 city or town Tallahassee state Florida zip code 32399-0250

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

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

Additional items

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

Property Owner

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

name _____
 street & number _____ telephone _____
 city or town _____ state _____ zip code _____

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

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

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

WINTER GARDEN HISTORIC
RESIDENTIAL DISTRICT
Orange County, Florida

Section number 7 Page 1

ARCHITECTURAL CLASSIFICATION

LATE 19th and EARLY 20th CENTURY AMERICAN MOVEMENTS: Bungalow/Craftsman

LATE 19th and EARLY 20th CENTURY AMERICAN MOVEMENTS: Prairie

LATE 19th and 20TH CENTURY REVIVALS: Colonial Revival

LATE 19th and 20TH CENTURY REVIVALS: Mediterranean Revival

LATE 19th and 20TH CENTURY REVIVALS: Tudor Revival

OTHER: Frame Vernacular

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet****WINTER GARDEN HISTORIC
RESIDENTIAL DISTRICT
Orange County, Florida**Section number 7 Page 2**SUMMARY**

Winter Garden's Historic Residential District is a small suburban neighborhood measuring some twenty-five acres and containing historic residential and public buildings. The district's contributing resources possess significance for their architectural and historical associations. The Bungalow style is the most common formal design within the district. There are also a few examples of the Colonial Revival, English Gothic, Prairie, and Tudor Revival styles. The period of significant development spans the years between 1912 and 1942. The district contains 92 contributing and non-contributing buildings. Of that number, 76 buildings (85 percent) are contributing; most continue to serve their original functions. There are 34 small wood frame garages and other outbuildings. Non-contributing buildings total 16 and include residences and outbuildings that are either significantly altered or were erected outside the historic period. The district possesses a significant concentration, linkage, and continuity of buildings united historically by plan and physical development.

PRESENT PHYSICAL DESCRIPTION

The Historic Residential District derives its ambiance from a relatively small collection of historic houses in a suburban context set back off the streets and displaying a variety of sizes, forms, and styles. Smaller dwellings contrast with scattered larger homes and public buildings. The area forms a rectangle, four-by-two-blocks extending north to south beginning on the western fringe of the historic downtown. Demolition of historic buildings creates a significant visible break at the southeast corner of the district, separating it from the commercial area.

The district measures approximately twenty-five acres, with the boundary extending between Plant, Boyd, and Tilden streets and Central Avenue. First Methodist, (photos 18 & 19) one of Winter Garden's oldest churches, is a landmark on the eastern edge of the district and the American Legion Hall (photo 1) anchors the southern end. Those public buildings contribute to the unusual character of the neighborhood, giving it a sense of place and distinction. To the north and west are areas that remained planted in citrus groves until after World War II, and now contain relatively dense concentrations of post-war dwellings with widely scattered houses from the 1920s. Demolition of older houses to the east provides a break in the historic pattern of residential development. The south shore of Lake Apopka lies approximately one-half mile north of the northern edge of the historic district.

The district contains 92 contributing and non-contributing buildings. Of that number, 76 buildings (85 percent of the total) represent contributing resources; forty of those are private residences, two are public buildings, and thirty-four are small outbuildings. Sixteen non-contributing

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

WINTER GARDEN HISTORIC
RESIDENTIAL DISTRICT
Orange County, Florida

Section number 7 Page 3

buildings include private residences and outbuildings either significantly altered from their original appearance or built outside the period of significance.

The majority of the buildings lie within the Cooper/Sewell subdivision, a six-block residential tract opened for development in 1912. Small portions of Miller's Plat of Winter Garden (1907), Bumby's subdivision (1923), and the Britt-Roper subdivision (1925) are also included within the district boundary. Development began about 1912 and was largely complete by 1926, even though several resources were built in the 1930s and early 1940s. The area afforded Winter Garden's earliest settlers choice homesites near the commercial district. Consequently, the homes of several prominent leaders are located there.

The area developed organically; with no definite plan. The historic development of the area spans between 1912, when the first extant buildings appeared, and 1942. The latter date was selected for several reasons. First, World War II marks a significant break in terms of 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. Secondly, several buildings were constructed in the district during the Great Depression of the 1930s. The last of those was built in 1942, after which no construction occurred until following World War II.

The terrain is relatively flat with a slight downward grade evident at the north end of the district sloping toward Lake Apopka. Vegetation in the form of magnolia, pine, palm, and especially oak trees offer shade and contribute ambiance and beauty to the historic district. Oak trees planted during civic improvement programs in the historic period form canopies over Lake View and Highland avenues. Although the roads in the district were paved with brick about 1915, asphalt now surfaces those streets.

ARCHITECTURAL STYLES

The historic district contains a plurality Bungalow-style houses. A few examples of other formal styles, including revivals from the Colonial, Gothic, and Tudor traditions, and Prairie from the modern American movement, appear along the streets of the district. The typical historic residence is relatively small, with most rising one story. Roofs are covered with composition asphalt shingles, but some exhibit original pressed-metal shingles or metal 3-V crimp panels. Porches and verandahs are common features. Wood is the prevalent exterior wall material and decorative treatments vary widely house to house. Many Bungalow designs display rooflines with a variety of orientations, angles, and pitches, wood shingle and drop siding exterior wall fabrics, knee braces,

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

WINTER GARDEN HISTORIC
RESIDENTIAL DISTRICT
Orange County, Florida

Section number 7 Page 4

and other Craftsman features. Window treatments range from original double-hung sash and casement applications to replacement metal awnings and jalousies.

Bungalow Style

The Bungalow style is the most common building form in the district. Examples vary in height, massing, orientation, detailing, and craftsmanship. Most are relatively small models, including the dwelling at 202 North Highland Avenue (photograph 7), which displays a side-facing gable roof pierced by a brick chimney and a shed dormer, exposed rafter ends, and an end porch with round columns. Clapboard serves as the exterior wall fabric and fenestration is regular with 3/1-light double-hung sash windows.

Another relatively small example, the house at 130 North Lake View Avenue exhibits a collection of cross and staggered gable roofs with extended purlins in the gable ends, brick chimney, and entrance porch with full-height brick columns, brick piers, knee walls, and planters (photograph 20). Wood shingles and weatherboard serve as the exterior wall fabrics. Fenestration includes 1/1-light double-hung sash windows.

The dwelling at 216 North Lake View Avenue (photograph 16) expresses Bungalow styling by a gable roof surfaced with press metal shingles, knee braces in the gable ends, and an entrance porch with a pointed arch opening supported by truncated wood columns resting on brick piers. Weatherboard covers the exterior walls. Fenestration is irregular with 1/1-light double-hung sash windows filling most openings. A 20-light fixed transom highlights the 8-light casement and 1/1-light double-hung sash windows on the front facade.

Built in 1913, the residence at 118 North Highland Avenue resembles Sears, Roebuck & Company's model #165, a ready-to-assemble house kit offered by Sears between 1911 and 1913 (photograph 3). It expresses Bungalow styling by a front-facing gable roof surfaced with 3-V crimp surfacing, leaded glass hopper windows, wood shingles, and a pent eave in the gable end, end porch integrated under the primary roof with supporting round columns, wood siding exterior wall fabric, and double-hung sash windows.

Completed in 1923, the Bungalow style residence at 205 North Lake View Avenue displays a cross-gable roof surfaced with pressed metal shingles and pierced by a rough face block chimney and a gable dormer (photograph 17). Knee braces and wood shingles adorn the gable ends and a cross gable roof covers the entrance porch. A square bay extends along the north elevation. Weatherboard serves as the exterior wall fabric and fenestration includes 1/1-light double-hung sash windows.

Several larger examples of the style display unusual features, such as the house at 245 North Highland Avenue which has a hip roof with exposed rafter ends, a brick chimney, and a "camelback" with a hip roof and double-hung sash windows (photograph 10). A verandah that

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

WINTER GARDEN HISTORIC
RESIDENTIAL DISTRICT
Orange County, Florida

Section number 7 Page 5

wraps across the facade and around the north elevation is protected by a hip roof supported by tapered square wood columns resting on brick piers and connecting knee walls. Stucco serves as the exterior wall fabric.

Colonial Revival

The influences of several other styles are apparent in the district, including Colonial Revival, Frame Vernacular, Gothic Revival, Prairie, and Tudor Revival. The two-story residence at 244 North Lake View Avenue (photograph 13) displays Colonial Revival styling by a symmetrical facade and a hip roof punctuated by a triangular dormer and brick chimney. A pair of one-story square bays extend from the north and south elevations, and a verandah exhibits a hip roof supported by round columns and connecting balustrades. Weatherboard serves as the exterior wall fabric and fenestration is regular with 1/1-light double-hung sash windows.

Frame Vernacular

The American Legion Hall at 217 West Plant Street (photograph 1) represents an unusual variant of Frame Vernacular construction. Architectural features include a gable roof with pressed metal shingle surfacing, entrance porch with a pair of paneled wood doors, a distinctive "split-log" veneer exterior wall fabric, and 4/1-light double-hung sash windows.

English Gothic

The First United Methodist Church at 125 North Lake View Avenue is a modest mid-twentieth century example of the English Gothic style (photograph 18). Built in 1942, the building displays irregular massing, a gable roof surfaced in ceramic pantile, and a two-story square bell tower with a hip roof, bell grille, belt course, Greek cross roof finial and wall grille, and oaken entrance doors set in arched surrounds. A large arched opening finished with castcrete surrounds and leaded stain glass dominates the front, or west, facade. Textured brick serves as the exterior wall fabric. A castcrete cross pierces the gable end of the facade and brick buttresses capped with castcrete protrude from wall surfaces along the north and south elevations, where leaded stain glass windows set in arched openings admit natural interior lighting.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

WINTER GARDEN HISTORIC
RESIDENTIAL DISTRICT
Orange County, Florida

Section number 7 Page 6

Prairie

The two-story masonry residence at 230 North Highland Avenue displays influences associated with the Prairie style (photograph 9). Architectural features include a symmetrical facade, hip roof surfaced with press-metal shingles and pierced by a brick chimney, wide eaves, and a belt course. Textured stucco covers the exterior walls. An entrance porch provides access into the interior, and fenestration is regular with 1/1-light double-hung sash windows.

Tudor Revival

The residence at 235 North Lake View Avenue displays influences of the Tudor Revival style (photograph 14). Architectural features include a steeply-pitched cross-gable roof surfaced with slate shingles, cornice returns, entrance bay with battered brick walls, shed dormer, and a brick chimney. Drop siding covers the exterior walls and 6/1-light double-hung sash windows admit natural interior lighting.

NON-CONTRIBUTING BUILDINGS

Non-contributing residences constitute 15 percent of the buildings in the historic district. Those buildings are generally relatively small and either historic-period dwellings extensively modified or built outside the period of historic significance.

Constructed about 1925, the house at 234 North Lake View Avenue has lost much of its original Bungalow styling (photograph 15). Architectural features include a gable roof with carved rafter ends, gable extension, brick chimney, brick and wood exterior wall fabrics, and casement and double-hung sash windows.

The dwelling at 133 North Highland Avenue (photograph 4) is representative of small houses built in the district during the late 1940s. Architectural features include a gable roof, entrance porch and connecting garage, concrete block and weatherboard exterior wall fabrics, and 6/6-light double-hung sash windows.

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

**National Register of Historic Places
Continuation Sheet**

**WINTER GARDEN HISTORIC
RESIDENTIAL DISTRICT
Orange County, Florida**

Section number 7 Page 7

WINTER GARDEN'S HISTORIC RESIDENTIAL DISTRICT

CONTRIBUTING BUILDINGS

ADDRESS	DATE	STYLE
213 Apopka Street	1926	Masonry Vernacular
119 Henderson Street	c. 1920	Bungalow
119 A Henderson Street	c. 1920	outbuilding
104 North Highland Avenue	c. 1920	Frame Vernacular
104 A North Highland Avenue	c. 1920	outbuilding
114 North Highland Avenue	c. 1920	Bungalow
114 A North Highland Avenue	c. 1920	outbuilding
118 North Highland Avenue	1913	Bungalow
118 A North Highland Avenue	c. 1920	outbuilding
121 North Highland Avenue	c. 1925	Bungalow
121 A North Highland Avenue	c. 1925	outbuilding
124 North Highland Avenue	c. 1915	Bungalow
124 A North Highland Avenue	c. 1915	outbuilding
128 North Highland Avenue	c. 1915	Bungalow
136 North Highland Avenue	c. 1912	Bungalow
136 A North Highland Avenue	c. 1920	outbuilding
136 B North Highland Avenue	c. 1920	outbuilding
145 A North Highland Avenue	c. 1925	outbuilding
148 North Highland Avenue	c. 1912	Bungalow
149 North Highland Avenue	c. 1920	Bungalow
202 North Highland Avenue	c. 1925	Bungalow
202 A North Highland Avenue	c. 1925	outbuilding
206 North Highland Avenue	c. 1925	Bungalow
206 A North Highland Avenue	c. 1925	outbuilding
211 North Highland Avenue	c. 1935	Frame Vernacular
211 A North Highland Avenue	c. 1935	outbuilding
220 North Highland Avenue	1937	Colonial Revival
220 A North Highland Avenue	1937	Colonial Revival

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

WINTER GARDEN HISTORIC
RESIDENTIAL DISTRICT
Orange County, Florida

Section number 7 Page 8

221 North Highland Avenue	c. 1915	Bungalow
221 A North Highland Avenue	c. 1915	outbuilding
229 North Highland Avenue	c. 1923	Bungalow
229 A North Highland Avenue	c. 1923	outbuilding
230 North Highland Avenue	1926	Prairie
237 North Highland Avenue	1921	Bungalow
237 A North Highland Avenue	1921	outbuilding
238 North Highland Avenue	1925	Bungalow
238 A North Highland Avenue	1925	outbuilding
245 North Highland Avenue	1923	Bungalow
245 A North Highland Avenue	1923	outbuilding
246 North Highland Avenue	1928	Mediterranean Revival
246 A North Highland Avenue	1928	Mediterranean Revival
104 North Lake View Avenue	1918	Bungalow
104 A North Lake View Avenue	c. 1920	outbuilding
104 B North Lake View Avenue	c. 1920	outbuilding
112 North Lake View Avenue	c. 1920	Bungalow
112 A North Lake View Avenue	c. 1920	outbuilding
118 North Lake View Avenue	c. 1920	Bungalow
118 A North Lake View Avenue	c. 1920	outbuilding
119 North Lake View Avenue	c. 1920	Bungalow
119 A North Lake View Avenue	c. 1920	outbuilding
125 North Lake View Avenue	1942	English Gothic
130 North Lake View Avenue	1921	Bungalow
130 A North Lake View Avenue	1921	outbuilding
205 North Lake View Avenue	c. 1923	Bungalow
205 A North Lake View Avenue	c. 1923	outbuilding
210 North Lake View Avenue	c. 1920	Bungalow
210 A North Lake View Avenue	c. 1920	outbuilding
216 North Lake View Avenue	c. 1920	Bungalow
216 A North Lake View Avenue	c. 1920	outbuilding
220 North Lake View Avenue	c. 1935	Frame Vernacular

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

**National Register of Historic Places
Continuation Sheet**

**WINTER GARDEN HISTORIC
RESIDENTIAL DISTRICT
Orange County, Florida**

Section number 7 Page 9

220 A North Lake View Avenue	c. 1935	outbuilding
221 North Lake View Avenue	c. 1935	Frame Vernacular
228 North Lake View Avenue	c. 1920	Bungalow
228 A North Lake View Avenue	c. 1920	outbuilding
229 North Lake View Avenue	c. 1925	Bungalow
229 A North Lake View Avenue	c. 1925	outbuilding
235 North Lake View Avenue	c. 1935	Tudor Revival
244 North Lake View Avenue	c. 1916	Colonial Revival
244 A North Lake View Avenue	c. 1916	outbuilding
247 North Lake View Avenue	c. 1923	Bungalow
247 North Lake View Avenue	c. 1923	outbuilding
112 West Newell Street	c. 1923	Bungalow
118 West Newell Street	c. 1920	Bungalow
219 West Newell Street	c. 1915	Frame Vernacular
219 A West Newell Street	c. 1915	outbuilding
271 West Plant Street	1938	Frame Vernacular

NON-CONTRIBUTING BUILDINGS

ADDRESS

North Highland Avenue

- 127
- 133
- 139
- 142
- 145
- 201
- 201 A
- 219
- 230 A

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

WINTER GARDEN HISTORIC
RESIDENTIAL DISTRICT
Orange County, Florida

Section number 7 Page 10

North Lake View Avenue

104 C
125 A
125 B
234
234 A
235 A

West Newell Street

101

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

WINTER GARDEN HISTORIC
RESIDENTIAL DISTRICT
Orange County, Florida

Section number 8 Page 1

SUMMARY

Winter Garden's Historic Residential District fulfills criteria A and C at the local level for listing in the National Register of Historic Places. Under criterion A, the district possesses significance as Winter Garden's best preserved residential neighborhood. Although most buildings historically served a residential purpose, two important public buildings—a church and a meeting hall—were developed there to serve some of the social needs of the community. The period of historical significance extends between 1912 and 1942. Development began in the early 1910s and was largely complete by 1926 with a few buildings constructed during the 1930s and early 1940s. The district is tied closely to the history of Winter Garden, but has further significance under criterion C. Several formal styles are found there, predominantly Bungalow with scattered Colonial Revival, English Gothic, Prairie, and Tudor Revival designs or influences that are consistent with national and statewide trends in architecture.

HISTORICAL CONTEXT

The Winter Garden area was settled in the 1850s, but the name of the community was derived in the early twentieth century, when the area became noted as an important citrus and vegetable growing region. Development in the late 19th century consisted of scattered farms and homesteads dotting the south shore of Lake Apopka. The extension of railroad tracks into the area in the 1880s provided an impetus for settlement. In 1892, a post office opened and residents incorporated the town in 1908. By 1910, the population reached 351 with citrus cultivation and vegetable farms driving the local economy. Over the following decade, municipal services were established, a newspaper, citrus grower's association, and board of trade were organized, and a commercial district emerged along Plant Street. Residential neighborhoods appeared. Although World War I temporarily slowed growth, by 1920 the population had nearly tripled to 1,021.

In the 1920s, Winter Garden, like many Florida cities, entered a period of enthusiastic expansion. A large hotel and business blocks appeared in the downtown, and new residential subdivisions opened. Building construction surged. Florida's economy, fueled by the real estate boom, peaked in the mid-1920s, then collapsed. The effects of the bust were moderated by the town's citrus-based economy until Mediterranean fruit flies infested groves in 1928. A revitalized citrus industry and New Deal projects during the 1930s helped to buoy the economy and improve the local infrastructure. The citrus and vegetable farm industries boom during the decade, resulting in a population increase from 2,023 to 3,060 between 1930 and 1940. Although Winter Garden

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

WINTER GARDEN HISTORIC
RESIDENTIAL DISTRICT
Orange County, Florida

Section number 8 Page 2

experienced little military-related development during World War II, Orlando, a larger neighbor to the east, became an important training site during the war and experienced a surge in population.

HISTORICAL SIGNIFICANCE

Progressive Era Development, 1912-1919

The Cooper/Sewell subdivision, a six-block residential tract with seventy-two lots, opened for development in July 1912. Among the largest subdivisions platted north of Winter Garden's downtown between 1910 and 1925, the tract was subdivided by two farmers who apparently relinquished their farm land close to the emerging commercial area for financial gain from land sales. Residential construction began in 1912 as new settlers were attracted to the region during a period when citrus groves and winter vegetable farms became profitable. The area afforded Winter Garden's settlers choice homesites near the commercial district and railroad. Over the following two decades the homes of laborers, merchants, and several community leaders were built in the area.¹

A small cluster of Bungalow style residences from this early period appear along Highland and Lake View avenues. The house at 136 North Highland Avenue (photograph 5) was built about 1912 and historically is associated with P. Henry Britt, a citrus grower. The historic Cappleman house at 118 North Highland Avenue (photograph 3) was built in 1913 for Thurlow Cappleman, manager of Cappleman's Cash & Carry in the downtown. The house closely resembles Sears, Roebuck & Company's model #165, a ready-to-assemble house kit offered by Sears between 1911 and 1913. Although a number of companies sold house kits in the 1890s, ready-to-assemble kits gained popularity after 1910. Between 1908 and 1925, Sears alone sold some 30,000 homes, which were built throughout many areas of the country.²

The relatively large Colonial Revival style house at 244 North Lake View Avenue (photograph 13) was completed about 1916 and is associated historically with Cohen Bray, a citrus grower, and his wife, Edith, a teacher. Perhaps the most distinctive residence built during the period is located at 104 North Lake View Avenue (photograph 23). One of few residences built during World War I, it was completed in 1918 for Malcolm McMillan, an early settler, hardware merchant in the downtown, and a partner in the Winter Garden Realty and Insurance Company.³

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetWINTER GARDEN HISTORIC
RESIDENTIAL DISTRICT
Orange County, FloridaSection number 8 Page 3Land Boom Development, 1920-1928

Building construction slowed temporarily during World War I and then resumed with renewed intensity along North Highland and Lake View avenues. Between 1920 and 1928 nearly twenty-five new homes appeared in the district. Many were relatively small, such as the Bungalow at 119 North Lake View Avenue (photograph 22), which historically served as the parsonage for the First United Methodist Church immediately to the north. Completed in 1921, the house at 130 North Lake View Avenue (photograph 20) is historically associated with Hubert Fain, a packing house foreman. The distinctive "camelback Bungalow" at 245 North Highland Avenue (photograph 10) was built in 1923 for Evan Jones, a railway station agent and politician.⁴

The Bumby House at 205 North Lake View Avenue was also completed about 1923 (photograph 17). It is historically associated with Harry Bumby, developer of Bumby's subdivision, a relatively small tract opened in the area in 1923. It experienced moderate development during the land boom. In 1873, Bumby's father, Joseph, moved to Orlando where he established a hardware store that became one of the largest of its kind in central Florida. In addition to two stores in Orlando, the Bumbys operated businesses in Winter Park and Winter Garden, the latter managed by Harry.⁵

The largest residence built in the area during the period is at 230 North Highland Avenue (photograph 9). It was built in 1926 for Roy Roper, a businessman 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. Following graduation from school, Roy initially worked as a fruit and vegetable wholesaler in New York and Philadelphia before returning to Winter Garden in the mid 1920s. There he acquired several business blocks in the downtown, supervised his father's citrus holdings, became a director of the First National Bank, and served on the town council.⁶

Depression Era/World War II Development, 1929-1945

A small cluster of buildings appeared in the district during the Great Depression. Many were relatively small, including the dwelling with Tudor Revival influences at 235 North Lake View Avenue, built about 1935 (photograph 14). Among the largest residences built during the period was the Roper House at 220 North Highland Avenue (photograph 8). Completed in 1937, the house is historically associated with L. Frank and Bert Roper, the sons of Emmett Roper, an early settler. They were citrus growers and cousins of Roy Roper. Bert was born in Winter Garden in 1879 and Frank in 1892. Bert developed citrus groves and vegetable farms in the area, and

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetWINTER GARDEN HISTORIC
RESIDENTIAL DISTRICT
Orange County, FloridaSection number 8 Page 4

eventually entered local politics, serving as mayor two terms and on the council for many years. By 1927, he maintained a packing house in Lake County and Winter Garden, and cultivated 125 acres of citrus groves and forty acres of vegetables.⁷

In 1913 Frank moved to Sanford, where he established a general store. Nine years later, he returned to Winter Garden to help expand the family citrus cultivation and processing business. In 1931, he and his brothers Bert and Fred incorporated Roper Brothers, Inc., a citrus harvesting, packing, and marketing company. Eventually, the Ropers organized the Winter Garden Citrus Products Cooperative, which operated a cannery producing juices under the "Whole Sun," "W.G.," and "Royal Entertainer" labels. By-products of the manufacturing process, specifically molasses and citrus pulp, were converted into cattle feed. By the late 1930s, Roper Brothers employed some 150 people in the 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 also served as president of the Diamond "R" Fertilizer Company and was a member of the Florida Citrus Commission. The Roper family, among the oldest and most successful harvesters and marketers of citrus in Orange County, still maintain an office on Dillard Street south of the commercial district. For nearly a century, the Roper Brothers Company has produced colorful citrus packing labels that depict a variety of scenes, which help document the rich agricultural heritage of Florida.⁸

Two public buildings appeared in the district late in the period. The American Legion Post 63 building at 217 West Plant Street was completed in 1938 (photograph 1). It has unusual split-log veneer exterior walls. The post was named for Hugh T. Gregory, the only Winter Garden resident to die in combat during World War I. Bert Roper and M.C. Britt opened the subdivision in which the building is located in 1925 and donated the site to the Post in the 1930s. Construction was financed in part by persuading residents to invest in the project by "purchasing" logs.⁹

The second public building in the district is the First United Methodist Church at 125 North Lake View Avenue (photograph 18). Organized in 1895, the congregation worshipped in a relatively small wood frame building constructed at the same site in the early twentieth century. In 1938, George H. Spohn, a Miami architect with an office in Winter Park, was commissioned to design a new building. Spohn opened his practice about 1925 and over the following decades designed a number of buildings in Miami and central Florida. Winter Garden's Methodist Church was among his earliest central Florida commissions. Later projects include the Administration Building at Rollins College (1946), the Wesleyan Building at Winter Park's Methodist Church (1948), and John Knox Presbyterian Church in Orlando (1960). Charles Gregory, a Winter Garden contractor, supervised construction of Winter Garden's Methodist Church, which was completed in 1942.¹⁰

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetWINTER GARDEN HISTORIC
RESIDENTIAL DISTRICT
Orange County, FloridaSection number 8 Page 5

ARCHITECTURAL CONTEXT

Bungalow Style

The Bungalow, or Craftsman was the most popular residential design in Florida during the first three decades of the twentieth century. Its name was derived from the Bengalese "bangla," a low house with porches, used as a wayside shelter by travellers in India during the eighteenth and nineteenth centuries. Although the name and some of the characteristics of the Bungalow have their origins in India, the Japanese had the most profound influence on the style. Oriental construction techniques exhibited at the California Mid-Winter Exposition of 1894 emphasized the interplay of angles and planes and extensive display of structural members that became integral components of American bungalows.

The earliest American buildings which were consciously bungalows appeared in California and New England in the 1890s. They generally were large residences designed by architects. By 1910, publications like *Bungalow Magazine* and *The Craftsman* flooded the building market with plans for inexpensive Bungalows. Featured in these magazines were articles about the economical use of space, interior decoration, and landscaping. It was this scaled down version of the Bungalow which became so pervasive in Florida during the early twentieth century.

The Bungalow is typically a one or one and one-half story building with a low-pitched gable (occasionally hipped) roof with wide, unenclosed eaves. The roof rafters are usually exposed and false brackets or beams are commonly added under the gables. The porch is often the most dominant architectural feature of the Bungalow. They are generally either full or partial width, with the roof supported by tapered square columns that frequently extend to ground level or sit on massive brick piers.

Gothic 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 range from Upjohn's masterpiece, 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). Popularized through pattern books, the style became suitable even for modest domestic designs, such as Davis's Glen Ellen in Baltimore, Maryland (1832). 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 a dominant

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetWINTER GARDEN HISTORIC
RESIDENTIAL DISTRICT
Orange County, FloridaSection number 8 Page 6

residential style of the 1840s. The style went into decline following the Civil War, few examples exist in Florida.

Gothic Revival experienced a renaissance in the late nineteenth and early twentieth centuries. Buildings that embody the style from this later period typically display more subdued detailing and are often smaller than their predecessors. During the revival, several variants emerged, including English Gothic, which was often applied to masonry churches built during the early twentieth century. 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, castcrete embellishment, buttresses, and leaded glass windows with ornate tracery.

Colonial Revival Style

Colonial Revival was among the dominant styles for 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 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 on the Exposition occurred simultaneously with efforts made 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 of the style often embody elements drawn from Craftsman and Bungalow influences, including dormers, exposed rafter ends, and large end or verandah 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

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

**WINTER GARDEN HISTORIC
RESIDENTIAL DISTRICT
Orange County, Florida**

Section number 8 Page 7

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; verandahs or simple entry porches supported by columns; and paired double-hung sash windows.

Prairie Style

The Prairie style, one of few indigenous American architectural forms, was developed by a creative association of Chicago architects. Consequently, the Midwest contains the heaviest concentrations of Prairie style buildings. Directed toward domestic buildings rather than public or commercial applications, the style was mastered by Frank Lloyd Wright, whose Winslow Homer House, constructed in 1893, was among the first residences displaying the style. Although pattern books helped to distribute vernacular forms throughout the country, the style was relatively short-lived, enjoying popularity between 1900 and World War I.

In Florida, the Prairie style never gained wide acceptance, but was popular in several larger cities. The largest collection of Prairie style buildings in Florida, and perhaps the South, is located in Jacksonville, where architects widely applied the style to buildings constructed there following a devastating fire in 1901. But in most areas of the state the style was eclipsed by revivals from the American colonial period, Europe, and the Mediterranean basin. Those styles gained popularity about 1918 and flourished during the 1920s, one of Florida's most significant periods of development. 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, and tile 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.

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

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

WINTER GARDEN HISTORIC
RESIDENTIAL DISTRICT
Orange County, Florida

Section number 8 Page 8

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.

Tudor Revival residences in Florida typically date from the 1920s, when the style reached its peak in popularity across the country. Representative features of the style include steeply pitched roofs that are usually side-gabled with intersecting extensions; decorative half-timbering and stucco exterior wall finishes; tall, narrow casement or double-hung sash windows with multi-paned glazing; and massive exterior chimneys, often located on the front facade of the building.

ARCHITECTURAL SIGNIFICANCE

The residential and public buildings of the district embody a broad range of formal styles. Representing several periods of development, the buildings exhibit varying degrees of craftsmanship. The Bungalow style from the Arts and Crafts Movement of the early twentieth century, displaying a variety of sizes and shapes, is found in high concentration throughout the district. Distinctive revival designs from the early twentieth century also dot the landscape, contributing ambiance and variety to the built landscape. Architectural styles represented include Colonial Revival, Gothic, Prairie, and Tudor Revival. Taken in combination, the styles found in the district exemplify Winter Garden's early twentieth century residential architectural heritage, lend the district a distinctive ambiance and presence, and represent a collection of architectural forms popular throughout the nation during the historic period.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

WINTER GARDEN HISTORIC
RESIDENTIAL DISTRICT
Orange County, Florida

Section number 8 Page 9

ENDNOTES

¹Plat Book F, p. 39, "Cooper/Sewell Addition to Winter Garden," Orange County Courthouse; Ernest Miller, comp., *Orange County Directory* (Asheville, 1915), 261, 263.

²Sanborn Map Company, *Fire Insurance Map of Winter Garden, Orange County, Florida* (New York, 1917); R.L. Polk, *Orange County Directory* (Jacksonville, 1936, p. 740, 741, 1941, p. 679, 680); Katherine Stevenson and H. Ward Jandl, *Houses By Mail: A Guide to Houses From Sears, Roebuck & Company* (Washington, 1986), 19-35, 60.

³Sanborn Map Company, *Fire Insurance Map of Winter Garden*, 1917; Polk, *1936 Orange County Directory*, 740, 747; Polk, *1941 Orange County Directory*, 679, 683.

⁴Sanborn Map Company, *Fire Insurance Map of Winter Garden*, 1924; Polk, *1936 Orange County Directory*, 743, 745, 750; Polk, *1941 Orange County Directory*, 683.

⁵Sanborn Map Company, *Fire Insurance Map of Winter Garden*, 1917, 1924; Polk, *1936 Orange County Directory*, 740; Polk, *1941 Orange County Directory*, 679; William Blackman, *History of Orange County, Florida* (Orlando, 1927), 82-83.

⁶Sanborn Map Company, *Fire Insurance Map of Winter Garden*, 1924; Polk, *1936 Orange County Directory*, 749; Polk, *1941 Orange County Directory*, 686; Blackman, *Orange County*, 191-192.

⁷Sanborn Map Company, *Fire Insurance Map of Winter Garden*, 1924, 1950; Polk, *1936 Orange County Directory*, 749; Polk, *1941 Orange County Directory*, 685; Junius Dovell, *Florida: Historic, Dramatic, Contemporary* 4 vols. (New York, 1952), 4: 610-611; Blackman, *Orange County*, 29, 48.

⁸Polk, *1936 Orange County Directory*, 749; Polk, *1941 Orange County Directory*, 685; Dovell, *Florida*, 4: 610-611; Blackman, *Orange County*, 29, 48.

⁹Sanborn Map Company, *Fire Insurance Map of Winter Garden*, 1924, 1950; Winter Garden City Commission Minutes, January 10, 1938.

¹⁰Sanborn Map Company, *Fire Insurance Map of Winter Garden*, 1917, 1924, 1950; Claire MacDowell, *Chronological History of Winter Park, Florida* (Orlando, 1950), 281, 294; Florida State Board of Architecture, *Florida Architects* (Tallahassee, 1934), 7; W.A. McCree, Jr., *The Hammer and The Pencil* (Orlando, 1986), Appendix A; Mrs. Franklin Cappleman, informant, 1994.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

**WINTER GARDEN HISTORIC
RESIDENTIAL DISTRICT
Orange County, Florida**

Section number 9 Page 1

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

National Register of Historic Places Continuation Sheet

**WINTER GARDEN HISTORIC
RESIDENTIAL DISTRICT
Orange County, Florida**

Section number 9 Page 2

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INFORMANTS

Mrs. Franklin Cappleman, 1994.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

WINTER GARDEN HISTORIC
RESIDENTIAL DISTRICT
Orange County, Florida

Section number 10 Page 1

UTM References

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GEOGRAPHICAL DATA

Verbal Boundary Description

See scaled map of Winter Garden's Historic Residential District on a larger enclosed map entitled, Winter Garden Historic Districts.

Boundary Justification

The boundary encloses the largest and most significant concentration of historic residences in Winter Garden that retain architectural integrity.

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

**National Register of Historic Places
Continuation Sheet**

**WINTER GARDEN HISTORIC
RESIDENTIAL DISTRICT
Orange County, Florida**

Section number PHOTOS Page 1

INVENTORY OF PHOTOGRAPHS

1. 271 WEST PLANT STREET, WINTER GARDEN'S HISTORIC RESIDENTIAL DISTRICT
2. WINTER GARDEN, FLORIDA
3. SIDNEY JOHNSTON
4. 1994
5. HISTORIC PROPERTY ASSOCIATES, ST. AUGUSTINE, FLORIDA
6. VIEW SHOWING SOUTH (FRONT) FACADE, FACING NORTH
7. PHOTO NO. 1 OF 23

Numbers 2-5 are the same for the remaining photographs.

1. LANDSCAPE 100 BLOCK NORTH HIGHLAND AVENUE
 6. VIEW FACING NORTH
 7. PHOTO NO. 2 OF 23
-
1. 118 NORTH HIGHLAND AVENUE
 6. VIEW SHOWING EAST (FRONT) FACADE, FACING WEST
 7. PHOTO NO. 3 OF 23
-
1. 133 NORTH HIGHLAND AVENUE
 6. VIEW SHOWING FRONT (WEST) FACADE, FACING EAST
 7. PHOTO NO. 4 OF 23
-
1. 136 NORTH HIGHLAND AVENUE
 6. VIEW SHOWING FRONT (EAST) FACADE, FACING WEST
 7. PHOTO NO. 5 OF 23
-
1. LANDSCAPE OF 100 BLOCK NORTH HIGHLAND AVENUE
 6. VIEW FACING SOUTHWEST
 7. PHOTO NO. 6 OF 23
-
1. 202 NORTH HIGHLAND AVENUE
 6. VIEW SHOWING FRONT (EAST) FACADE, FACING WEST
 7. PHOTO NO. 7 OF 23

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

**National Register of Historic Places
Continuation Sheet**

**WINTER GARDEN HISTORIC
RESIDENTIAL DISTRICT
Orange County, Florida**

Section number PHOTOS Page 2

1. 220 NORTH HIGHLAND AVENUE
6. VIEW SHOWING FRONT (EAST) FACADE, FACING WEST
7. PHOTO NO. 8 OF 23

1. 230 NORTH HIGHLAND AVENUE
6. VIEW SHOWING FRONT (EAST) FACADE, FACING WEST
7. PHOTO NO. 9 OF 23

1. 245 NORTH HIGHLAND AVENUE
6. VIEW SHOWING FRONT (WEST) FACADE, FACING EAST
7. PHOTO NO. 10 OF 23

1. LANDSCAPE OF 200 BLOCK NORTH HIGHLAND AVENUE
6. VIEW FACING SOUTH
7. PHOTO NO. 11 OF 23

1. LANDSCAPE OF 200 BLOCK NORTH LAKE VIEW AVENUE
6. VIEW FACING SOUTH
7. PHOTO NO. 12 OF 23

1. 244 NORTH LAKE VIEW AVENUE
6. VIEW SHOWING FRONT (EAST) FACADE, FACING WEST
7. PHOTO NO. 13 OF 23

1. 235 NORTH LAKE VIEW AVENUE
6. VIEW SHOWING FRONT (WEST) FACADE, FACING EAST
7. PHOTO NO. 14 OF 23

1. 234 NORTH LAKE VIEW AVENUE
6. VIEW SHOWING FRONT (EAST) FACADE, FACING WEST
7. PHOTO NO. 15 OF 23

1. 216 NORTH LAKE VIEW AVENUE
6. VIEW SHOWING FRONT (EAST) FACADE, FACING WEST
7. PHOTO NO. 16 OF 23

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

**National Register of Historic Places
Continuation Sheet**

**WINTER GARDEN HISTORIC
RESIDENTIAL DISTRICT
Orange County, Florida**

Section number PHOTOS Page 3

1. 205 NORTH LAKE VIEW AVENUE
6. VIEW SHOWING FRONT (WEST) FACADE, FACING EAST
7. PHOTO NO. 17 OF 23

1. 125 NORTH LAKE VIEW AVENUE
6. VIEW SHOWING FRONT (WEST) FACADE, FACING EAST
7. PHOTO NO. 18 OF 23

1. LANDSCAPE OF 125 & 130 NORTH LAKE VIEW AVENUE
6. VIEW FACING WEST
7. PHOTO NO. 19 OF 23

1. 130 NORTH LAKE VIEW AVENUE
6. VIEW SHOWING FRONT (EAST) FACADE, FACING WEST
7. PHOTO NO. 20 OF 23

1. LANDSCAPE OF 118, 112 & 104 NORTH LAKE VIEW AVENUE
6. VIEW FACING SOUTHWEST
7. PHOTO NO. 21 OF 23

1. 119 NORTH LAKE VIEW AVENUE
6. VIEW SHOWING FRONT (WEST) FACADE, FACING EAST
7. PHOTO NO. 22 OF 23

1. 104 NORTH LAKE VIEW AVENUE
6. VIEW SHOWING FRONT (EAST) FACADE, FACING WEST
7. PHOTO NO. 23 OF 23