

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received DEC 20 1982
date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Waterhouse, ~~Residence~~ William H., House

and/or common

2. Location

street & number 820 ~~South~~ Lake Lily Drive N/A not for publication

city, town Maitland N/A vicinity of

state Florida code 12 county Orange code 095

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> entertainment
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> government
	N/A	<input type="checkbox"/> no	<input type="checkbox"/> industrial
			<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Mr. Robert L. Peterson

street & number 1321 Oxford Court

city, town Clearwater N/A vicinity of state Florida

5. Location of Legal Description

courthouse, registry of deeds, etc. Orange County Courthouse

street & number 65 East Central Avenue

city, town Orlando state Florida 32801

6. Representation in Existing Surveys

title N/A has this property been determined eligible? yes no

date N/A N/A federal state county local

depository for survey records N/A

city, town N/A state N/A

7. Description

Condition excellent good fair deteriorated ruins unexposed**Check one** unaltered altered**Check one** original site moved

date _____

Describe the present and original (if known) physical appearance

The William H. Waterhouse Residence is a 2½ story frame vernacular residence constructed in 1884. It is sited facing Lake Lily on a 100 X 200 foot lot. It was originally surrounded by a number of other frame vernacular residences, including at least one constructed by its builder and initial owner. It was also in the vicinity of the original line of the South Florida Railroad. Presently, several of the surrounding buildings have been removed and replaced by contemporary commercial structures. The Waterhouse Residence was initially a single-family residence. In 1970 its second floor was converted to a separate apartment. It has been owned by the same family since its construction and is one of the few remaining examples of nineteenth century vernacular architecture in Maitland.

The site of the Waterhouse Residence in the heart of Maitland is a spacious (approximately 100 X 200') lot facing Lake Lily. Mature trees shade the house; the landscaping is informal and well tended. The house is situated on a slight rise and the broad lawn slopes downward to Lake Lily Drive, a narrow paved road, and to the lake, which is attractively landscaped by the City. Traffic is light in front of the house. There are no fences surrounding the house and the driveway to the west is unpaved. There is a vacant lot to the west and the adjacent cottage is set back deeply giving the Waterhouse Residence a generous lawn to the east.

The house itself is a neat, 2½ story white structure built of heart pine in the vernacular style. Set on brick pillars which have been stuccoed and partly filled in in some sections, the L-shaped house has a balloon frame, horizontal shiplap siding, green asphalt roofing, the original door and window frames and an open, L-shaped, one-story front porch. The two-story front wing with pitched roof intersects to form an L with the main section, which has a similar roofline. A dormer window is set in the roof over the front hall or entrance to the house. The one-story front porch has a separate roof attached to the house and pitched just enough for rain to run off; gutters attached to the edge of the porch lead to a drain at the corner. External embellishment is limited to the decorative ends cut on exposed rafters and the chamfered corners on the wood columns of the porch. Windows are double hung with the original wide pine frames, two panes above, two below. Green painted operational shutters still hang on some windows and hardware indicates that at one time most of the windows had shutters. Old photographs bear this out. In addition to the main red brick chimney which arises from the center of the house and accommodated fireplaces on each floor, there is a smaller, detached chimney extending just above the one-story roof of the kitchen to the rear which was used for doing the laundry. The "laundry" chimney has a small opening to one side. A well, since filled in, was located a few feet away.

The front (north) door opens from the porch into a spacious vestibule. The parlor was located to the left but the door has been blocked with wood and plaster since 1970. The original door molding with bulls-eye corners are still in place and these match the molding and trim of the front door frame. The stairway to the second floor has the original pine balusters and, in the living room located beyond the stairway, the original pine wainscoting is still in place, although it is now painted white. Originally all the woodwork was varnished and was very dark in color.

The interior is well maintained, attractive and comfortable. Necessary renovations, repairs and modernizations of the living spaces have been sensitively handled in relation to the original features of the house, both inside and outside. The siding of the original portions of the house can be distinguished from the additions to the rear if one examines the contour of the boards carefully. These additions follow the vernacular style of the house and are not out of scale or obtrusive. A second story

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bedroom was built over the back living room (east) in about 1908. The kitchen, originally located in the present dining room, was added to the rear (south) of the house by 1910. It has since been modernized. By 1930 a screen porch was added behind the living room and a sleeping porch built above it. Vertical siding has been used on these additions. A breezeway/pantry between the kitchen and dining room was converted to a bathroom in the 1950s. The entrance to the parlor off the front vestibule was blocked up and that room is now used as a bedroom. This modification was made in 1970 when the entire second floor was converted to a separate apartment. There were no major exterior changes made at this time.

In 1926, when Charles Waterhouse (the son of the builder) retired and returned to Maitland to live, a cottage was built south and east of the main house for Miss Stella, his sister, who had been occupying the home place since her parents' deaths. This one-story wooden building, enlarged in recent years with a concrete block extension, is now the home of Miss Helen Waterhouse, Charles' daughter. The one-story house immediately to the east is the residence of Mr. Eaton Rossell, whose wife, Doris, now deceased, was also a daughter of Charles Waterhouse. The family refers to the three properties as "the compound".

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input checked="" type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates +1884, +1885

Builder/Architect B/A William H. Waterhouse

Statement of Significance (in one paragraph)

The Waterhouse Residence is significant because it was constructed by William H. Waterhouse, a pioneer builder-settler of Maitland. Waterhouse also played an important role in local government from 1885 to 1921. The house is significant to the history of the development of residential architecture in Florida because the builder adapted designs used in New York to the climate and needs of the new settlers in the area. Further study of the house, its history, and its construction is likely to yield new information important to the historical development of Florida vernacular architecture. The house is in excellent condition, very little changed from its early interior and exterior appearance, and is one of the few remaining houses of its period in Orange County.

The quest for a healthier climate brought William Henry Waterhouse, his wife Sarah, son Charles and daughter Stella to Maitland in 1882.¹ Waterhouse, born in 1843 in Greenport, New York, on Long Island, had served in the Union Army in Virginia as a young man. He was captured and confined for a year in the Confederate prison in Andersonville, Georgia,² an experience that seriously impaired his health. After the war, he established himself as a builder and contractor in Greenport. Although the extent of his building activity at Greenport is as yet not fully documented, he constructed the chapel of the First Baptist Church along with several private residences.³ Eventually, at the age of 39, he was advised by physicians to move to a warmer climate; he chose Maitland, Florida because relatives who had an orange grove there recommended the area.⁴ Waterhouse bought a lot south of Lake Lily, the approximate center of the young community, from E. C. Hungerford. The lot was about 150 by 60 feet.⁵ Hungerford had purchased the land in 1874 from C. C. Beasley, Maitland's first postmaster, who had acquired the original land patent of 150 acres from the U.S. government.⁶ A letter from Hungerford to Waterhouse in 1883 indicates that the house had been started by September, 1883.⁷ Waterhouse purchased an additional piece of property between his own lot and the road skirting the lake a few years later.⁸ The additional property more than doubled the size of his lot.

Lake Maitland had been settled in 1870 by veterans of the Union Army. In 1880 the South Florida railroad reached that point and in 1882 Barbour reported that, "Maitland is a scattered little hamlet, comprising 4 or 5 business houses..."⁹ By 1884 it was noted that, "Society (in Maitland) is excellent, people of means and culture from all parts of the Union making their homes there."¹⁰

After building a home for his family, Waterhouse began building for the expanding population of the town. On the property next to his lot, he built a duplicate of his house which was purchased by the Misses Dart, educators in the growing community.¹¹ This house was torn down in the 1960s. He built larger, more elaborate homes for "the people of means", none of which have survived to this day. Photographs and records indicate that Waterhouse was a respected and competent builder.¹² He is sometimes referred to as an architect,¹³ indicating that he may have been responsible for the design of the homes as well as their construction.

The climate must have agreed with him because William Waterhouse lived an additional 39 years and became a leader in the community of Lake Maitland, as it was originally called. He was instrumental in securing the first town charter in 1885

9. Major Bibliographical References

(See Continuation Sheet)

10. Geographical Data

Acreage of nominated property less than one (.459)

Quadrangle name Orlando East

Quadrangle scale 1:24,000

UTM References

A	<u>1</u> <u>7</u>	<u>4</u> <u>6</u> <u>4</u> <u>1</u> <u>1</u> <u>0</u>	<u>3</u> <u>1</u> <u>6</u> <u>5</u> <u>8</u> <u>6</u> <u>0</u>
	Zone	Easting	Northing

B			
	Zone	Easting	Northing

C			
	Zone	Easting	Northing

D			
	Zone	Easting	Northing

E			
	Zone	Easting	Northing

F			
	Zone	Easting	Northing

G			
	Zone	Easting	Northing

H			
	Zone	Easting	Northing

Verbal boundary description and justification

(See Continuation Sheet)

List all states and counties for properties overlapping state or county boundaries

state	N/A	code	N/A	county	N/A	code	N/A
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state	N/A	code	N/A	county	N/A	code	N/A
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11. Form Prepared By

name/title Paul L. Weaver, III (Historic Sites Specialist)

organization Florida Division of Archives, History & Records Management date December 8, 1982

street & number The Capitol telephone (904) 487-2333

city or town Tallahassee state Florida 32301

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

title State Historic Preservation Officer

date December 9, 1982

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I hereby certify that this property is included in the National Register

Ann M. ...
Keeper of the National Register

date 2/2/83

Attest: Patrick Andrews
Chief of Registration

date 2/2/83

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and was elected to the first Town Council.¹⁴ He served as an Alderman for 36 years until his death in 1921.¹⁵ Sarah Waterhouse also took an active part in community affairs and was noted for her "pink teas" held to raise funds for a bell for the Presbyterian Church.¹⁶

Son and daughter, Charles and Stella, attended Rollins College in nearby Winter Park and, although they went back North to pursue careers, each eventually returned to Maitland to stay. Charles became a successful architect in Passaic, NJ,¹⁷ and donated the plans when Maitland built its new library in 1907. Waterhouse's facade is still visible on the enlarged library, forming an elegant core for the building. Stella, a Registered Nurse, returned to care for her mother in 1916 and lived out her long life in the family home. She was a founder of the American Association of Needlewomen and was the Maitland librarian for 30 years. She retired in 1954, much honored and beloved by the townspeople.¹⁸ Mr. and Mrs. Waterhouse, Charles and Stella are all buried in the Maitland Cemetary, which Mr. Waterhouse helped establish in 1892.¹⁹

The Waterhouse Residence, which is now occupied by Charles Waterhouse's daughter, has changed relatively little since it was completed in 1884. Pine was the most readily available building material and the Waterhouse Residence shows the strength and integrity of the native wood in the exterior shiplap siding, the simple wainscoting, turned stair rails and the original molding on window and door frames. The exterior is painted white with green trim and early photographs indicate that the main elements of the house have not been altered, although additions were made from time to time. As recalled by Alice Waterhouse Peterson, W. H. Waterhouse's granddaughter, and the present occupant of the house, the following changes were made: second story addition was built over the back living room to the east in about 1908 (comparison of 1891 and 1911 photographs confirm this); by 1916 a larger kitchen was built to the rear of the house, replacing the one that originally was in the present dining room; by 1930 a screen porch on the first floor and a sleeping porch on the second floor were added behind the living room and upstairs addition of 1908. A breezeway/pantry or "cold room", common to homes in Orange County, was converted to a bathroom in the 1950s. The front parlor, situated in the front wing of the house, was converted to a bedroom and the entire second floor made into a separate apartment in about 1970. This afforded the owner a smaller but complete home on the first floor and rental income from the second floor apartment.

Further study of the Waterhouse residence will enhance our understanding of resources available to the builder in this area during the late nineteenth century. Newspapers dated in the 1880s advertise numerous suppliers of building materials²¹ but no specific records exist of Mr. Waterhouse's sources. The house plan resembles that of the "lazy-T" style popular in New York in the 1840s;²² research may reveal insights on how architectural designs were translated from the New England idiom to the climatic and cultural differences

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of life in mid-Florida.

The Waterhouse residence and the City of Maitland are both approaching their centennial anniversaries (1883 and 1885). The location of the house across the street from Lake Lily makes it a prominent local landmark. The city owns all of the land around the lake, maintains it handsomely and uses it frequently for community events. The continued presence of the Waterhouse Residence as it stands today....tranquil, dignified, well cared for, part of the community.... reinforces the values that were important to those who founded and developed Maitland, and which are still important to the residents of the city.

NOTES

¹ Helen Waterhouse, Waterhouse Family. (unpublished material, Maitland Historical Museum), 1972.), p.1.

² William Winfield Scott, History of Passaic and Its Environs. (New York: Lewis Historical Publishing Co., 1922), p. 56.

³ Ibid., p. 56; Waterhouse, Waterhouse Family, p. 11; Records at First Baptist Church, Greenport, New York.

⁴ Waterhouse, Waterhouse Family, p. 1.

⁵ Orange County Courthouse, Orlando, Florida. Book 7, Page 117.

⁶ Orange County Courthouse, Orlando, Florida, Book H, page 470 and Book J, Page 247.

⁷ H. C. Hungerford to W. H. Waterhouse, September 1, 1883. Waterhouse Family file, Maitland Historical Society, Maitland, Florida.

⁸ Orange County Courthouse, Orlando, Florida. Book 53, Page 252.

⁹ George Barbour, Florida for Tourists, Invalids and Settlers. (New York: D. Appleton & Co., 1884), p. 136.

¹⁰ Alfred Jackson Hanna, Fort Maitland, Its Origin and History. (Maitland, Florida: The Fort Maitland Committee, 1936), p. 22.

¹¹ "Maitland Issue". Orange County Citizen. July 25, 1911, p. 2.

¹² Early Houses of Maitland, (Maitland, Florida: Maitland Historical Society,

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1972), p. 10, 13.

13 "Maitland Landmark Damaged by Fire", Orlando Sentinel. October 11, 1960.

14 Proceedings Incorporating the Town of Maitland, June 17, 1885, Maitland City Hall, Maitland Florida.

15 Waterhouse, Waterhouse Family, p. 2.

16 First Presbyterian Church of Maitland. May, 1982, Centennial Commerative Program and Brochure, Maitland Historical Museum, Maitland, Florida.

17 Scott, Passaic and Its Environs. p. 56.

18 "Outstanding Projects of S. Waterhouse Told", Orlando Evening Star. February 8, 1966.

19 Minutes of City Council Meeting, April 28, 1892. Maitland City Hall, Maitland, Florida.

20 Orange County Reporter. 1884. Miscellaneous issues bound in collection of Orange County Museum, Orlando, Florida.

21 Richard Pillsbury and Andrew Kardos, A Field Guide to the Folk Arhitecture of the Northeastern United States. Geography Publications at Dartmouth, No. 8, p. 29.

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BOOKS

Barbour, George. Florida for Tourists, Invalids and Settlers. New York: D. Appleton & Co., 1884.

Blackman, William Fremont. History of Orange County, Florida. Chuluota, Florida: The Mickler House Publishers, 1973.

Early Houses of Maitland. Maitland, Florida: Maitland Historical Society, 1972.

Hanna, Alfred Jackson. Fort Maitland, Its Origin and History. Maitland, Florida: The Fort Maitland Committee, 1936.

Pillsbury, Richard and Andrew Kardos. A Field Guide to the Folk Architecture of the Northeastern United States. Geography Publications at Dartmouth, No. 8.

Scott, William Winfield. History of Passaic and Its Environs. New York: Lewis Historical Publishing Co., 1922.

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"Maitland Landmark Damaged By Fire". Orlando Sentinel. October 11, 1960.

Orange County Reporter. 1884.

"Outstanding Projects of S. Waterhouse Told" Orlando Evening Star. February 8, 1966.

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First Presbyterian Church of Maitland. May, 1982. Maitland Historical Society, Maitland, Florida.

H. C. Hungerford to W. H. Waterhouse, September 1, 1883. Waterhouse File, Maitland Historical Museum, Maitland, Florida.

Maitland City Hall, Maitland, Florida. Minutes of City Council Meeting, April 28, 1892.

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Maitland City Hall, Maitland, Florida. Proceedings Incorporating the Town of
Maitland, June 17, 1885.

Waterhouse, Helen. Waterhouse Family. Waterhouse File, Maitland Historical
Museum, Maitland, Florida.

Waterhouse, Helen and Alice Waterhouse Peterson, Interview, March 24, 1981
and March 27, 1981.

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From a point 689.4 feet west of NE corner of NW $\frac{1}{4}$ of NE $\frac{1}{4}$ run south 1684.25 feet along Central Avenue to intersection of south right of way line of Palmetto Street then north 89 degrees east 295 feet to point of beginning then north 89 degrees east 24 feet to a point on westerly right of way of Lake Lily Drive then south 24 degrees east 110.8 feet along Lake Lily right of way line then south 124.6 feet to a point on an old line of occupation then north 89 degrees west 99.27 feet to a point south of beginning then north 206.36 feet to the point of beginning. Also referred to as Maitland/Parcel 35.