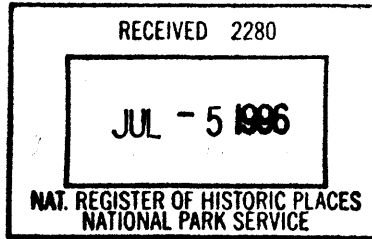


United States Department of the Interior  
National Park Service



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 DOWNTOWN HISTORIC DISTRICT

other names/site number OR 4368

2. Location

street & number Woodland, Tremaine, Henderson, and Lake View Streets N/A not for publication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

Date of Action

8.1.96

Entered in the  
National Register

Winter Garden  
Downtown Historic District  
Name of Property

Orange County, 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 one box)

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

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

Contributing	Noncontributing	
26	9	buildings
0	0	sites
0	0	structures
0	0	objects
26	9	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)

COMMERCE/business

COMMERCE/professional

TRANSPORTATION/train depot

RECREATION & CULTURE/theater

**Current Functions**

(Enter categories from instructions)

COMMERCE/business

COMMERCE/professional

SOCIAL/meeting hall

COMMERCE/professional

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

OTHER: Masonry Vernacular

LATE 19TH & 20TH CENTURY REVIVALS:

Classical Revival

**Materials**

(Enter categories from instructions)

foundation CONCRETE

walls BRICK

roof ASPHALT

other METAL

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.

**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 # \_\_\_\_\_

**Areas of Significance**

(Enter categories from instructions)

ARCHITECTURE

COMMUNITY PLANNING

COMMERCE

EARLY SETTLEMENT

RECREATION

TRANSPORTATION

**Period of Significance**

1912 - 1945

**Significant Dates**

N/A

**Significant Person**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

N/A

**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 10 acres

**UTM References**

(Place additional UTM references on a continuation sheet.)

1 | 1 | 7 | | 4 | 4 | 2 | 6 | 2 | 0 | | 3 | 1 | 5 | 9 | 9 | 2 | 0 |  
Zone Easting Northing  
2 | 1 | 7 | | 4 | 4 | 2 | 9 | 0 | 0 | | 3 | 1 | 5 | 9 | 9 | 2 | 0 |

3 | 1 | 7 | | 4 | 4 | 2 | 9 | 0 | 0 | | 3 | 1 | 5 | 9 | 7 | 4 | 0 |  
Zone Easting Northing  
4 | 1 | 7 | | 4 | 4 | 2 | 4 | 8 | 0 | | 3 | 1 | 5 | 9 | 7 | 4 | 0 |

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  
organization Bureau of Historic Preservation date June, 1996  
Division of Historical Resources  
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 DOWNTOWN  
HISTORIC DISTRICT  
Orange County, Florida**

Section number 7 Page 1

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**SUMMARY**

The Winter Garden Downtown Historic District covers approximately ten acres with the hub near the intersection of Plant and Main streets. Railroad tracks extend through the center of the downtown and twenty-six contributing and nine non-contributing buildings line the streets. Contributing resources possess significance for their architectural and historical associations. Buildings range in height from one to three stories with the majority displaying Masonry Vernacular styling. The period of significant development spans between 1912 and 1945. Twenty-six buildings contribute and generally continue to serve their original functions. Most non-contributing buildings date to the historic period, but have been altered. The district possesses a significant concentration, linkage, and continuity of buildings united historically by plan and physical development.

**PRESENT PHYSICAL APPEARANCE**

Winter Garden, with a population of about 7,000 residents, is located on the south shore of Lake Apopka in west Orange County, twelve miles west of downtown Orlando. The incorporated limits measure twenty square miles, and form an irregular shape due to the curving shoreline of Lake Apopka and government annexations during the past several decades. State Road 438, locally known as Plant Avenue, serves as the east/west corridor through the downtown and State Road 535, locally known as Dillard Street, provides north/south access. State Road 50 and the Florida Sunshine State Parkway Turnpike extend east/west several miles south of the historic downtown, a primary reason for the well preserved nature of Winter Garden's historic buildings. Several small lakes dot the landscape south of the Turnpike. Presently, there are no buildings in Winter Garden listed in the National Register of Historic Places.

During a survey conducted in 1994, 510 buildings constructed during the historic period were recorded. The community's historic buildings, consisting of the historic downtown, surrounding residential neighborhoods, and outlying buildings, are a product of the late nineteenth and early twentieth centuries. The community retains much of its historic character and ambiance. The design of the buildings and the materials used in their construction are consistent with contemporary national and state-wide architectural trends.

Winter Garden's downtown developed in a conventional orthogonal grid system of rectangular blocks, largely within two large subdivisions, Miller's Plat of Winter Garden (1907) and Fries Survey of Winter Garden (1912). The downtown developed along railroad tracks with neighborhoods surrounding the central business district. Nevertheless, the community

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developed organically; that is, with no formal town plan provided to guide development. A few early settlers built homes and developed citrus groves in proximity to Lake Apopka, but little evidence of nineteenth century development remains. Significant development began in the early twentieth century and is closely tied to the broader patterns of history of Florida and the United States.

The historic downtown, measuring three blocks long by two blocks wide, is sited approximately one mile south of the shore of Lake Apopka. Two sets of railroad tracks extend through the downtown. The first set divides Plant Street, creating the community's most distinctive landscape feature, a wide boulevard through the downtown. The second set extends east to west, one block south of Plant Street, where a water works facility and industrial area developed over time. The downtown formed around the northernmost tracks, with residential neighborhoods spreading out from the south and north of the downtown, and dwellings scattering to the east and west.

The period of historical significance spans between 1912, the date of the oldest surviving buildings, and 1945. World War II marks a significant break in architectural styles, building materials, and construction techniques. The use of concrete block, metal windows, aluminum and vinyl sidings, and other building materials not generally associated with historic architecture became pervasive in the post war period. 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 detailing often applied to earlier buildings.

The rhythm in size, scale, and orientation of the buildings set along Plant Street, essentially a divided boulevard with railroad tracks down the center, give the community a distinctive sense of place. The district takes in the remaining concentration of historic buildings in Winter Garden's commercial area. Measuring some ten acres, the district has a relatively linear geometric form, governed in part by the historic pattern of development of the commercial area and breaks that separate the downtown from surrounding historic residential neighborhoods. Neighborhoods that historically abutted the commercial area on the south and north have been partially demolished and new buildings or vacant lots take their place. Scattered historic dwellings and more recent buildings lie to the east and west. Essentially, the district is bordered on all sides by breaks in the historic pattern of development with the historic First Baptist Church anchoring the east boundary and an abrupt end in the concentration on the west.

With its approximate center near the intersection of Plant Street and Main Street, the district takes in parts of nine blocks and is roughly bounded by Lake View Avenue and Woodland, Tremain, and Henderson streets. The largest concentration of buildings lies along Plant Street with a small cluster of buildings extending southward on Main Street. The terrain is relatively flat. Vegetation in the form of palm and oak trees offer shade and add to the

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HISTORIC DISTRICT  
Orange County, Florida**Section number 7 Page 3

natural attractiveness of the downtown, but also obscures the facades of some buildings. Although Plant and Main streets are surfaced with asphalt, a small stretch of Boyd Street remains paved with brick.

The district is united through historic associations with agriculture, commerce, and the railroad, all of which spurred the local economy. It contains buildings which historically functioned as an automobile dealership and repair shop, depots, hotels, professional offices, pharmacy, post office, and theaters. The historic district consists of thirty-five contributing and non-contributing resources. Of that number, twenty-six buildings, or 74 percent of the total, are contributing. Non-contributing elements total nine and are historic period buildings that have lost their architectural integrity.

**ARCHITECTURAL STYLES**

The majority of the buildings in the historic downtown display Masonry Vernacular styling. Although several exhibit subtle influences of the Mission and Mediterranean Revival styles, none of those buildings displays sufficient design features and ornamentation to receive either classification. One building, the First Baptist Church on East Plant Street, displays formal Classical Revival styling.

The typical historic building rises one to two stories. Most are relatively small edifices built with little ornamentation. Although facades and store fronts have been modified on some buildings, several retain their original detailing. Brick and stucco are prevalent exterior wall materials. Decorative treatments vary widely from larger buildings with curvilinear parapets, dropped cornices, and tile wall decorations to simple masonry buildings with little ornamentation. Window treatments range from original double-hung sashes, casements, and store fronts with transoms, wood kick panels, and original doors to replacement metal windows and store fronts.

**Masonry Vernacular Style**

Winter Garden's downtown consists largely of buildings that display Masonry Vernacular styling. A variety of sizes, forms, materials, and details appear on those buildings. The one-story commercial building at 36 West Plant Street has a flat roof with flat parapet and corbelled cornice, brick exterior wall fabric, tile panel displaying "Roper Building, 1927", lighted transom, canopy, and fixed window store front (photograph 11).

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Orange County, Florida**Section number 7 Page 4

The former Atlantic Coast Line Railroad depot at 1 North Main Street (photograph 14) displays a gable roof surfaced with ceramic barrel tiles, gable bay, and large brackets supporting the eaves. Other features include lighted entrance doors, brick and stucco exterior wall fabrics, vehicle bays, articulated foundation, and 6/6 and 4/4 light double-hung sash windows.

The largest commercial building in the downtown, the Edgewater Hotel at 99 West Plant Street (photograph 12), has flat, stepped, and curvilinear parapets, brick exterior wall fabric, and storefronts. Although a dropped cornice and canopy have been removed and the windows boarded over, the building retains its architectural integrity to a high degree. The Black Building at 101-121 West Plant Street (photograph 10) displays stepped and curvilinear parapets adorned with tile and terra cotta cartouches, and a dropped cornice with supporting brackets and ceramic barrel tile surfacing. Textured brick serves as the exterior wall fabric and 6/1-light, double-hung sash windows with 3-light transoms admit natural lighting into the interior. An oblique corner entrance and storefronts with escutcheon plates and lighted wood doors, fixed windows, and brick kick panels are protected by a canopy supported with cables.

Several distinctive buildings also appear along South Main Street, including the old theater at 31 South Main Street (photograph 17). It displays a flat parapet with coping, belt course, and second-story balcony and paneled wood lighted doors. Brick and stucco serve as the exterior wall fabrics, and a distinctive curvilinear canopy with staged risers that pierce the parapet protrudes from the facade. The former hotel at 24-28 South Main Street has a flat parapet with corbelled cornice, and belt courses (photograph 18). Brick serves as the exterior wall fabric. A canopy with supporting cables and escutcheon plates protects the storefronts, which include transoms, fixed windows, and kick panels. Although the arched window openings along the second story are boarded over, the building retains much of its original integrity.

The quaint building at 103 South Main Street (photograph 20) displays a flat parapet with a corbelled cornice; stepped sidewalls; brick exterior wall fabric; canopy; 1/1-light, double-hung sash windows; and a central entrance. The depot at 101 South Boyd Street serves as the headquarters for the Central Florida Chapter of the National Railway Historical Society (photograph 7). Architectural features include a hip roof surfaced with pressed metal shingles, corbelled brick chimney, overhang supported by large wooden brackets, brick exterior wall fabric, paneled wood entrance doors with transoms and pairs of 1/1-light; double-hung sash windows set in arched surrounds. Wood frame gable extensions surfaced with corrugated metal panels contain vehicle bays.



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## Classical Revival Style

The distinctive First Baptist Church, a large Classical Revival design at 125 East Plant Street, anchors the eastern edge of the historic district (photograph 24). The building has a symmetrical facade but irregular plan. Architectural features include a flat roof with parapets accented by a central cupola. The cupola has an octagonal roof surfaced in metal plates and adorned with a metal pineapple finial. An entablature, complete with cornice, frieze, and architrave, and a foundation belt course finished in castcrete extend around the building. The front, or south, facade is dominated by a full-height portico characterized by round columns supporting a gable pediment with dentil molding and a brick tympanum. The portico protects three entrances divided by pilasters and castcrete horizontal bands. Brick serves as the exterior wall fabric, which is interrupted by pilasters and lintels, and pierced by a variety of windows treatments, including triple and double-hung sashes and casements. All windows are leaded stain glass. Full-height composite leaded stain glass windows, centrally placed on the east and west elevations in arched surrounds, are highlighted by gable pediments similar to the south facade.

## **NON-CONTRIBUTING BUILDINGS**

Non-contributing buildings constitute 26 percent of the buildings in the historic district. The building at 52 West Plant Street is representative of severely altered buildings constructed in the historic period (photograph 9). The removal of the historic canopy over the entrance leaves a single-story, simple enframed block with a flat parapet. Remaining features include concrete block and stucco exterior wall fabrics, and fixed glass storefront.

## **CONCLUSION**

Downtown Winter Garden's Historic District developed between 1912 and 1945. Although a majority of the buildings were built for an expressed commercial function, several originally served recreation, religion, and transportation purposes. Most buildings retain their original architectural integrity to a high degree. Contributing resources comprise 74 percent of the total. All but one of the buildings reflect Masonry Vernacular styling. Those buildings contribute to the sense of time, place, and historical development of the community through their location, design, materials, workmanship, feeling, and association. They provide an important architectural and commercial link to the heritage of Winter Garden.

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**WINTER GARDEN DOWNTOWN HISTORIC DISTRICT**

**CONTRIBUTING BUILDINGS**

<b>ADDRESS</b>	<b>DATE</b>	<b>STYLE</b>
101 South Boyd Street	1913	Masonry Vernacular
1 North Main Street	1918	Masonry Vernacular
15 South Main Street	c. 1920	Masonry Vernacular
21 South Main Street	1922	Masonry Vernacular
24-28 South Main Street	c. 1915	
31 South Main Street	c. 1923	Masonry Vernacular
49 South Main Street	c. 1912	Masonry Vernacular
103 South Main Street	c. 1912	Masonry Vernacular
110 South Main Street	c. 1912	Masonry Vernacular
16 East Plant Street	1924	Masonry Vernacular
32-34 East Plant Street	c. 1925	Masonry Vernacular
125 East Plant Street	1923	Classical Revival
1 West Plant Street	c. 1915	Masonry Vernacular
12 West Plant Street	1912	Masonry Vernacular
14-18 West Plant Street	1927	Masonry Vernacular
24-28 West Plant Street	1916	Masonry Vernacular
36 West Plant Street	1912	Masonry Vernacular
56-60 West Plant Street	c. 1920	Masonry Vernacular
99 West Plant Street	1927	Masonry Vernacular
101-121 West Plant Street	1921	Masonry Vernacular
125-133 West Plant Street	c. 1916	Masonry Vernacular
126 West Plant Street	1922	Masonry Vernacular
140 West Plant Street	c. 1920	Masonry Vernacular
146 West Plant Street	c. 1920	Masonry Vernacular
160 West Plant Street	c. 1935	Masonry Vernacular
162 West Plant Street	1926	Masonry Vernacular

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# National Register of Historic Places Continuation Sheet

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HISTORIC DISTRICT  
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## NON-CONTRIBUTING BUILDINGS

### ADDRESS

South Main Street

40

44

East Plant Street

2-6

18-20

West Plant Street

32

42

46

52

100

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# National Register of Historic Places Continuation Sheet

WINTER GARDEN DOWNTOWN  
HISTORIC DISTRICT  
Orange County, Florida

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## SUMMARY

The Winter Garden Downtown Historic 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 historic downtown. The buildings historically served a number of purposes, including commerce, recreation and culture, religion, and transportation. The period of historical significance extends between 1912 and 1945. Development began in the early 1910s and was largely complete by 1926. During the 1930s and 1940s, a few buildings were constructed and several building facades were remodeled. Tied closely to the history of Winter Garden, the district contains buildings that housed a automotive dealership, depot, hotel, professional offices, and theaters. The historic district has further significance under criterion C. The majority of the buildings display Masonry Vernacular construction consistent with national and statewide trends in architecture.

## HISTORICAL CONTEXT

Winter Garden, a small community in west Orange County, was settled in the 1850s. 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 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 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 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.

United States Department of the Interior  
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Continuation SheetWINTER GARDEN DOWNTOWN  
HISTORIC DISTRICT  
Orange County, FloridaSection number 8 Page 2**HISTORICAL SIGNIFICANCE**Progressive Era Development, 1912-1919

Winter Garden contains a good collection of buildings constructed during the second decade of the twentieth century. Significant construction began downtown as citrus growers and winter vegetable farmers experienced increasing profits, which boosted the economy, provided jobs, and spurred development. Scattered wood-frame buildings constructed on Plant Street during the nineteenth century were replaced by more permanent brick business blocks, most of which were Masonry Vernacular designs displaying simple ornamentation.

One of the oldest surviving buildings in the downtown is the Dillard-Boyd Block, constructed in 1912 at 12 West Plant Street (photograph 13). Initially, it contained a bakery and real estate company. The Winter Garden Theater opened there about 1913 and was replaced by the Lyric Theater about 1917. Construction was financed by James L. Dillard and Benjamin T. Boyd, both of whom served on the organizing town council. A.D. Mims, an Orange County commissioner, operated a barbershop in a Main Street storefront in the 1920s and apartments were maintained in the rear of the second floor<sup>1</sup>

The Roper Building, constructed in 1912 at 36 West Plant Street, initially contained the McMillan Hardware Company, which was managed by M.Y. and J.D. McMillan (photograph 11). Later, about 1920, the building was acquired by the Orlando Bumby Hardware Company for use as a branch of the firm, which was managed by Harry Bumby. About 1927, the Roper brothers acquired the building, installing the present diamond tile facade name and date plate. The company used the building as an office for Roper Brothers, Inc., a citrus grove development, packing, and marketing business that maintained packing houses on Dillard Street.<sup>2</sup>

The Shelby Hotel, Winter Garden's first brick hotel, was developed by Charles Humphreys about 1915 at 1 West Plant Street (photograph 21).<sup>3</sup> Farther west, the Garden City Garage, the first automobile repair shop in town, opened about 1916 at 125-133 West Plant Street under the management of A.P. Swaidmark (photograph 4).<sup>4</sup>

South Main Street also became a popular location for the construction of commercial buildings. The one-story building at 49 South Main Street (photograph 19) was developed about 1912 by Luther W. Tilden of Tildenville, a small settlement approximately one mile west of town. In 1917, the building contained a grocery, apparently Tilden's. Son of an early Florida settler, Tilden was born in Illinois and moved to Florida with his family in 1874. In the 1890s, after studying at Rollins College in Winter Park, he returned to Tildenville to develop groves and vegetable farms, which amounted to some 300 acres by 1923.<sup>4</sup>

Luther Tilden was closely associated with the formation of the Florida Citrus Exchange

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WINTER GARDEN DOWNTOWN  
HISTORIC DISTRICT  
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(FCE), Florida's oldest and largest cooperative fruit packing and marketing association. In February 1909, Tilden accompanied a small group of Florida citrus growers to California, where they investigated methods of that state's exchange, which had been formed in 1894. Following their return, Tilden helped incorporate the FCE and served as a director during most of the 1910s and 1920s. In 1917, he successfully persuaded the Exchange to permit vegetable growers to use association packing houses to process and market their products. His grocery on Main Street in Winter Garden was apparently used to retail excess vegetables and fruit from his farms. During the 1930s, the Tilden building housed the offices of the local newspaper, *West Orange News*.<sup>5</sup>

Farther south, across the railroad tracks at 103 South Main Street, a diminutive building developed about 1912, contained a butcher's shop (photograph 20). The building at 24-28 South Main Street was constructed about 1915 (photograph 18). Initially, it housed the local telephone exchange and a meeting hall on the second story with businesses located on the first. Later, it contained the South Lake Apopka Supply Company. During the 1930s, it was known as the Parker Building, and by 1941 contained the Winter Garden Hotel.<sup>6</sup>

To help better serve the needs of the expanding town, both railroad companies constructed new depots. The Tavares & Gulf Railroad depot at 101 South Boyd Street was completed in 1913 at a cost of \$1,765 (photograph 7). Containing passenger, freight, and fertilizer warehouse sections, it replaced a depot built at the same site in 1899. Closed in 1978, the train station was acquired in 1979 by the Central Florida Chapter of the National Railway Historical Society for use as a headquarters and club house. The Atlantic Coast Line Railroad depot at 1 North Main Street, one of the few buildings constructed during World War I, replaced a nineteenth century station in 1918 (photograph 14).<sup>7</sup>

### Land Boom Development, 1920-1928

Building construction slowed temporarily during World War I and then resumed with renewed intensity. The building at 15 South Main (photograph 16) was constructed about 1920 and contained the post office for nearly a decade. In 1921, the Black Building was completed at 101-121 West Plant Street (photograph 10). Initially, it accommodated apartments above and a series of stores and offices on the first floor. In the 1930s, the building housed the office of the Florida Public Service Company and the post office, which remained at the location into the 1950s.<sup>8</sup>

Built as Bray's Hardware, the building at 126 West Plant Street was completed in 1922 (photograph 5). George W. Bray, an early pioneer, developed the property. The Gem Theater at 31 South Main Street was built about 1923 and began its life as a department store and physician's office on the first floor and apartments on the second (photograph 19). In the early 1940s, it was converted to serve as a theater, including the stacked curved risers on the facade.<sup>9</sup>

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The First Baptist Church at 125 East Plant Street was among the largest projects undertaken during the early 1920s (photograph 24). Organized in Ocoee in 1888, the church moved to Winter Garden in 1896, when J.L. Dillard offered the congregation a parcel and \$250 to relocate. A sanctuary was completed in 1896, remodeled in 1909, and then in 1921 the congregation embarked on an ambitious building campaign. The cornerstone for the new building was laid in 1922 and the sanctuary was completed and dedicated in September 1923. J.J. Baldwin designed the building and R.W. Wimbish, a Savannah, Georgia builder, supervised construction, which amounted to nearly \$175,000.<sup>10</sup>

The Pounds Motor Company Building, 162 West Plant Street, was completed in 1926 at a cost of \$50,000 (photograph 1). The company was established by Hoyle Pounds, a native of nearby Ocoee who moved in 1920 to Winter Garden, where he formed a Ford agency with J.D. McMillan and then his brother, James. In addition to selling and repairing automobiles, Pounds developed a rubber tire for tractors, which citrus growers found very useful cultivating sandy groves.<sup>11</sup>

The Edgewater Hotel (99 West Plant Street) was the largest building constructed downtown during the period (photograph 12). Plans for its development began in May 1923 when Lake Apopka Hotels, Inc., was formed with \$120,000 capitalization by a consortium of local businessmen, including J.D. McMillan, Harry Bumby, J.M. Lazenby, W.F. Cappleman, P. Henry Britt, and N.A. Perry. By March, 1924 the architectural drawings were complete and the first story was built later that year. A funding shortfall delayed completion of the hotel until its formal opening in January 1927. Jerry Ahern, an Orlando contractor, supervised construction, which amounted to nearly \$300,000. Ahern constructed numerous buildings in Orange and Seminole counties during the 1920s, including the Fidelity Title & Loan Company and San Juan Hotel in Orlando, Tinker & Company Bank in Longwood, Alveres Hotel in Sanford, and the Cavanaugh, Brossier, and Holbrook residences. The hotel was initially managed by Ralph Hartman and included a drug store, barber shop, telegraph office, and dining room.<sup>12</sup>

## Depression Era/World War II Development, 1929-1945

Little new construction occurred in the district after the onset of the Great Depression. Several buildings constructed in the 1910s and 1920s were modified during the late 1930s and early 1940s. The most notable example is the Gem Theater at 31 South Main Street. Built about 1923, it initially contained a department store on the ground floor with apartments on the second (photograph 17). About 1941, the interior was converted to accommodate a theater and on the facade, stacked curved risers were added to convey a Moderne-style cinema presence to the building.<sup>13</sup>

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## ARCHITECTURAL CONTEXT

### Masonry Vernacular Style

Most buildings in the district exhibit what is commonly referred to as "Masonry Vernacular" styling, a term which applies to buildings that display no formal style of architecture and are constructed using the common masonry construction techniques of lay or self taught builders. In the 18th century, vernacular designs were local in nature, transmitted by word of mouth or by demonstration, and relying heavily upon native building materials. In the early 19th century, Masonry Vernacular commercial buildings emerged as a distinct building type, due largely to the rapid growth of commerce and manufacturing associated with the Industrial Revolution. During the period, mass manufacturers exerted a pervasive influence over vernacular building design. Trade and architectural journals and popular magazines, which featured standardized manufactured building components, flooded building and consumer markets and helped to make construction trends universal throughout the country. The railroad aided the process by providing cheap and efficient transportation for manufactured building materials. Ultimately, the individual builder had access to a myriad of finished architectural products from which to create his own designs.

Masonry Vernacular is more commonly associated with commercial buildings than with residential architecture where wood frame houses dominate. The name applies to a large range of buildings from relatively small one-story stores and shops to four-story buildings that contain a variety of uses on the upper floors, including apartments, meeting halls, and telephone exchanges. Elaborate late 19th century models often displayed heavily accented cornices, window hoods, and iron-framed storefronts. Oriels or bays protruded from corners or wall surfaces. Some examples featured the rough-faced cast concrete block popularized by Henry Hobson Richardson in his Romanesque buildings of the late 19th century. In Florida, most early 20th century models were brick, and typically exhibited a symmetrical facade, corbeled cornice, stylized panels, belt courses, and storefronts with paneled wood doors, wood kick panels, plate glass, and transoms.

Commercial vernacular designs of the 1920s were often influenced by Spanish or Art Deco designs of the period, and hollow tile became commonly used in structural systems. During the 1930s, the International and Modernistic styles influenced vernacular design, and reinforced concrete construction techniques became more frequently used to produce a variety of forms. Following World War II, concrete block construction became a popular masonry building material.

The design of Winter Garden's commercial buildings fall into two broad categories of Masonry Vernacular--the one-part and two-part blocks. The one-part block is a one-story, free-standing building that was a popular commercial design in small cities and towns during the late 19th and early 20th centuries. It was adapted from the lower part of the more numerous two-part



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commercial block during the Victorian period. The one-part block is a simple rectangular building typically displaying some ornamentation on the facade and most often utilized for retail or office space.

The two-part block was the most common commercial design used in small cities and towns in the United States between 1850 and 1940. Generally limited to between two and four stories, the two-part block is characterized by a horizontal division into two distinct zones, separated by the use of the interior space of the building. The lower story is usually reserved for retail space and often contains large plate glass display windows, while the upper part contains offices or apartments. The exterior design of the building is usually homogeneous, but in some cases different building materials and exterior fabrics are employed to divide visually the two zones.

### Classical Revival Style

The Classical Revival style evolved from an interest in the architecture of the ancient Greek and Roman cultures. The first period of interest in Classical models in the United States dates from the colonial and national periods, which extended between the 1770s and 1850s. A second revival was spurred by the World's Columbian Exposition, held in Chicago in 1893. Many of the best known architects of the day designed buildings for the Exposition based on classical precedents. Examples varied from monumental copies of Greek temples to smaller models that drew heavily from designs of Adam, Georgian, and early Classical Revival residences erected in the early nineteenth century. The Exposition was well attended and publicized and soon the Classical Revival style became fashionable again. In Florida, the style became a popular design for commercial and government buildings, such as banks and courthouses. The application of the style to residences is less common, although landmark examples of the style are scattered throughout the state.

Characteristics of the style include a symmetrical facade dominated by a full-height portico with classical columns, typically with Ionic or Corinthian capitals. Most examples rise more than one story and residences often display a central-block-and-symmetrical extension plans. One-story extensions and porte cocheres often embrace the central block of residential models. Balustrades, "widow's walks," and central domes adorn rooflines on some models. Gable or hip roofs pierced with dormers and chimneys are finished with cornice returns or boxed eaves. Frequently dentils or modillions beneath the roof and a wide frieze band surround the building. Doorways often feature decorative pediments or transoms and sidelights, and double-hung sash windows with six or nine panes per sash configurations provide natural interior lighting.

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## **ARCHITECTURAL SIGNIFICANCE**

The district's historic resources represent a small but distinct collection of Masonry Vernacular buildings that rise between one and three stories and display varying degrees of craftsmanship and detailing. The buildings range from relatively small edifices with little ornamentation to larger buildings with curvilinear parapets, dropped cornices, and terra cotta and tile decorations. The rhythm, scale, massing, and orientation of the buildings set within the unusual landscape feature of railroad tracks that extend through the central business area lends the district a distinctive ambiance and presence. The buildings date from several periods of development and represent a collection of architectural forms popular throughout the nation during the historic period.

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## ENDNOTES

<sup>1</sup>Sanborn Map Company, *Fire Insurance Map of Winter Garden* (New York, 1917, 1924); Ernest Miller, comp., *Orange County Directory* (Asheville, 1915), 260-263, (Asheville, 1921), 307; R.L. Polk, *Orange County Directory* (Jacksonville, 1936), 749; William Blackman, *History of Orange County, Florida* (Orlando, 1927), 211; *Winter Garden Times*, September 4, 1913.

<sup>2</sup>Sanborn Map Company, *Fire Insurance Map of Winter Garden*, 1917, 1924; Miller, *1915 Orange County Directory*, 262; Polk, *1936 Orange County Directory*, 749; Blackman, *Orange County*, 191; Incorporation Records, Book 6, p. 354, Orange County Courthouse.

<sup>3</sup>Sanborn Map Company, *Fire Insurance Map of Winter Garden*, 1917, 1924; Miller, *1915 Orange County Directory*, 260-262; Polk, *1936 Orange County Directory*, 749; Blackman, *Orange County*, 211; *Winter Garden Times*, September 4, 1913; Miller, *1921 Orange County Directory*, 307.

<sup>4</sup>Harry Cutler, *History of Florida* 3 vols., (Chicago, 1923), 2:230; Sanborn Map Company, *Fire Insurance Map of Winter Garden*, 1917, 1924; Polk, *1936 Orange County Directory*, 748; Polk, *1941 Orange County Directory*, 688; Plat Book E, p. 16, "Fries Survey of Winter Garden," Orange County Courthouse.

<sup>5</sup>Sanborn Map Company, *Fire Insurance Map of Winter Garden*, 1924, 1950; Record of Incorporation, Book 3, p. 126, Orange County Courthouse; Blackman, *Orange County*, 159; James Hopkins, *Fifty Years of Citrus, The Florida Citrus Exchange: 1909-1959* (Gainesville, 1960), 4, 8, 13, 16, 19, 29, 30-32, 65, 75, 76, 84; Polk, *1936 Orange County Directory*, 752.

<sup>6</sup>Sanborn Map Company, *Fire Insurance Map of Winter Garden*, 1917, 1924; Polk, *1936 Orange County Directory*, 748; Polk, *1941 Orange County Directory*, 1941, 688; Plat Book E, p. 16, "Fries Survey of Winter Garden," Orange County Courthouse.

<sup>7</sup>*Orlando Sentinel*, September 28, 1981; *Winter Garden Times*, May 19, 1983; Sanborn Map Company, *Fire Insurance Map of Winter Garden*, 1917, 1924.

<sup>8</sup>Sanborn Map Company, *Fire Insurance Map of Winter Garden*, 1924, 1950; Polk, *1936 Orange County Directory*, 743, 752.

<sup>9</sup>Sanborn Map Company, *Fire Insurance Map of Winter Garden*, 1924, 1950; Miller, *1915 Orange County Directory*, 263; Polk, *1936 Orange County Directory*, 740.

<sup>10</sup>E.J. Daniels and Ray Stevens, eds., *Golden Jubilee: 1888-1938; History of the First Baptist Church of Winter Garden* (Winter Garden, 1938), 3-8; *Orlando Morning Sentinel*, February 17, September 20, 26, 1926; Sanborn Map Company, *Fire Insurance Map of Winter Garden*, 1917, 1924; Polk, *1936 Orange County Directory*, 752.

<sup>11</sup>Blackman, *Orange County*, 143-144; Sanborn Map Company, *Fire Insurance Map of Winter Garden*, 1924; Polk, *1928 Orange County Directory*, 684.

<sup>12</sup>Sanborn Map Company, *Fire Insurance Map of Winter Garden*, 1917, 1924; *Orlando Morning Sentinel*, January 7, February 17, 1926, January 2, 1927; Polk, *1936 Orange County Directory*, 743; Polk, *1941 Orange County Directory*, 681.

<sup>13</sup>Sanborn Map Company, *Fire Insurance Map of Winter Garden*, 1924, 1950; Miller, *1915 Orange County Directory*, 263; Polk, *1936 Orange County Directory*, 740.

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**GEOGRAPHICAL DATA**

**Verbal Boundary Description**

See scaled map of the Winter Garden Downtown Historic District on a larger enclosed map entitled, Winter Garden Historic Districts.

**Boundary Justification**

The boundary encloses a significant concentration of buildings associated with Winter Garden's historic downtown that retain architectural integrity.

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**INVENTORY OF PHOTOGRAPHS**

1. 162 WEST PLANT STREET, WINTER GARDEN DOWNTOWN HISTORIC DISTRICT
2. WINTER GARDEN, FLORIDA
3. SIDNEY JOHNSTON
4. 1994
5. HISTORIC PROPERTY ASSOCIATES, ST. AUGUSTINE, FLORIDA
6. VIEW SHOWING NORTH (FRONT) FACADE, FACING SOUTH
7. PHOTO NO. 1 OF 24

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

1. LANDSCAPE VIEW FROM 100 BLOCK OF WEST PLANT STREET
6. VIEW FACING EAST
7. PHOTO NO. 2 OF 24

1. 140 WEST PLANT STREET
6. VIEW SHOWING FRONT (NORTH) FACADE, FACING SOUTH
7. PHOTO NO. 3 OF 24

1. 125-133 WEST PLANT STREET
6. VIEW SHOWING FRONT (SOUTH) FACADE, FACING NORTH
7. PHOTO NO. 4 OF 24

1. 126 WEST PLANT STREET
6. VIEW SHOWING FRONT (NORTH) FACADE, FACING SOUTH
7. PHOTO NO. 5 OF 24

1. 56-60 WEST PLANT STREET
6. OBLIQUE VIEW SHOWING FRONT (NORTH) FACADE, FACING SOUTHEAST
7. PHOTO NO. 6 OF 24

1. 101 SOUTH BOYD STREET
6. OBLIQUE VIEW SHOWING FRONT (WEST) FACADE, FACING SOUTHEAST
7. PHOTO NO. 7 OF 24

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1. LANDSCAPE VIEW OF 100 BLOCK OF NORTH BOYD STREET
6. VIEW FACING NORTH
7. PHOTO NO. 8 OF 24
  
1. 52 WEST PLANT STREET
6. VIEW SHOWING FRONT (NORTH) FACADE, FACING SOUTH
7. PHOTO NO. 9 OF 24
  
1. 101-121 WEST PLANT STREET
6. OBLIQUE VIEW SHOWING FRONT (SOUTH) FACADE, FACING NORTHWEST
7. PHOTO NO. 10 OF 24
  
1. 36 WEST PLANT STREET
6. VIEW SHOWING FRONT (NORTH) FACADE, FACING SOUTH
7. PHOTO NO. 11 OF 24
  
1. 99 WEST PLANT STREET
6. OBLIQUE VIEW SHOWING FRONT (SOUTH) FACADE, FACING NORTHWEST
7. PHOTO NO. 12 OF 24
  
1. 12 WEST PLANT STREET
6. VIEW SHOWING FRONT (NORTH) FACADE, FACING SOUTH
7. PHOTO NO. 13 OF 24
  
1. LANDSCAPE VIEW SHOWING 1 N. MAIN ST. (DEPOT) & 125 E. PLANT ST. (CHURCH)
6. VIEW FACING NORTHEAST
7. PHOTO NO. 14 OF 24
  
1. LANDSCAPE VIEW SHOWING 100 BLOCK OF SOUTH MAIN STREET
6. VIEW FACING SOUTH
7. PHOTO NO. 15 OF 24
  
1. 15 SOUTH MAIN STREET
6. VIEW SHOWING FRONT (WEST) FACADE, FACING EAST
7. PHOTO NO. 16 OF 24

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1. 31 SOUTH MAIN STREET
6. VIEW SHOWING FRONT (WEST) FACADE, FACING EAST
7. PHOTO NO. 17 OF 24
  
1. 24-28 SOUTH MAIN STREET
6. OBLIQUE VIEW SHOWING FRONT (EAST) FACADE, FACING WEST
7. PHOTO NO. 18 OF 24
  
1. 49 SOUTH MAIN STREET
6. VIEW SHOWING FRONT (WEST) FACADE, FACING EAST
7. PHOTO NO. 19 OF 24
  
1. 103 SOUTH MAIN STREET
6. OBLIQUE VIEW SHOWING FRONT (WEST) FACADE, FACING SOUTHEAST
7. PHOTO NO. 20 OF 24
  
1. 1 WEST PLANT STREET
6. OBLIQUE VIEW SHOWING FRONT (SOUTH) FACADE, FACING NORTHWEST
7. PHOTO NO. 21 OF 24
  
1. LANDSCAPE VIEW SHOWING WEST PLANT ST. FROM INTERSECTION WITH MAIN STREET
6. VIEW FACING WEST
7. PHOTO NO. 22 OF 24
  
1. LANDSCAPE VIEW SHOWING WEST PLANT ST. FROM INTERSECTION WITH MAIN STREET
6. VIEW FACING NORTHWEST
7. PHOTO NO. 23 OF 24
  
1. 125 EAST PLANT STREET
6. OBLIQUE VIEW SHOWING FRONT (SOUTH) FACADE AND WEST ELEVATION, FACING NORTHEAST
7. PHOTO NO. 24 OF 24