NPS Form 10-900 (Oct. 1990)	RECEIVED 413
United States Department of the Interior National Park Service	
National Register of Historic Places Registration Form	MAY 2 1994 INTERAGENCY RESOURCES DIVISION
This form is for use in nominating or requesting determinations for individual properties and dis <i>National Register of Historic Places Registration Form</i> (National Register Bulletin 16A). Complete by entering the information requested. If an item does not apply to the property being documer architectural classification, materials, and areas of significance, enter only categories and subcarries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word	ricts. Sec NATIONIDAL PARK SECANDATE the each item by marking 'x' in the appropriate box or need, enter "N/A" for "not applicable." For functions, ategories from the instructions. Place additional
1. Name of Property	
historic name Windermere Town Hall	
other names/site numberOld Windermere Women's Club	
2. Location	
	N/A not for publication
city or town Windermere	<u>N/A</u> vicinity
state Florida code FL county Orange	code <u>95</u> zip code <u>34786</u>
3. State/Federal Agency Certification	
As the designated authority under the National Historic Preservation Act, as amended, I request for determination of eligibility meets the documentation standards for register Historic Places and meets the procedural and professional requirements set forth in 36 C meets does not meet the National Register criteria. I recommend that this propert nationally statewide & locally. (See continuation sheet for additional commen <i>Manuel</i> , <i>Walker</i> , <i>Deputy</i> , <i>SHPO</i> , <i>Y</i> , Signature of certifying official/Title <u>State Historic Preservation Officer</u> , Division on His State of Federal agency and bureau	ing properties in the National Register of CFR Part 60. In my opinion, the property y be considered significant ts.) 22/94
In my opinion, the property meets does not meet the National Register criteria. (comments.)	See continuation sheet for additional
Signature of certifying official/Title Date	
State or Federal agency and bureau	
4. National Park Service Certification	
I hereby certify that the property is: I hereby certify that the property is: I 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:)	Entered in the Date of Action Jational Register 6/3/94

Windermere Town Hall		Or	ange	, Florida	
Name of Property	NECI	Count	y and \$	State	
5. Classification Ownership of Property (Check as many boxes as apply) (Check only one box)		Number of Resources within Property (Do not include previously listed resources in the count.)			
□ private ⊠ public-lo cal	IX building(s) □ district	Contributir	-	-	
public-State 10238 YOM30A				0	-
D public-Federal an IAMOITA D structure					
				•	-
				0	
Name of related multiple property is not part of the second secon	roperty listing of a multiple property listing.)	Number o in the Nat		tributing resources prev Register	iously listed
N/A	·		0		
6. Function or Use					
Historic Functions (Enter categories from instructions)		Current Functions (Enter categories from instructions)			
Social/Women's Club		Government/Town Hall			
Government/Town Hall		Government/Town Hall			
	C(N)				
7. Description					
Architectural Classification (Enter categories from instructions)	•	Materials (Enter categorie	Materials (Enter categories from instructions)		
Colonial Revival		foundation	Cc	oncrete Block	
	walls	As	sbestos Shingle		
		roof	As	sphalt Shingle	
		other	Wc	ood: Porch	
Norrativo Description					

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

> 11日日 - 11日日 1日日 - 1日日 - 1日日 1日日 - 1日日

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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.
- \Box **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

Bibilography

(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 # ______

Orange, Florida County and State

Areas of Significance (Enter categories from instructions)

Politics/Government

Community Planning and Development

Period of Significance

1938-1944

Survey a second of a

Environmental

Significant Dates

1938

Significant Person (Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Primary location of additional data:

- **X** State Historic Preservation Office
- □ Other State agency
- □ Federal agency
- Local government
- University
- Other

Name of repository:

Windermere Town Hall Name of Property	Orange, Florida County and State			
10. Geographical Data				
Acreage of Property Less than one				
UTM References (Place additional UTM references on a continuation sheet.)				
1 1 7 4 4 7 5 4 0 3 1 5 1 9 8 0 Zone Easting Northing 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1	3 Zone Easting Northing 4 O 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/titleW. Carl Shiver, Historic Sites Specialis	st			
organization <u>Bureau of Historic Preservation</u>	date2/15/94			
street & number 500 South Bronough Street	telephone <u>(904) 487-2333</u>			
city or town	state <u>Florida</u> zip code <u>32399-0250</u>			
Additional Documentation				
Submit the following items with the completed form:				
Continuation Sheets				
Maps				
A USGS map (7.5 or 15 minute series) indicating the prop	erty's location.			
A Sketch map for historic districts and properties having la	arge acreage or numerous resources.			
Photographs				
Representative black and white photographs of the property	erty.			
Additional items (Check with the SHPO or FPO for any additional items)				
Property Owner				
(Complete this item at the request of SHPO or FPO.)				
name Town of Windermere (Robert J. Pleus, Mayor				
street & number <u>P.O. Drawer 669</u> telephone (407) 876-2563				
city or town <u>Windermere</u>	state <u>Florida</u> zip code <u>34786</u>			

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.

National Register of Historic Places Continuation Sheet



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Summary Paragraph

The Windermere Town Hall is a one and a half story, wood frame, Colonial Revival style building that was constructed in 1922 as a women's club and moved to its present site in 1938 for use as a community center and town hall. The rectangular plan structure has a one-story wing on its southwest elevation and rests on a concrete block foundation. The side gable main roof is surfaced with asphalt shingles and has three gable dormers on both the front and rear slopes. A flat built-up roof covers the wing of the town hall. The present exterior siding is asbestos shingles, and a one-story portico shelters the entrance on the main facade. The main windows of the building are 6/6 light double hung sashes. Although the only major change to the exterior of the building since 1938--when the wing was added--has been the covering of the original wood siding with asbestos shingles, numerous changes have been made to the interior of the structure and few original finishes remain visible.

Supporting Narrative

Picturesque "Windermere Among the Lakes" is a town of fewer than 2,000 residents located on the Butler chain of lakes in west Orange County, Florida. These freshwater lakes form a 15 mile navigable waterway with more than 120 miles of shoreline. The area attracts sport fishermen, boaters, water skiers and nature lovers from nearby Florida communities and all parts of the nation. The community lies just 12 miles southwest of Orlando and is located near U.S. Highway I-4 and the Sunshine Parkway, a limited access intrastate thoroughfare. It is a bedroom community for persons working in the vicinity of Disney World and Orlando who desire a more "rural" atmosphere. Nestled in an approximately 360 acre tract of land bounded by three lakes, Windermere is almost an island.

Windermere is a woodsy village of moss covered oaks and mainly unpaved streets having a quiet turn of the century charm that is reflected in its venerable houses, quaint shops and "Old English" lampposts that dot the streets. The big city life of Orlando is less than 20 minutes away via I-4, and modern shopping centers nearby offer all the necessities of modern life. The downtown of Windermere is just three blocks long and features a country store, antique shop, and Kountry Kitchen restaurant. Public facilities and attractions include a youth center, public

National Register of Historic Places Continuation Sheet

Windermere Town Hall Windermere, Orange County Description

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tennis courts, library, and a sprinkling of historic buildings, ...including a church and the town hall.

The Windermere Town Hall occupies a prominent position in the Town Square of the community of Windermere, a centrally located tract of land within the three square block of the downtown commercial area. The building was constructed in 1922 as the headquarters of the Windermere Women's Club and stood at the end of Butler Avenue on the shore of Lake Butler. In 1937, the structure was donated by the club members to the Town of Windermere for use as a governmental facility. At that time, the community had no permanent meeting place for its elected officials. The building was moved to its present location in the heart of the town of Windermere, and a number of changes were made to the exterior appearance of the structure.

The building is a one and a half story, wood frame structure with a steeply pitched side gable roof. The total floor space in the building is 3,640 square feet, of which 3,240 square feet is found on the ground floor. There is also a 400 square foot mezzanine storage area at the northern end of the structure. The major interior spaces include a 1,680 square foot meeting hall with a 150 square foot stage, a 400 square foot kitchen, and 430 square feet of storage, rest rooms, circulation and support areas. There is a flat, built-up roof over this section.

The building measures approximately 78 feet by 40 feet at its greatest extensions. The wing at the southern end of the building measures approximately 18 feet by 40 feet. Today the 3,640 square foot building contains a meeting hall with a low stage, a kitchen, a storage mezzanine, and restrooms and storage space in the one-story wing. Meetings of the town council and various other civic functions are still conducted in the meeting hall, but all the administrative offices which were originally found in the wing of the town hall were moved in 1992 to a modern, one-story, concrete block facility that stands nearby in Town Square. The square also contains the recently constructed Chase Memorial Library, an antique shop, a basketball court, shuffleboard court, and parking area. The streets around Town Square are unpaved except for a half block on the north which provides access to the post office, commercial offices, and a convenience store. Main Street running north-south and Sixth Avenue, running east, are the only traffic arteries leading out of town.

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Windermere Town Hall Windermere, Orange County Description

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Windermere Town Hall Windermere, Orange County Description

A photograph of the women's club before it was donated to the city in the late 1930s shows that the original structure was a wood frame vernacular building with drop siding and a pergola, instead of the more usual porch, on the main facade. The fivebay structure, which was draped with vines, sheltered three sets of French doors that were later replaced by the present portico, entranceway and 6/6 double hung sash windows. The main windows had 9/6 lights, the uppermost three lights probably being a transom. The dormer windows remained unchanged after the move. The interior of the women's club reportedly featured a main assembly hall, as does the present structure, with an interior balcony on the end where the mezzanine is located. There was also a kitchen but the building had no inside toilets.

A photograph taken c. 1938 or 1939 shows the town hall on its new site with all of the principal changes having been made. The wing and portico are in place, and a sign at the front of the portico reads "Windermere Community House." A chimney, absent on the Women's Club, now stands between the juncture of the main block of the building and the southwest wing. This chimney is still extant, as is the fireplace which is found on the southwest wall of the meeting hall. A photo of the rear of the building verifies the existence of the second set of dormers at that time and also the two small shed porches that are today found on the rear elevation of the structure. The asbestos shingle siding was probably applied to the building sometime in the 1940s, which was also when the number of lights in the upper window sashes were reduced from nine to six. The only other notable changes to the exterior of the building have been the installation of a wooden wheelchair access ramp on the rear elevation and the removal of the roof balustrade from the one-story wing. Such a feature deteriorates rapidly when left exposed to the weather in the warm and humid climate of Central Florida.

The interior of the town hall has apparently been renovated several times. The knotty pine paneling of the south wall of the assembly hall (Photos 28 & 29) is probably original, and the brick fireplace appears to be in its original condition, but nearly all of the other finishes have been changed. Modern composite wall paneling, drop ceilings, florescent lighting fixtures, ceiling fans and vinyl floor tiles are all later additions. The finishes in the wing of the building show similar changes.

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Windermere Town Hall Windermere, Orange County Photographs

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List of Photographs

Sec. . 1. Windermere Women's Club 2. Windermere (Orange County), Florida 3. Unknown 4. c. 1923-1937 5. Town of Windermere 6. North Facade, Looking South Photo No. 1 of 36 7. 1. Windermere Women's Club 2. Windermere (Orange County), Florida 3. Unknown 4. c. 1923-1937 Town of Windermere 5. 6. North Facade, Looking South 7. Photo No. 2 of 36 Windermere Community House 1. Windermere (Orange County), Florida 2. 3. Unknown c. 1938 4. Town of Windermere 5. 6. Northeast Facade, Looking Southwest Photo No. 3 of 36 7. Windermere Community House 1. Windermere (Orange County), Florida 2. 3. Unknown 4. c. 1938 5. Town of Windermere 6. Rear (Southwest) Elevation, Looking Northeast Photo No. 4 of 36 7. 1. Windermere Town Hall Windermere (Orange County), Florida 2. Carl Patterson 3. 1993 4. 5. Town of Windermere 6. Northeast Facade, Looking Southwest 7. Photo No. 5 of 36

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Windermere Town Hall Windermere, Orange County Photographs

1. Windermere Town Hall 2. Windermere (Orange County), Florida 3. Carl Patterson 4. 1993 Town of Windermere 5. 6. Southwest Corner of Sixth Ave. and Forest St., Looking Northeast 7. Photo No. 16 of 36 1. Windermere Town Hall 2. Windermere (Orange County), Florida 3. Carl Patterson 4. 1993 5. Town of Windermere Northwest Corner of Forest St. and Fifth Ave., Looking 6. Southeast 7. Photo No. 17 of 36 Town of Windermere Administrative Offices 1. Windermere (Orange County), Florida 2. Carl Patterson 3. 4. 1993 5. Town of Windermere Northeast Facade, Looking Southwest 6. Photo No. 18 of 36 7. Town of Windermere Administrative Offices 1. 2. Windermere (Orange County), Florida Carl Patterson 3. 1993 4. Town of Windermere 5. Northwest Elevation & Northeast Facade, Looking South 6. 7. Photo No. 19 of 36 Finders Keepers Antique Shop 1. Windermere (Orange County), Florida 2. 3. Carl Patterson 4. 1993 Town of Windermere 5. 6. Northeast Facade, Looking Southwest

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Windermere Town Hall Windermere, Orange County Photographs

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1. Finders Keepers Antique Shop 2. Windermere (Orange County), Florida Carl Patterson 3. 4. 1993 Town of Windermere 5. Southeast Facade, Looking Northwest 6. 7. Photo No. 21 of 36 Cal Palmer House (Finders Keepers Antique Shop) 1. Windermere (Orange County), Florida 2. 3. Unknown c. 1912 4. 5. Town of Windermere 6. Northeast Facade, Looking Southwest 7. Photo No. 22 of 36 1. Log Cabin (Destroyed) Windermere (Orange County), Florida 2. 3. Unknown c. 1912 4. 5. Town of Windermere 6. North Facade, Looking South Photo No. 23 of 36 7. 1. Basketball & Shuffleboard Courts Windermere (Orange County), Florida 2. 3. Carl Patterson 1993 4. 5. Town of Windermere Looking Southeast Toward Rear of Finders Keepers 6. Photo No. 24 of 36 7. Frank W. Chase Memorial Library 1. Windermere (Orange County), Florida 2. Carl Patterson 3. 1993 4. Town of Windermere 5. 6. Northeast Facade, Looking Northwest 7. Photo No.25 of 36

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1. Windermere Town Hall 2. Windermere (Orange County), Florida 3. Carl Patterson 4. 1993 5. Town of Windermere 6. Interior, Assembly Hall Looking Northwest 7. Photo No. 26 of 36 1. Windermere Town Hall Windermere (Orange County), Florida 2. 3. Carl Patterson 4. 1993 5. Town of Windermere 6. Interior, Assembly Hall Looking Northeast 7. Photo No. 27 of 36 1. Windermere Town Hall Windermere (Orange County), Florida 2. 3. Carl Patterson 4. 1993 5. Town of Windermere 6. Interior, Assembly Hall Looking Southeast Photo No. 28 of 36 7. 1. Windermere Town Hall 2. Windermere (Orange County), Florida 3. Carl Patterson 4. 1993 5. Town of Windermere 6. Interior, Assembly Hall Looking Southwest 7. Photo No. 29 of 36 1. Windermere Town Hall 2. Windermere (Orange County), Florida 3. Carl Patterson 4. 1993 5. Town of Windermere 6. Interior, Kitchen Looking West 7. Photo No. 30 of 36

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1. Windermere Town Hall Windermere (Orange County), Florida 2. Carl Patterson 3. 1993 4. Town of Windermere 5. Interior, Kitchen Looking East 6. Photo No. 31 of 36 7. 1. Windermere Town Hall Windermere (Orange County), Florida 2. 3. Carl Patterson 1993 4. 5. Town of Windermere Interior, Old Town Manager's Office, Looking Northeast 6. Photo No. 32 of 36 7. 1. Windermere Town Hall 2. Windermere (Orange County), Florida 3. Carl Patterson 4. 1993 5. Town of Windermere Interior, Old Goverment Office, Looking Northeast 6. Photo No. 33 of 36 7. 1. Windermere Town Hall Windermere (Orange County), Florida 2. 3. Carl Patterson 1993 4. Town of Windermere 5. Interior, Women's Rest Room 6. Photo No. 34 of 36 7. 1. Windermere Town Hall 2. Windermere (Orange County), Florida 3. Carl Patterson 1993 4. Town of Windermere 5. 6. Interior, Men's Rest Room 7. Photo No. 35 of 36

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Windermere Town Hall Windermere, Orange County Photographs

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1. Windermere Town Hall

2. Windermere (Orange County), Florida

- 3. Carl Patterson
- 4. 1993
- 5. Town of Windermere
- 6. Attic (Mezzanine) Storage Area, Looking West
- 7. Photo No. 36 of 36

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Windermere Town Hall Windermere, Orange County Significance

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Summary Paragraph

The Windermere Town Hall is significant under Criterion A in the areas of Community Planning and Development, Politics and Government, Social Activity, and Recreation and Culture for having been the center of government and cultural activity in the small Orange County community for more than half a century. Also, the physical focus of the Town of Windermere changed with the creation of Town Square when the building was relocated to its present site in 1938.

Supporting Narrative

The town of Windermere reportedly had its origins about 1886 when an Englishman named Stanley Scott purchased approximately 160 acres in the area of Lake Butler and built his home there, giving it and the surrounding orange groves the name of Windermere, taken it has been supposed from the Lake Windermere region of England. Other settlers followed, some of them also from England, and established orange groves. A formal town site for the community of Windermere was laid out in 1887 when the Florida Midland Railway was constructed through the area. The Plant Investment Company recorded the town plat in 1889.

The community remained little more than a service and maintenance stop for the railroad for most of the following decade. Development of the area abruptly ended when disastrous freezes in the winter of 1895-1896 destroyed many of the citrus groves that had been planted along the shores of the surrounding Development was once again renewed in 1910 when J.C. lakes. Palmer and Howard Johnson, two Ohio natives, purchased the town site and formed the Windermere Improvement Company. All that remained of the earlier settlement was one log cabin and a roofless house. Palmer constructed a residence for himself that today is still occupied by his descendants. The partners advertised their new town site widely, promoting the attractiveness of the surrounding countryside and boasting of its potential for recreational activity, particularly hunting and The residents of nearby Orlando came to build summer fishing. cottages and fishing camps. Other Ohio natives also came to the small village to construct winter residences.

During World War I, the ladies of Windermere began to meet regularly to make surgical dressings, knit sweaters, and make and

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Windermere Town Hall Windermere, Orange County Significance

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gather other materials to donate to the war effort. These meetings resulted in the formation of the Windermere Women's Club. A clubhouse for the group was built by the Windermere Improvement Company in 1922 on a plot of land at the end of Butler Street on the shore of Lake Butler.

The 1920 census listed Windermere as having a population of 182. Although the town site of Windermere had been platted as early as 1889, the settlement was not formally incorporated until 1925. A meeting was held on February 2, 1925 at the Women's Club for the purpose of organizing a municipal government. For more than a decade after the town was incorporated, the town government had no permanent meeting place. Elected officers and citizens often met in the general store that contained the post office or at the women's club on Lake Butler. There the residents of Windermere met to discuss problems and determine what actions needed to be taken to improve the community and attract new residents.

By the 1930s, the population of Windermere had dropped to 153 because of the effects of the Great Depression. Hard times also brought about a drop in the membership of the local women's club, and the remaining members decided to donate the clubhouse to the city fathers for use as a town hall. Residents of the community thought that the facility should be located in the center of Windermere, so the porch was removed and the building was placed on planks and rollers and pulled by a Model "A" Ford to its present location on Main Street. Once on its new site, the facility was removated using WPA funds, attaining the appearance that it still largely has today.

The moving of the building to its present site for use as the seat of the municipal government created a town square that became the physical and visual focal point for the renewed development of the small community. Other public facilities, including a library, new city offices, and recreational facilities have been constructed in the square since the 1960s. In addition to being the location of local governmental activity, innumerable public entertainments have been held in the town hall in its more than fifty years of existence. As the only community meeting facility, it was the scene of dances, testimonial dinners, and various social functions. Educational programs, plays, and other cultural activities were also held there. The commercial district of Windermere grew up around the town hall, and the traditional "town square" setting has attracted tourists

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Windermere Town Hall Windermere, Orange County Significance

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to Windermere. The town hall still remains a major center of political, social, and religious life in the community.

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Windermere Town Hall Windermere, Orange County Bibliography

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Windermere Town Hall Windermere, Orange County Boundary Description and Justification

Boundary Description

The boundary for the Windermere Town Hall is that portion of the city block shown on the accompanying site map.

Boundary Justification

The above boundary contains the Windermere Town Hall and all property associated with the relocation of the building to the newly created building site in 1938.



1968

Town buys school

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