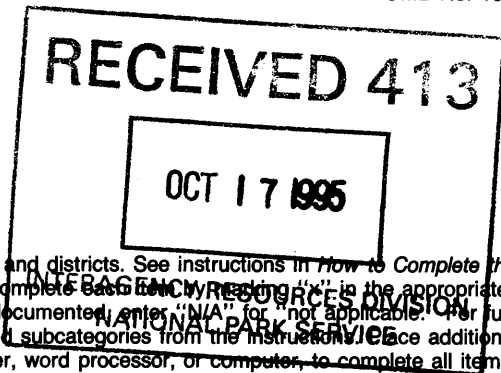


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United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item 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 CAL PALMER MEMORIAL BUILDING

other names/site number Finders Keepers

2. Location

street & number 502 Main Street N/A not for publication

city or town Windermere N/A vicinity

state FLORIDA code FL county Orange code 095 zip code 34786

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)
Suzanne P. Walker / Deputy SHPO 10/10/95
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 W. Beall Signature of the Keeper Date of Action 11.29.95
Entered in the National Register

Cal Palmer Memorial Building
Name of Property

Orange, FL
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

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

Category of Property
(Check only one box)

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

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

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

Name of related multiple property 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

GOVERNMENT: city hall, post office

SOCIAL: club house

Current Functions
(Enter categories from instructions)

COMMERCE: speciality store

7. Description

Architectural Classification
(Enter categories from instructions)

OTHER: frame vernacular

Materials
(Enter categories from instructions)

foundation CONCRETE PIERS

walls WOOD

roof SYNTHETICS: composition shingles

other

Narrative Description

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

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Areas of Significance

(Enter categories from instructions)

- COMMUNITY PLANNING AND DEVELOPMENT
- COMMERCE
- EXPLORATION/SETTLEMENT
- POLITICE/GOVERNMENT

Period of Significance

1911 - 1945

Significant Dates

1911

Significant Person

(Complete if Criterion B is marked above)

Palmer, John Calvin

Cultural Affiliation

N/A

Architect/Builder

Builder/Palmer, John Calvin

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Primary location of additional data:

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

Name of repository:

Cal Palmer Memorial Building
Name of Property

Orange, FL
County and State

10. Geographical Data

Acreage of Property less than 1 acre

UTM References

(Place additional UTM references on a continuation sheet.)

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See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Carl Patterson/Robert O. Jones, Historic Sites Specialist

organization Bureau of Historic Preservation date September 1995

street & number R.A. Gray Bldg. 500 S. Bronough St. telephone 904-487-2333

city or town Tallahassee state FL zip code 32301-5020

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

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

Additional items

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

Property Owner

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

name Town of Windermere

street & number P.O. Drawer 669 telephone 407-876-2563

city or town Windermere state FL zip code 34786

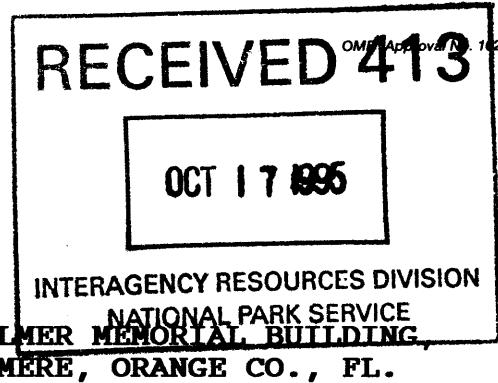
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain 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

Section number 7 Page 1



SUMMARY

The Cal Palmer Memorial Building, located at 502 Main Street, Windermere, is a one-story, frame vernacular building with drop siding, on a foundation of concrete piers. The building is rectangular, twenty feet wide by twenty-six feet deep, with a low pitch gable roof covered with composition shingles. Constructed in 1911, it is the oldest building in the community. The 1941 enclosure of the front porch and removal of the original front wall are the only alterations to the building.

SETTING

The Cal Palmer Memorial Building is in the center of a three block commercial district in the Town of Windermere (Photo 1). With the exception of the Town Hall (c.1922) and a portion of the old school (c.1916), all other buildings in the commercial area date since 1949. A public sidewalk runs in front of the building along Main Street. The building is surrounded by mature shrubs and oak, pine and cedar trees (Photo 2). Windermere is located on a thin strip of land between two large lakes; Lake Down on the north and east, and Lake Butler on the south and west. Main Street, running north and south, is the primary access road between the lakes. The town is on the periphery of metropolitan Orlando's current expansion, and golfer Arnold Palmer recently built his exclusive Islesworth development and Bay Hill Club immediately to the south. Disney World development is less than 4 miles to the south. As a result, Windermere is under intense development pressure.

PHYSICAL DESCRIPTION

Exterior

The main facade (east elevation) has a gable and a centrally located, single light, paneled wood door with original hardware (Photo 3). Two 1/1 wood windows with shutters flank the door. A flower box, with scalloped edge,

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Continuation Sheet

Section number 7 Page 2

CAL PALMER MEMORIAL BUILDING,
WINDERMERE, ORANGE CO., FL.

is attached beneath each window. Tongue and groove wood siding within the gable is set vertically. There are two decorative stepped brackets at either corner under the eaves.

The north and south elevations are identical. They have double casement windows in the front portion of the building, and a triple casement window in the rear portion. The roof rafter ends are exposed (Photos 4 & 5).

The rear (west) elevation has a centrally located, exterior brick chimney which pierces the peak of the gabled roof (Photo 6). As on the front, the wood brackets under the corners of the eaves are visible. To the south of the chimney, is a single light door accessed by two wooden steps.

The extended overhanging gables, braced with decorative brackets with stepped ends, and battered corner boards of the main facade, are Craftsman stylistic elements. The siding that encloses the original screened front porch is set back so that the original battered columns remain exposed.

Interior

The building originally had two spaces, a screened front porch and a single interior room. In 1941, the porch was enclosed and the original front wall was removed, making the interior one large room. A non-historic dry wall partition in the northwest corner of the room provides a small office space.

A brick fireplace is centrally located on the rear wall. The floors are tongue and groove pine. The framing for the walls and roof rafters are exposed in the front portion of the room (Photo 7). Horizontal siding in an exposed interior gable further defines the division between the original porch and interior room (Photo 8). The flat ceiling in the rear portion is of beaded tongue and groove boards.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

CAL PALMER MEMORIAL BUILDING,
WINDERMERE, ORANGE CO., FL.

Section number 8 Page 1

SUMMARY

The Cal Palmer Memorial Building, built in 1911 by Palmer, is significant under Criterion A in the areas of Community Planning and Development, Commerce, Exploration/Settlement, and Politics/Government. It is also significant under Criterion B because of its association with Palmer who is credited with developing the present Town of Windermere. The building served as the business office for Palmer's various commercial ventures which included the Windermere Improvement Company, which platted the present town, sold lots and promoted the community's development. The building also served as the town hall and post office during the 1910s, and was used for community meetings.

HISTORIC CONTEXT

After the Civil War, London based development companies bought large tracts of Florida from the state and railroad companies. They in turn sold it to individuals who were usually seeking affordable living in a congenial climate. Central Florida's numerous lakes were popular areas for purchase and citrus development. An Englishman, Dr. Stanley Scott, bought a large estate on the west side of Lake Butler and encouraged others to move to the area. By the 1880s, there was a settlement of English and American growers between Lakes Butler and Down. The Florida Midland Railroad, connecting Longwood and Kissimmee, was built through the community in 1887 by Englishman, John Dawe. Dawe lived in the community and is credited with giving it the name of Windermere. A post office for the community was established in 1888. Dawe filed the first Windermere plat in 1889. The community's growth halted however, when the severe freeze of 1894-1895 destroyed the local agriculture and the town was largely abandoned. Between 1907-1910, S.S. Griffin, who later served as a state legislator, bought up all the land between the lakes, mostly from his father, an early settler.

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Continuation Sheet**

**CAL PALMER MEMORIAL BUILDING,
WINDERMERE, ORANGE CO., FL.**

Section number 8 Page 2

HISTORIC SIGNIFICANCE

In the fall of 1910, John Calvin (Cal) Palmer and Dr. J. Howard Johnson from Wauseon, Ohio, discovered what remained of Windermere -- one house and a roofless log cabin. The house faced Lake Butler and belonged to Griffin and his wife. Palmer, who had been a building contractor, roofed the log cabin and used it as a residence until he could build a house. Palmer and Johnson, serving as developers, bought all the property between Lakes Butler and Down from Griffin in January 1911, and formed the Windermere Improvement Company. Johnson moved a saw mill from Ohio, but immediately returned to Wauseon, and was a silent partner in the enterprise for the first several years. The Company replatted the town in 1920. The population went from 2 in 1910, to 150 in 1913, to 200 in 1925, when the town incorporated.

The Cal Palmer Memorial Building was constructed by Palmer in 1911 (Photo 9). Palmer's 1911 building served as the office for his several enterprises, and early local government meetings were held there until a town hall was built in 1922. Community meetings held there, included the Shuffle Board Club, which was associated with the local parks and recreation programs. Shuffle board and basketball courts are still located immediately behind the building.

JOHN CALVIN (CAL) PALMER

Palmer was born in Wauseon, Ohio, September 11, 1869, and served as the town's Mayor in 1889. He was a talented carpenter, cabinetmaker, and partner in his father's construction business, Palmer and Palmer, which built 25% of the town. He retired in 1909 before coming to Florida. In Windermere, Palmer and his wife, Kate, were active in organizing early community groups, such as the Woman's Club, Chamber of Commerce, Board of Trade, and Society of Agriculture and Home Economics. Palmer donated land for the Woman's Club, Windermere Union Church, and public parks. Palmer was postmaster from 1911-1914. He held several local government positions. He was the first president of the Town Council, and served as president for 11 years, and as a

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National Park Service**

**National Register of Historic Places
Continuation Sheet**

**CAL PALMER MEMORIAL BUILDING,
WINDERMERE, ORANGE CO., FL.**

Section number 8 Page 3

member of the Council for 17 years. He was the Mayor for 2 years, and presiding officer at the town's incorporation. In private industry, he was president of the Windermere Improvement Company and Vice President of the Windermere Club Company, an engineering and contracting company. He was also the director of the Winter Garden Citrus Growers Association and the Florida Citrus Exchange in Tampa. Palmer liquidated the successful Windermere Improvement Company in 1937. He died in Windermere on September 1, 1966.

Cal Palmer was known as a builder and developer, not as a real estate speculator. He had a courteous, no pressure approach to selling property. His reputation was one of having absolute integrity and an unwavering desire to develop a quality community. As a result, people trusted and liked him, and he had no difficulty selling lots. He is given primary credit for the development of the present Town of Windermere.

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Continuation Sheet

CAL PALMER MEMORIAL BUILDING,
WINDERMERE, ORANGE CO., FL.

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Section number 10 Page 1

CAL PALMER MEMORIAL BUILDING,
WINDERMERE, ORANGE CO., FL.

VERBAL BOUNDARY DESCRIPTION

East 38 feet of Lot # 240. Replat of Windermere, Orange County Plat Book G, pages 36-39.

BOUNDARY JUSTIFICATION

The boundary includes the historic building and land immediately around it. This constitutes a portion of land owned by the Town of Windermere and designated by local ordinance as a Historic District.

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Section number _____ Page 1

CAL PALMER MEMORIAL BUILDING,
WINDERMERE, ORANGE CO., FL.

LIST OF PHOTOGRAPHS

1. Cal Palmer Memorial Building
2. Windermere, Orange Co., Florida
3. Carl Patterson
4. 1993
5. Town of Windermere
6. East and south facade, looking northwest
7. Photo #1 of 9

Description of items 1-5 the same through photo #8.

6. Streetscape and east facade, town hall on the left,
looking south
7. Photo #2 of 9

6. Entrance, east facade, looking west, southwest
7. Photo #3 of 9

6. East and north facade, looking south
7. Photo #4 of 9

6. South and east facade, looking northwest
7. Photo #5 of 9

6. West facade, looking east
7. Photo #6 of 9

6. Interior of ceiling, shows rafters of old porch, looking
southwest
7. Photo # 7 of 9

6. Interior showing framing in southwest corner, looking
southwest
7. Photo # 8 of 9

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National Park Service**

**National Register of Historic Places
Continuation Sheet**

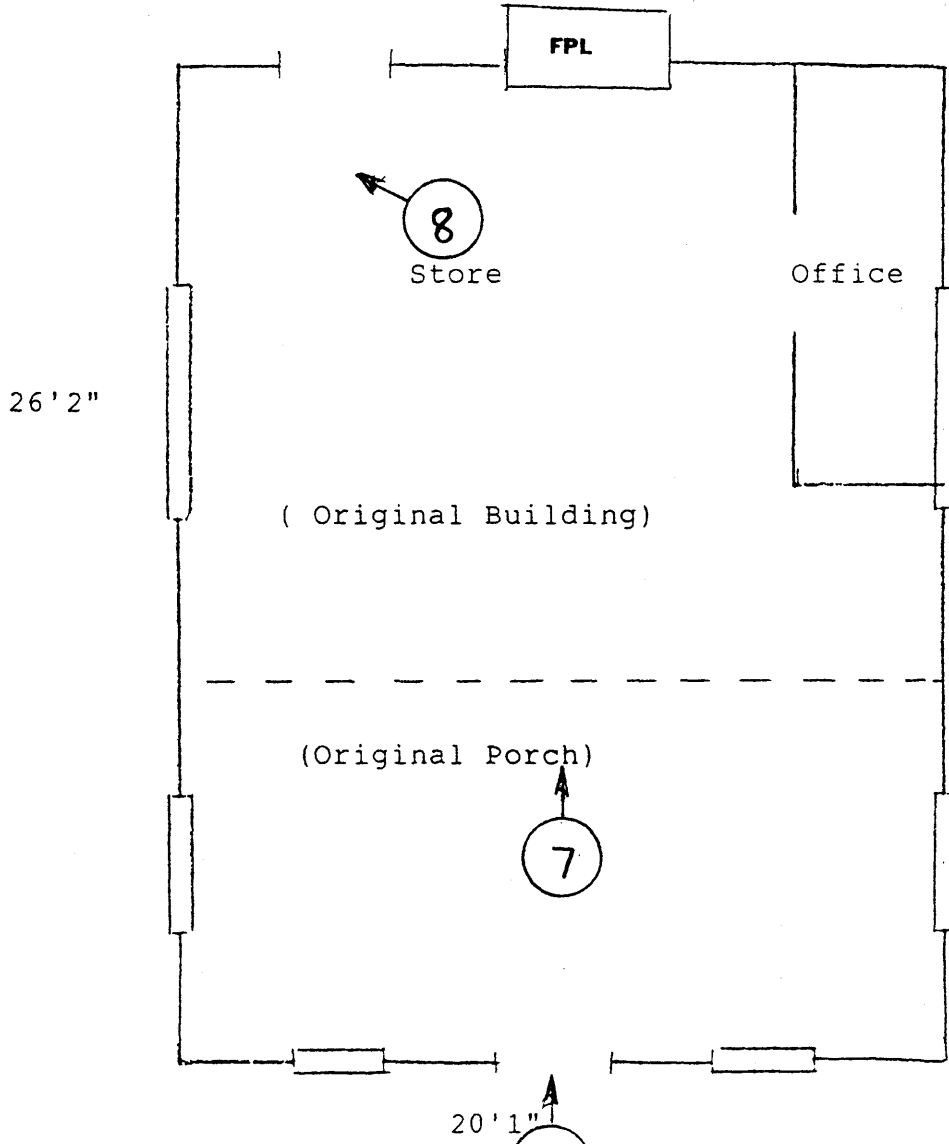
Section number _____ Photographs _____ Page 2

**CAL PALMER MEMORIAL BUILDING,
WINDERMERE, ORANGE CO., FL.**

1. Cal Palmer Memorial Building
2. Windermere, Orange Co., Florida
3. Unknown
4. c.1912
5. Town of Windermere
6. East and south facade, Palmer and dog sitting, looking west
7. Photo # 9 of 9



CAL PALMER MEMORIAL BUILDING
PHOTO DIAGRAM ○→ indicates photographer's direction



Floor Plan Antique Shop (Finders Keepers)



ORLANDO WEST
7.5 MINUTE WEST

WINDERMERE QUADRANGLE
FLORIDA—ORANGE CO.
7.5 MINUTE SERIES (TOPOGRAPHIC)



330,000 FEET

OCDEE 6.1 MI
GOTIWA 3.0 MI

32°30'

1°46'

L R 28 E

146

81°30'

28°30'

OCDEE 9.7 MI
GOTIWA 3 MI

OROVISTA 5.2 MI
OKLANDO 11.1 MI

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FEET

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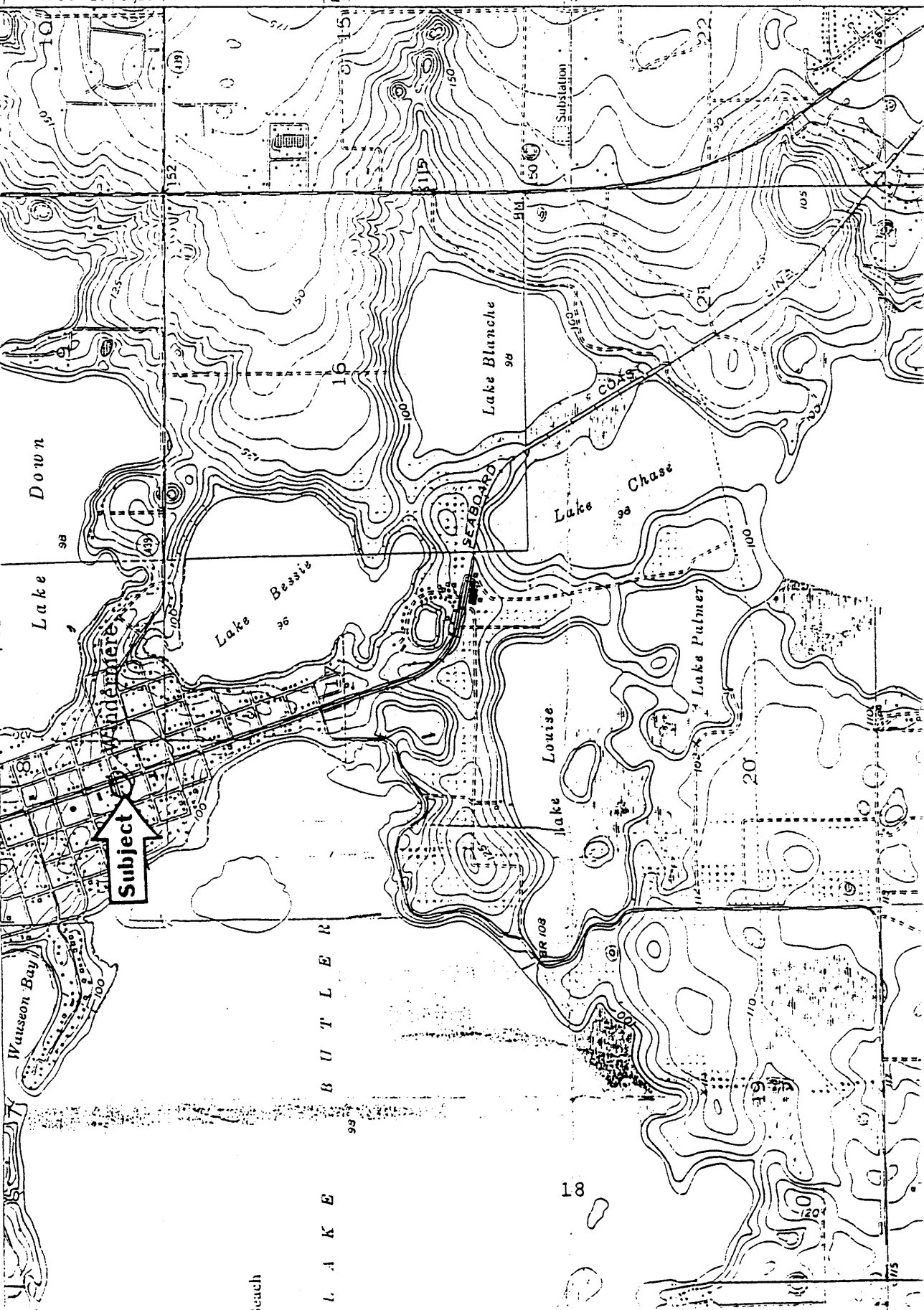
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Down

Lake Louise

Lake Bessie

Lake Chase

Lake Putmer

Lake Blunche

Subject

SEASBOARD

Substation

W I N D E R M E R E

L A K E

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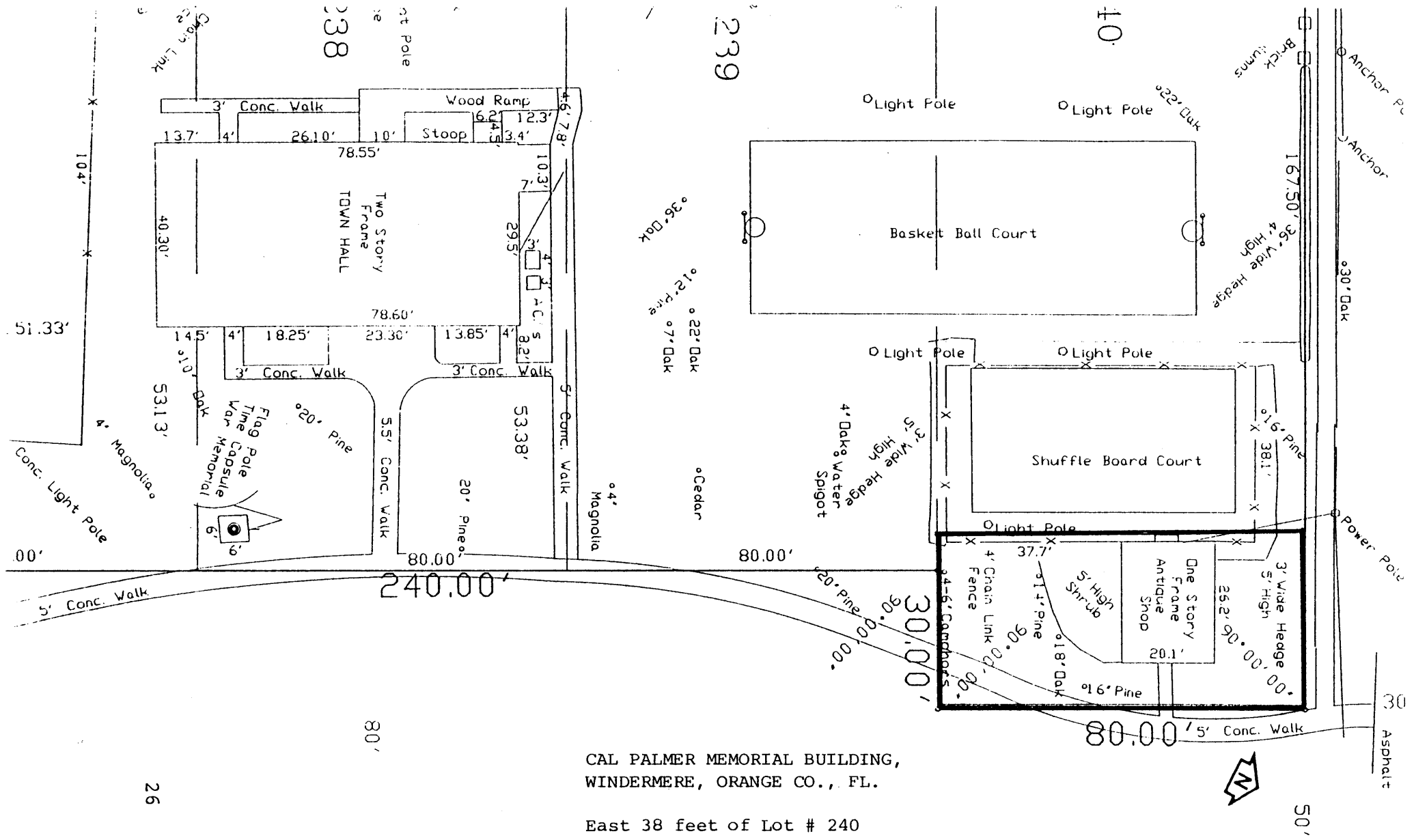
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CAL PALMER MEMORIAL BUILDING,
WINDERMERE, ORANGE CO., FL.

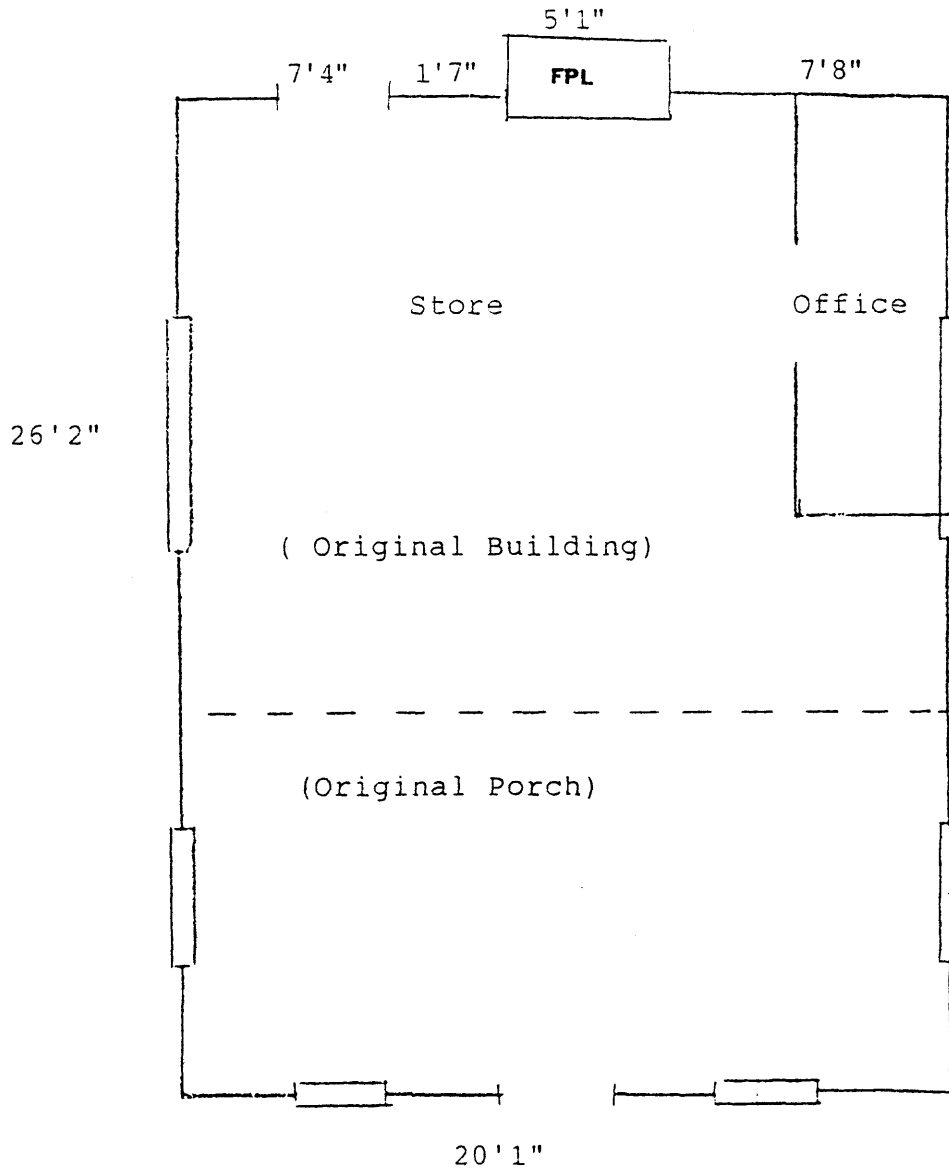
East 38 feet of Lot # 240

ACL RAILROAD
Tracks Removed

26

50'

CAL PALMER MEMORIAL BUILDING
WINDERMERE, ORANGE CO., FL.



Floor Plan Antique Shop (Finders Keepers)