

United States Department of the Interior
National Park Service

RECEIVED

FEB 3 1994

NATIONAL REGISTER

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 Old Central Grammar School, old

other names/site number Haines City Middle School Annex; Fellowship Dinning-Ridge

2. Location

street & number 801 Ledwith Avenue N/A not for publication

city or town Haines City N/A vicinity

state Florida code FL county Polk code 105 zip code 33845

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 1/21/94
Signature of certifying official/Title Date

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): _____

Signature of the Keeper Date of Action

Edson R. Beall 3/17/94
Entered in the National Register

5. Classification

Ownership of Property
(Check as many boxes as apply)

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

Category of Property
(Check only one box)

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

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

Contributing	Noncontributing	
1	0	buildings
		sites
		structures
		objects
1	0	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)
Historic and Architectural Resources
of Haines City

**Number of contributing resources previously listed
in the National Register**
0

6. Function or Use

Historic Functions
(Enter categories from instructions)

Education/School

Current Functions
(Enter categories from instructions)

Education/School Annex
Government/Senior Service Center

7. Description

Architectural Classification
(Enter categories from instructions)

Mission Revival

Materials
(Enter categories from instructions)

foundation Brick
walls Brick

roof Asphalt
other Concrete: Decorative Details

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.

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)

Education
Architecture

Period of Significance

1925

Significant Dates

1925

Significant Person

(Complete if Criterion B is marked above)

N/a

Cultural Affiliation

N/A

Architect/Builder

Hosford, E.C. (Architect)

Smith, Paul (Builder)

Primary location of additional data:

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

Name of repository:

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

RECEIVED

FEB 3 1994

NATIONAL
REGISTER

Section number 7 Page 1

Old Central Grammar School
Description

Summary Paragraph

The Central Grammar School is a two-story, Mission Style style building located at 801 Ledwith Avenue just southeast of downtown Haines City. The school was constructed in 1925 and features a symmetrical facade consisting five main bays, three of which are crowned by shaped parapets stylistically derived from the Mission style. The central bay has an arched entranceway and frontispiece decorated with classical details. The building has a T-shaped plan and is covered by a large hip roof. Shaped parapets, arched entranceways, and cast concrete decorative details are also found on the other elevations. The original double hung, wood sash windows have been replaced with metal awning windows.

Supporting Narrative

Exterior

The main (north) facade of Central Grammar School overlooks Ledwith Avenue. The two-story structure has a truncated "T" plan and is sheltered by a large hip roof with wide eaves and exposed rafter ends. The main facade has three large parapets (Photos 1-4), the center one of which defines the main entrance to the building. The arched parapet ends in stepped corners. A large cast concrete frontispiece located immediately below the parapet occupies most of the surface of the central wall bay. The main entrance is contained within a small recessed porch dominated by an archway flanked by spiral pilasters and crowned by an entablature that supports another column and entablature motif--executed in high and low relief--located on the second story. Cast concrete urns stand above the columns on the cornice of the second story entablature.

Parapets are also found above the bays at both ends of the facade, and all five major bays feature spandrels containing cast concrete decorative relief panels. The red brick of the main walls of the strongly contrasts with the white concrete relief panels. The original 12/1 and 4/1 double hung sash windows have been removed and replaced with metal awning windows.

The east and west elevations (Photos 5-6) are very similar to one another. They display symmetrical facades with shaped parapets that interrupt the eaves. The first and second story entrances punctuate wall surfaces below the parapets. A one-

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 2

Old Central Grammar School
Description

story recessed porch with an arched entrance complements the fanlight above the double doors. The doorway also features sidelights. The second story entrance is located immediately above the one on the ground level and is reached by a metal stairway. The single leaf doorway stands in the middle of a surrounds consisting of sidelights and a rectangular transom. Blind rectangular openings that flank the entrances on both stories feature cast concrete surrounds that contrast strongly with the red brick exterior walls.

On the rear (south) elevation (Photos 6-7), a pair of two-story pavilions embrace a one-story ell that extends toward the rear of the building lot. The two-story sections of the building contain restrooms, while the one-story portion houses the school auditorium. The tops of the pavilions terminate in curvilinear parapets that echo those on the other elevations. A tall brick chimney rises from the roof. Some of the original double hung sash windows with 1/1 panes remain intact on this elevation. Large cast concrete panels embellish groups of windows that open into classrooms. A rectangular band with geometric shapes separate window groupings between the floors.

Interior

On the first floor, a short entrance corridors leads to a long central hall that extends the full width of the building (Photos 8-9). Six classrooms, a library, principal's office, auditorium, and restrooms are found downstairs (Photos 10-11). Most of the interior walls in the school are covered with plaster, and the ceilings stand between ten and twelve feet above floor level. The ceilings in most areas retain their original material and finish. The majority of the original doors and hardware, plus many other fixtures are still in place on both floors. Classrooms still have their original blackboards and heating radiators. The auditorium retains its original design and many of its original seats.

A pair of stairways that lead to the second story flank the auditorium (Photo 12). These retain their original handrails, balusters, treads, and risers. On the second floor, a corridor similar to the one on the ground floor separates seven classrooms and two restrooms (Photos 13-14). As with the lower floor, original doors, hardware, chalkboards, and radiators remain. The original restroom facilities also remain intact.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 3

Old Central Grammar School
Description

Except for the windows, most of the original fabric and features of the school remain intact. Some later buildings and temporary structures are found on the school grounds, but the primary structure retains a high degree of physical and visual integrity.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 4

Old Central Grammar School
Photographs

List of Photographs

1. Central Grammar School
2. 801 Ledwith Street, Haines City (Polk County), Florida
3. Sidney Johnston
4. 1992
5. Historic Property Associates
6. Main (North) Facade, Looking Southeast
7. Photo No. 1 of 14

Numbers 1-5 are the same for the remaining photographs.

6. Main (North) Facade, Looking South
7. Photo No. 2 of 14

6. Main (North) Entrance, Looking South
7. Photo No. 3 of 14

6. Main (North) Facade and East Elevation, Looking Southwest
7. Photo No. 4 of 14

6. East Elevation, Looking West
7. Photo No. 5 of 14

6. West Elevation, Looking Northeast
7. Photo No. 6 of 14

6. South (Rear) Elevation, Looking North from behind Outbuilding
7. Photo No. 7 of 14

6. Interior, First Floor Corridor, Looking West
7. Photo No. 8 of 14

6. Interior, West Entrance, Looking West
7. Photo No. 9 of 14

6. Interior, Typical Classroom, Looking Southwest
7. Photo No. 10 of 14

6. Interior, Auditorium, Looking North
7. Photo No. 11 of 14

6. Interior, Staircase, Looking North
7. Photo No. 12 of 14

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 5

Old Central Grammar School
Photographs

6. Interior, Second Floor Corridor, Looking West
7. Photo No. 13 of 14

6. Interior, Typical Classroom, Looking Southwest
7. Photo No. 14 of 14

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 1

Old Central Grammar School
Significance

Summary Paragraph

The Haines City Central Grammar School is eligible for listing in the National Register of Historic Places at the local level under criteria A and C in the areas of Architecture and Education. Completed in 1925, it was the first "modern" educational facility erected in Haines City. Under criterion A, the school has significance as the community's historic grammar school. Tied closely to the history of Haines City, the school was completed in 1925 and served the education needs of the area until recently. The Mission style building was designed by architect E.C. Hosford, who produced the designs for many public buildings in Florida, some of which are individually listed in the National Register. The building contributes to the "Historic and Architectural Resources of Haines City" multiple property group as defined under sections E and F of the cover document.

Supporting Narrative

The first public school in Haines City was a grammar school that was erected in 1916 near the downtown business district. A high school was constructed just three years later, but these facilities proved to be inadequate for the education of the children of the community's growing population. In 1925 the Polk County School Board authorized the construction of a new elementary school in Haines City and Lakeland architect E.C. Hosford was hired to design the facility.

Hosford was born in Georgia in 1880 and had established a practice in his native state in 1905 after graduating from the Georgia School of Technology. Hosford received many important commissions in his career and became notable for designing courthouses in Georgia and Florida. Those still extant in Florida were constructed between 1908 and 1927 and are found in Baker (N.R. 1986), Hendry, Jefferson, Lafayette, and Polk counties. In 1920, Hosford moved to Lakeland, Florida. He continued to design major structures that included business blocks, banks, and schools. His most important school commission was probably the design for Lakeland High School (N.R. 1993), a Collegiate Gothic style building completed in 1927.

Central Grammar School was completed in November, 1925 at a cost of \$81,500. The Haines City Central Grammar School continued to serve the educational needs of the children of Haines City until the 1970s, when the county school board deeded the building to the City of Haines City. Although the second

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 2

Old Central Grammar School
Significance

floor presently is not in use, the first floor serves as a support facility for the local Meals On Wheels program.

Architectural Significance

The historic Central Grammar School is a significant architectural landmark in Haines City. The Mission style building is the largest and most visually impressive of the two remaining historic schools in Haines City. School buildings are a particular building type of which relatively few historic models remain. In Florida, most communities initially built primitive wood frame schoolhouses of which only a few have survived. Often these were demolished to make way for more permanent and efficient structures, as the importance of secondary education became apparent to citizens of the state. Central Grammar School in Haines City shares the characteristics of many schools constructed throughout Florida in the 1920s. Usually they were masonry buildings, two stories in height that displayed Gothic and Classical revival style influences, or in the case of Florida, Mission Style styling. The interior designs of such schools reflected the latest and most "progressive" views on the proper designs for schools. The rooms were spacious, and designed to admit generous amounts of natural light and fresh air. Central heating was installed, and the facilities had cafeterias, libraries, and auditoriums to insure the overall health and welfare of children.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 9 Page 1

Bibliography

Bibliography

- Barber, Bernice. From Beginnings to Boom: A History of Northeast Polk County. Haines City, 1975.
- Beede, G., comp. Directory of Polk County. Mulberry, 1913.
- Frisbie, Louise. Yesterday's Polk County. Miami, 1976.
- Haines City, Florida. Minutes, Ordinances, Plat Books, Resolutions.
- Hetherington, M.F. History of Polk County, Florida. St. Augustine, 1928; facs. ed., Chuluota, 1971.
- McNeely, Ed. Century in the Sun: A History of Polk County, Florida. Bartow, 1961.
- Polk County Courthouse. Bartow, Florida. Deed Records, Plat Books, Property Appraiser Records.
- Polk County Historical and Genealogical Library. Bartow, Florida. Haines City Photograph Collection.
- Sanborn Map Company. Fire Insurance Map of Haines City, Polk County, Florida. New York, 1917, 1923, 1929, 1939.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 10 Page 1

Boundary Description & Justification

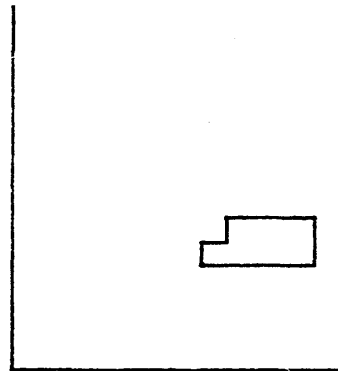
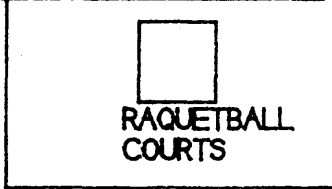
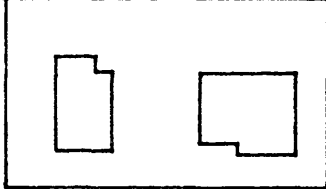
Verbal Boundary Description

The official boundaries of the Old Central Grammar School are those shown on the map.

Boundary Justification

The above boundaries enclose the only contributing historic resources associated with the construction and development of the Old Central Grammar School.

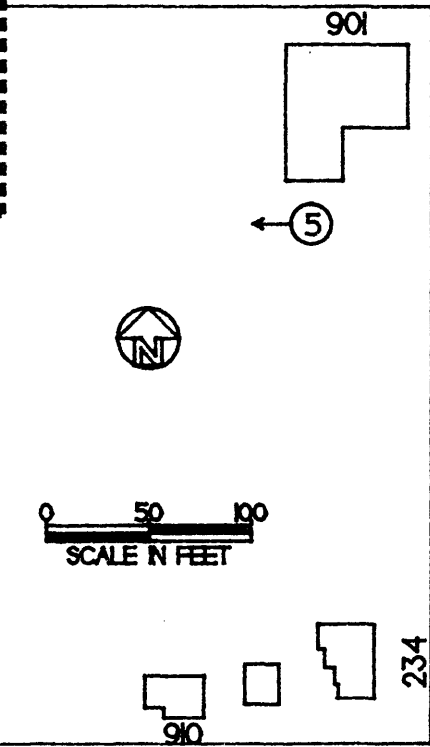
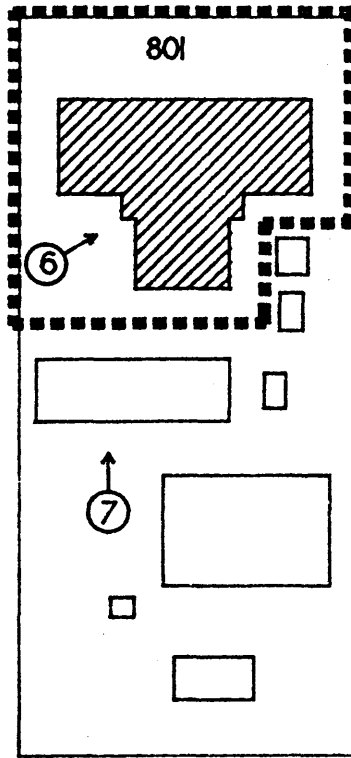
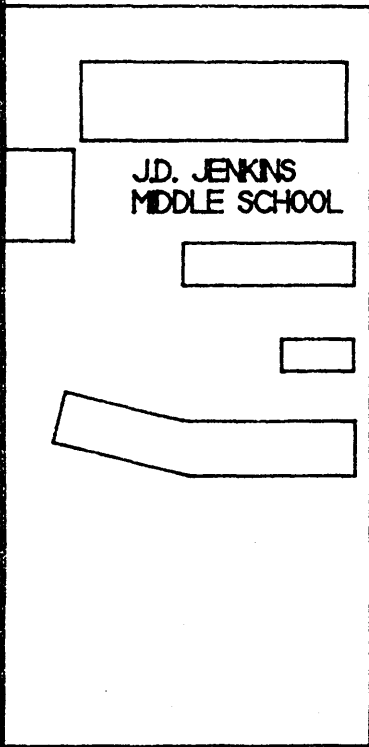
OLD CENTRAL GRAMMAR SCHOOL
SITE PLAN
HAINES CITY, POLK COUNTY



S. 9TH ST.



LEDWITH AVENUE



S. 10TH STREET

S. 8TH STREET



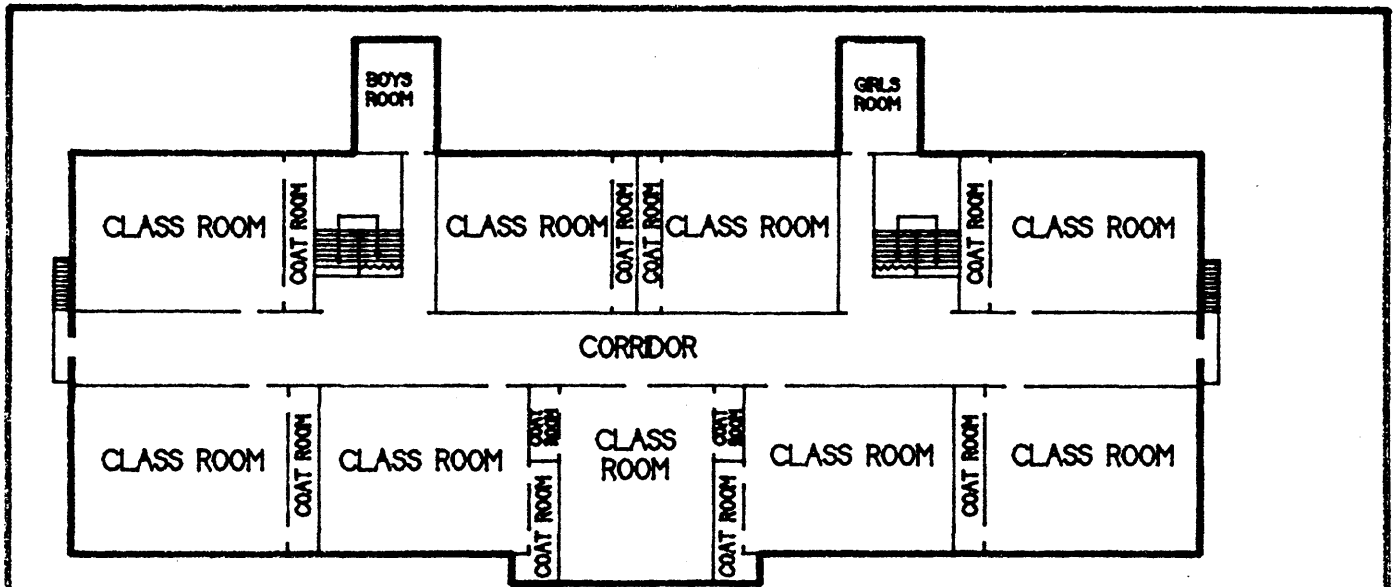
0 50 100
SCALE IN FEET

WOOD AVENUE

LEGEND

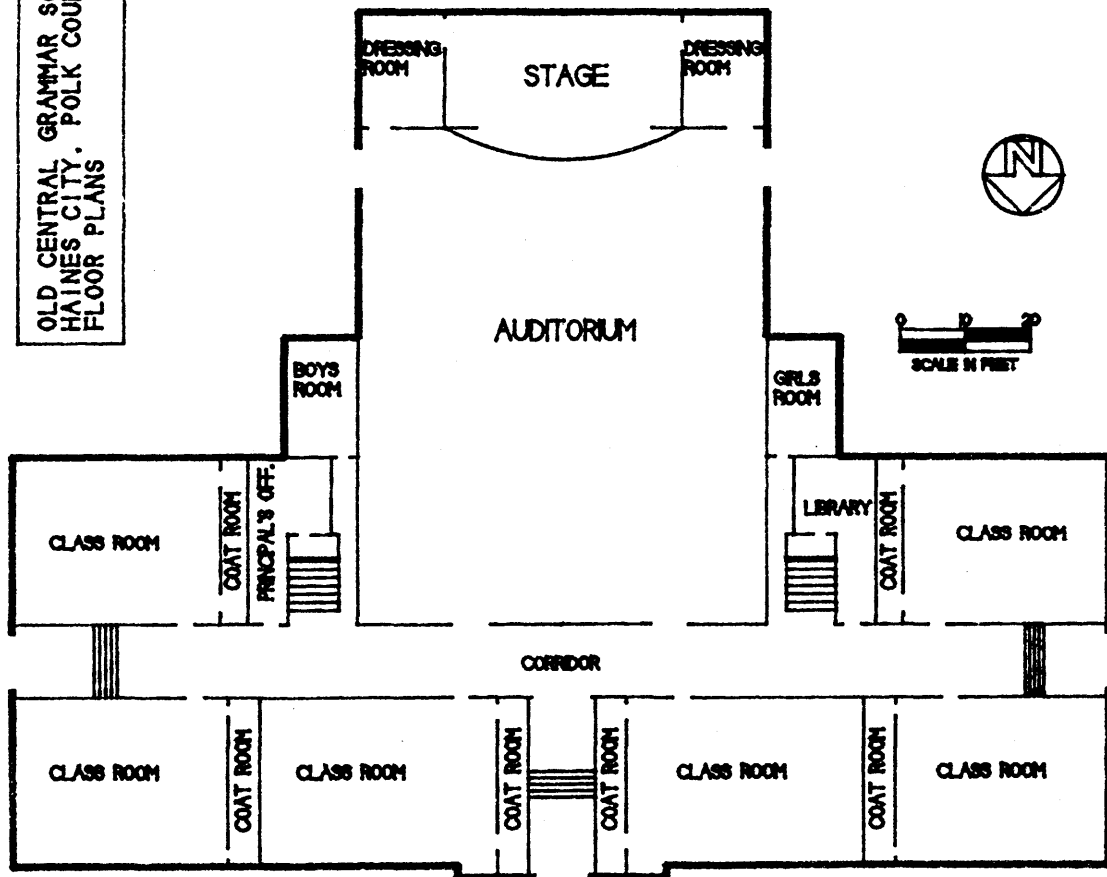
BOUNDARY	■■■■■■■■■■
CONTRIBUTING BLDG.	▨
NONCONTRIBUTING BLDG.	□
PHOTOGRAPH NUMBERS	○→





SECOND FLOOR PLAN

OLD CENTRAL GRAMMAR SCHOOL
HAINES CITY, POLK COUNTY
FLOOR PLANS



FIRST FLOOR PLAN