

United States Department of the Interior  
National Park Service

For NPS use only

National Register of Historic Places  
Inventory—Nomination Form

received MAR 6 1987

date entered APR 2 1987

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

1. Name

historic Withers-Maguire House

and or common N/A

2. Location

street & number 16 E. Oakland Avenue N/A not for publication

city, town Ocoee N/Avicinity of

state Florida code 012 county Orange code 095

3. Classification

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

4. Owner of Property

name City of Ocoee

street & number 150 Lakeshore Drive

city, town Ocoee N/Avicinity of state Florida 32761

5. Location of Legal Description

courthouse, registry of deeds, etc. Orange County Courthouse

street & number 65 E. Central Avenue

city, town Orlando state Florida

6. Representation in Existing Surveys

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

date N/A  federal  state  county  local

depository for survey records N/A

city, town state

# 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved    date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

## Describe the present and original (if known) physical appearance

The Withers-Maguire house is located on a tree shaded lot on the west bank of Lake Starke, immediately east of downtown Ocoee, a city of approximately 10,000 population, lying about 10 miles northwest of Orlando, Florida. The main body of the house is a two-story, irregular plan, wood frame structure with a gable roof. The house rests on a brick pier foundation, has drop siding, and 2/2 double hung sash windows. A tall corbelled brick chimney stands on the west slope of the main roof near the center of the main block of the house.

A veranda embraces the first story on the west, south, and east elevations of the house, and an upper gallery is found above the veranda on the south elevation. Both the veranda and gallery have hip roofs supported by turned wooden posts and feature balustrades and spindle bands. The veranda also has post brackets. Other than the small bent cornices over the windows, the exterior of the house has no other decorative details.

This original portion of the house contains three rooms and a hall on the first floor. The stairs to the second floor are found on the right side of the hall. When the house was last occupied as a residence, these rooms served as a living room, library, and bedroom. The three upstairs rooms were all bedrooms. The placement of the hall on the ground floor suggests that the house always had some sort of ell on the rear.

The present two-story rear addition appears to have been built at some time before World War I. This wood frame, gable roof structure is also sheathed in drop siding, but the windows are 3/1 double hung sashes instead of 2/2 as found in the earlier portion of the house. The roof eaves have exposed rafters and brackets support the soffit of the north gable end. The window cornices are flat. The addition also features a partly enclosed screen porch on the first floor of the east elevation and a narrow brick chimney on the north elevation.

The rear section of the house has two rooms and a bathroom on the first floor. The kitchen and dining room are separated from the bath by the L-shaped porch. The upper floor contains two bedrooms and a bath. As below, the bathroom is separated from the bedrooms by an L-shaped corridor that reflects the plan of the porch on the first floor.

There are three small structures just northeast of the house. They are a modern wooden picnic shelter and two small wood frame garages. The garages were apparently constructed in the 1915-1925 period. They are rectangular in plan, have drop siding, and are covered with hip roofs surfaced with V-crimp metal sheeting. There are double wood doors on the front of each structure. Despite the date of their construction, both buildings are undistinguished and dilapidated and should be considered as non-contributing elements, like the modern picnic shelter. The only contributing structure on the property, therefore, is the main house.

# 8. Significance

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

**Specific dates** ca. 1884      **Builder/Architect** Unknown

**Statement of Significance (in one paragraph)**

The Withers-Maguire House in Ocoee, Florida, fulfills categories (A), (B), and (C) of the criteria for nominating the property to the National Register. It is (A) associated with the early history and development of the city of Ocoee and the Florida citrus industry, (B) was the home of William T. Withers and David O. Maguire, both of whom were involved in historical events and developments important to the history of the area, particularly related to citrus culture, and (C) embodies the characteristics of "Stick" style architecture, a residential type of building dating from the latter 19th century that is found in small numbers in various parts of Florida.

The city of Ocoee had its beginnings in 1881 when Bluford M. Sims, a native of Tennessee acquired approximately 74 acres of land next to lake Starke in Orange County, Florida, on which to plant orange trees and found a small settlement. The community was known as "Lake Starke" until 1886 when the town was formally platted. It was then officially named "Ocoee," which, according to the Orange County Gazeteer in 1887, Sims gave the town in honor as a river near his boyhood home in Tennessee.<sup>1</sup> At the time of its incorporation, the town had about 100 residents<sup>2</sup>

Citrus cultivation had existed in Florida since colonial times, but had remained a relatively minor industry until the end of the Civil War because of a lack of rail transportation in the state and the limited markets available for the fruit before the war. A boom in the sale of land on which to raise oranges, lemons, and grapefruit sprang up in the 1870s as a result of promotions by real estate developers that were published in northern periodicals, agricultural journals, and advertising pamphlets. These ads extolled the fertility of the land and the climate of Central Florida that made the potential groveland "ideal" for citrus cultivation. Many Northerners, convinced that their yankee ingenuity would make them wealthy, bought up large tracts of land and moved to the state. Throughout the 1870s and 80s, citrus growing became an ever expanding industry, but by the end of the century the boom had collapsed as a result of an overextension of the market and the destruction of groves caused a series of freezes in 1886, 1894, and 1895. Citrus growing stabilized as an industry early in the 20th century.<sup>3</sup>

William T. Withers (1825-1889) began to winter in Florida in 1884 on the advice of physicians, because the cold weather of his native Kentucky aggravated a wound he had suffered at the battle of Buena Vista in the

# 9. Major Bibliographical References

See Continuation Sheet

# 10. Geographical Data

Acreage of nominated property Less than One

Quadrangle name Winter Garden

Quadrangle scale 1:24,000

### UTM References

A 

1	7	4	4	6	8	0	0	3	1	6	0	3	8	0
Zone	Easting				Northing									

B 

Zone	Easting				Northing									

C 

Zone	Easting				Northing									

D 

Zone	Easting				Northing									

E 

Zone	Easting				Northing									

F 

Zone	Easting				Northing									

G 

Zone	Easting				Northing									

H 

Zone	Easting				Northing									

### Verbal boundary description and justification

Subdivision 6144, Parcel 02060, Town of Ocoee; Begin SW corner of Lot 6 and run E. 325', then N. 244.50', then W. 325', then S. 244.50' to the Point of Beginning.

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

state N/A code N/A county N/A code N/A

state N/A code N/A county N/A code N/A

# 11. Form Prepared By

name/title W. Carl Shiver, Historic Sites Specialist

organization Florida Division of Historical Resources

date February 20, 1987

street & number R.A. Gray Building

telephone (904) 487-2333

city or town Tallahassee

state Florida 32301

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

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

State Historic Preservation Officer signature

title State Historic Preservation Officer

date February 20, 1987

### For NPS use only

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

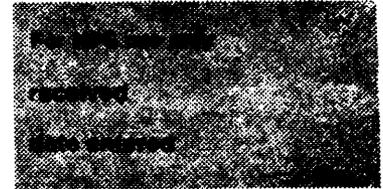
Keeper of the National Register

date 4/2/87

Attest:

date

Chief of Registration

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Inventory—Nomination Form

Continuation sheet

Item number

8

Page

2

SIGNIFICANCE

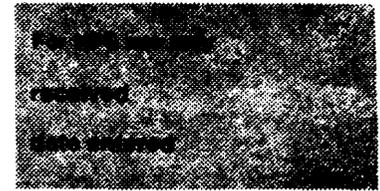
Mexican-American in 1846. During the 1850s, Withers had practiced law in Mississippi and at the outbreak of the Civil War joined the Confederacy. He raised troops in Mississippi and Kentucky and gained the rank of brigadier general. He was present at the siege of Vicksburg from June, 1862, until the surrender of the city in July, 1863. He returned to Kentucky after the war, establishing a farm for the raising of trotting horses near Lexington. This farm, called "Fairlawn," is still in existence today and is owned by his descendants.<sup>4</sup>

Withers knew Sims and settled in Ocoee on Sim's recommendation. The two-story house that Withers built on the shore of Lake Starke overlooked the groves he planted surrounding the house. In the Memoirs of William Temple Withers written by Withers' daughter, Ida Withers Harrison, and published in 1925, Mrs. Harrison states that her father began to buy land and groves in both Orange and Hernando Counties, and plunged into the study of citrus fruits with the thoroughness he had in the breeding of trotting horses. He bought old groves and planted new ones, giving his personal supervision to "a small army of workers." Withers died at his home in Kentucky on June 16, 1889.<sup>5</sup>

The Withers home in Ocoee was sold to David O. Maguire on May 10, 1910 by Withers' widow. Maguire was born in Gwinnett County, Georgia, on October 16, 1850. He received his education at Conyers Academy, near his home, and attended the University of Georgia at Athens. Upon finishing his education, he became a teacher and principal of the high school in Loganville, Georgia. In 1880, he married Margaret M. Francis, who was also a teacher at the school. Maguire and his wife moved to Florida in 1880, settling first at Lake Apopka, moving to Ocoee in 1893. David Maguire ceased teaching and began developing land near Ocoee for the production of vegetables and citrus.

Maguire became active in local politics and helped organize the populist "People's Party" for which he was a candidate for the state senate in 1890 and 1894. The People's Party merged with the state Democratic Party in 1896, and Maguire continued to take an interest in state politics as a democrat. Maguire was instrumental in founding Ocoee Citrus Exchange, an association of local citrus growers of which he served as president for a time. He was also involved in the construction of the citrus packing house in Ocoee. Maguire died at his home in Ocoee on November 9, 1913.

Margaret Maguire remained active in the community after her husband's death. She continued to teach school and was one of the charter members of the Ocoee Woman's Club founded in 1924. She died in the house at Ocoee in 1943.

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Inventory—Nomination Form

Continuation sheet

Item number 8

Page 3

SIGNIFICANCE

The Maguire family continued to occupy the house until 1979. Maguire and his wife had five children. Thomas C. Maguire, their oldest son, became a physician in Plant City, Florida. Robert F. Maguire became an attorney in Orlando, but another son who had also studied law died in 1911. The fourth son, Fred H. Maguire, took over his father's business interests and became president of the Bank of Ocoee, which was organized in 1919. He was also elected the first mayor of the city in 1923.<sup>9</sup>

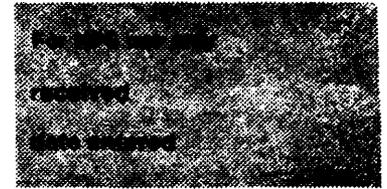
The last resident of the house was Lillian Irma Maguire, the only daughter. Like the other children, Lillian was well-educated. She received her B.A. in English from the Florida State College for Women in Tallahassee in 1918. This was followed by a master's degree at Columbia University in New York City in 1922 and a Ph.D. from the same university two years later. Lillian taught in the English departments of colleges in North Carolina and Kansas and for 19 years taught at the University of Florida at Gainesville. She died at the family home in Ocoee in 1979, and the house was purchased by the City of Ocoee as a historic site in 1984.<sup>10</sup>

Of the three houses in Ocoee known to date from the 19th century, the Withers-Maguire house is both the oldest and the largest. It is basically a "Stick" style structure, a transitional style linking Gothic Revival with Queen Anne. Like the other styles, Stick is based loosely on Medieval English building traditions. The style was widespread throughout the United State, but Florida examples tend to be plainer and more primitive. The Withers-Maguire is, to a large degree, a plain, frame vernacular farmhouse with a few "Stick" details. The stylistic features of the house are found in (1) the steep pitch of the main roof and dormers, (2) the tall corbelled chimney on the main roof, (3) the decorative trusses in the gables, (4) the gallery above the veranda on the south elevation, and (5) the spindle bands and post brackets found on the veranda and gallery.

The two-story addition on the north elevation of the house dates much later and exhibits some minor features of the bungalow style which was popular in Florida ca. 1900-1930. It is basically a frame vernacular structure but has the (1) 3/1 windows, (2) wide roof eaves with exposed rafters, and (3) the large roof brackets typical of wooden bungalows in Florida.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form



Continuation sheet

Item number 8

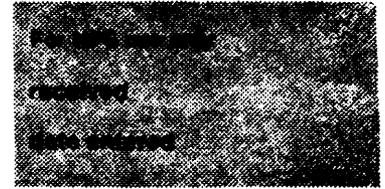
Page 4

SIGNIFICANCE-FOOTNOTES

1. Early Settlers of Orange County, Florida (Orlando: C.E. Howard, Publisher, 1915): 6.
2. Toni Christian, Finding the Red Brick Road (Winter Garden: Times Publishing Service, 1986): 1.
3. J.W. Weeks, Florida Gold: The Emergence of the Florida Citrus Industry, 1865-1895, Ph.D. dissertation, University of North Carolina, Chapel Hill, 1977.
4. National Cyclopedia of American Biography (New York: James T. White & Co., 1929): 516.
5. Ida Withers Harrison, Memoirs of William Temple Withers (Boston: The Christopher Publishing House, 1924): 148-154.
6. Early Settlers of Orange County, p. 61.
7. Ibid.
8. Alice M. Bass, Interview with Elizabeth A. Maguire, November 27, 1984.
9. History of Florida, Vol. II (Chicago: Lewis Publishing Co., 1923): 200.
10. Winter Garden Times 16 August 1979.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form



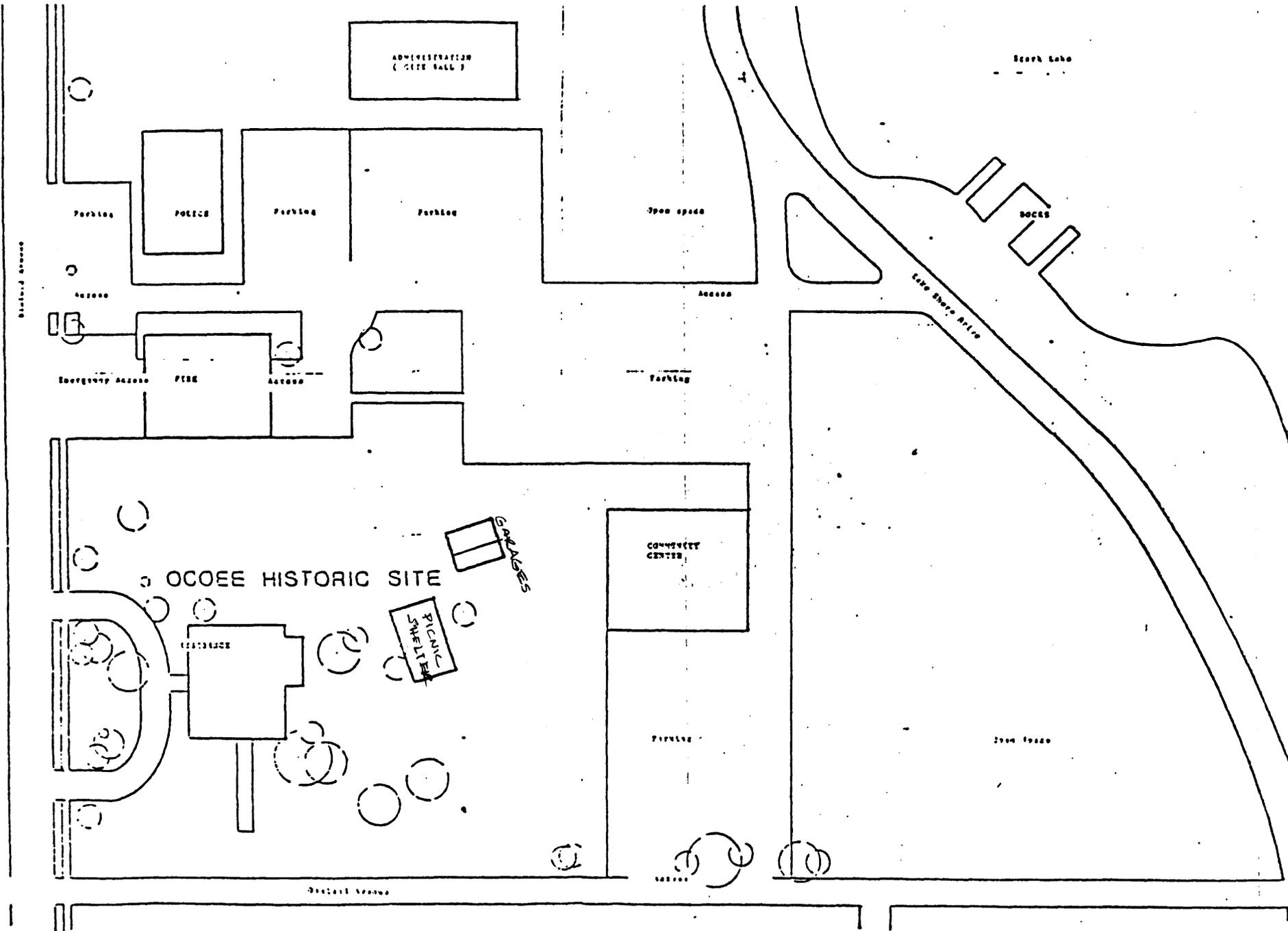
Continuation sheet

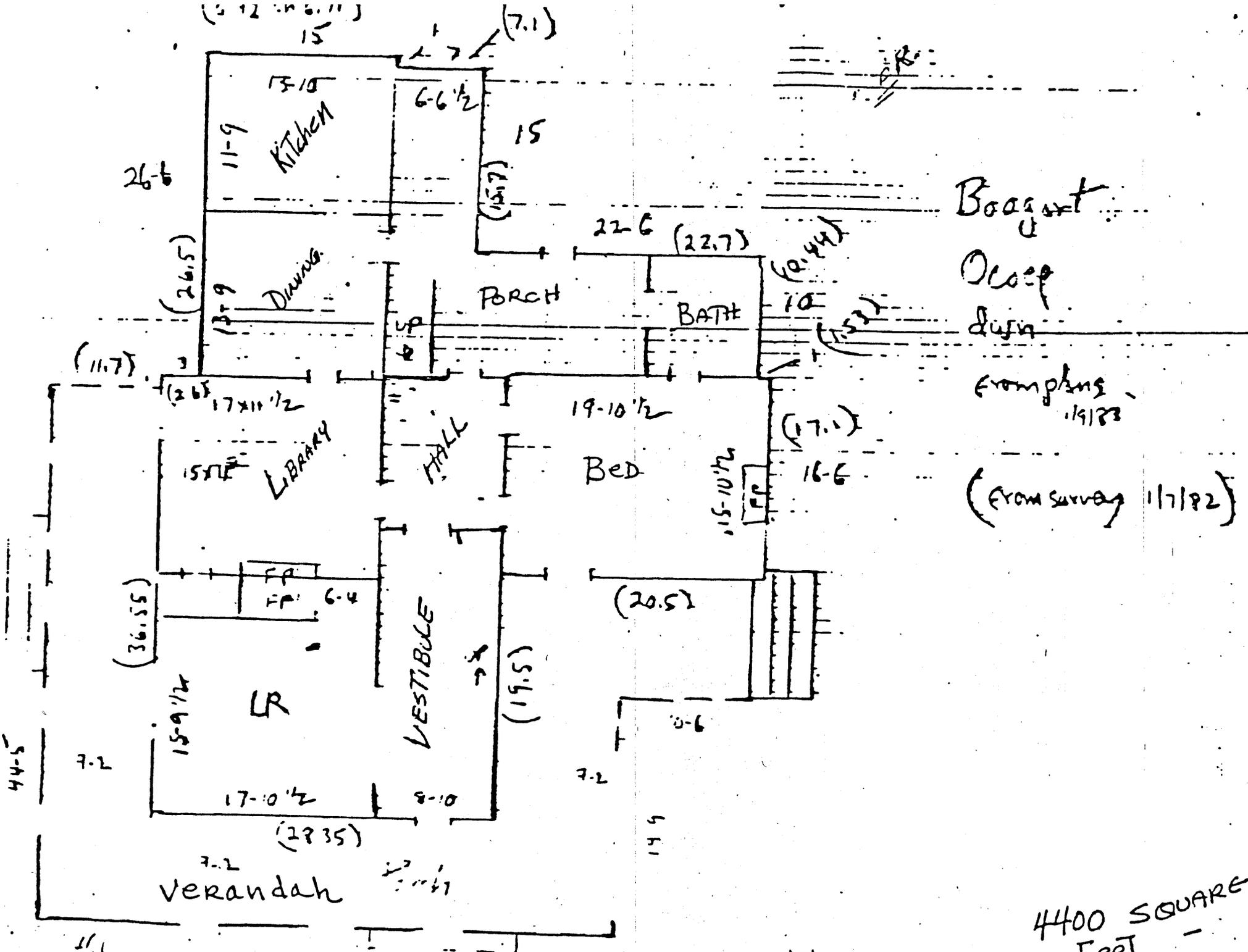
Item number 9

Page 1

BIBLIOGRAPHY

1. Bass, Alice M. Interview with Elizabeth A. Maguire, November 27, 1984.
2. Christian, Toni. Finding the Red Brick Road. Winter Garden: Times Publishing Service, 1986.
3. Early Settlers of Orange County, Florida. Orlando: C.E. Howard, Publisher, 1915.
4. Harrison, Ida Withers. Memoirs of William Temple Withers. Boston: The Christopher Publishing House, 1924.
5. History of Florida. Vol. II. Chicago: Lewis Publishing Co., 1923.
6. National Cyclopedia of American Biography. New York: James T. White & Co., 1929.
7. Weeks, J.W. Florida Gold: The Emergence of the Florida Citrus Industry, 1865-1895. Ph.D. dissertation, University of North Carolina, Chapel Hill, 1977.
9. Winter Garden Times 16 August 1979.





Boagart

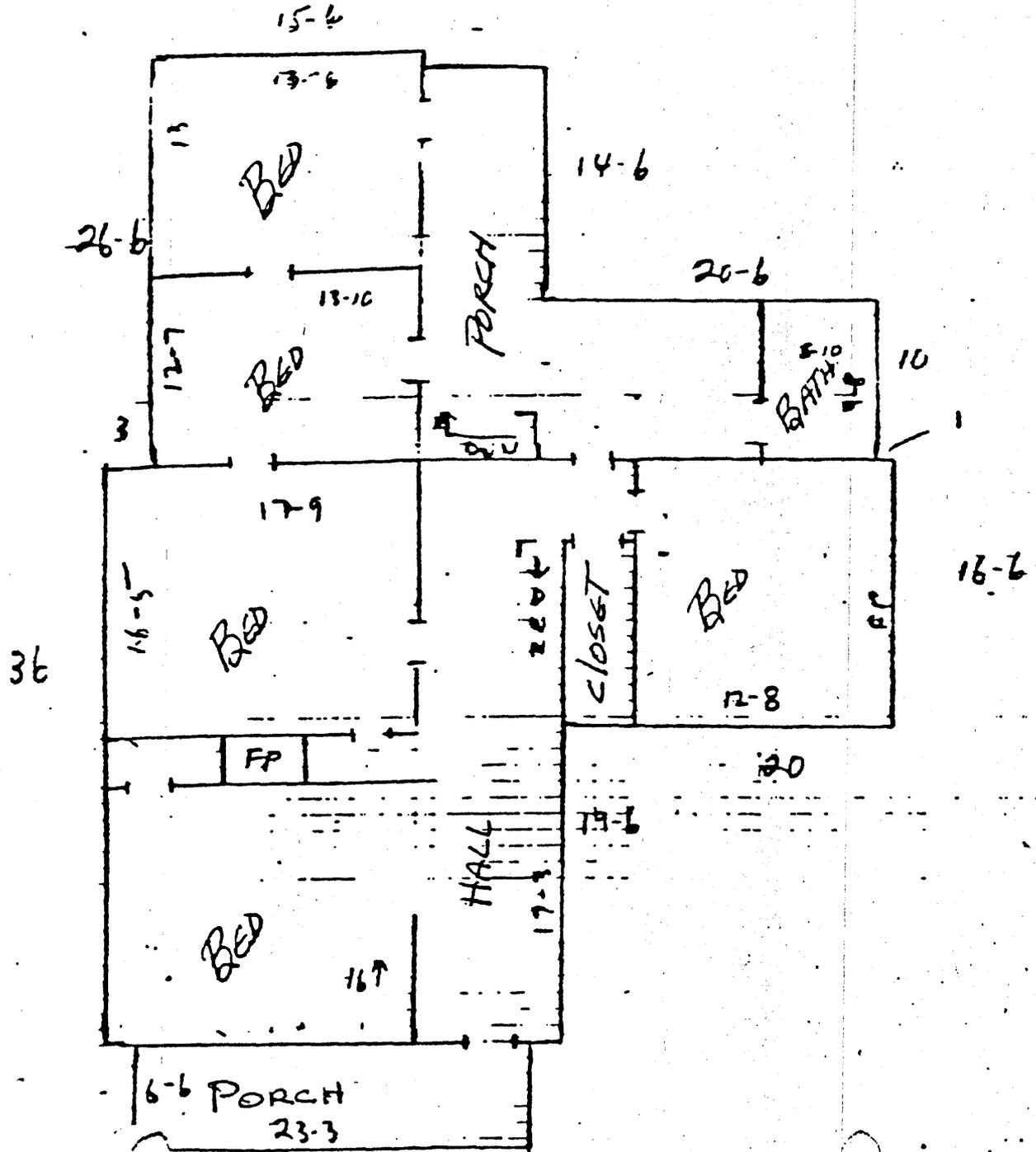
Deep  
dun

from plans  
1/9/82

(from survey 1/7/82)

MAIN FLOOR

4400 SQUARE  
Feet



Boogart  
 upstairs  
 from plans  
 1/19/83

36