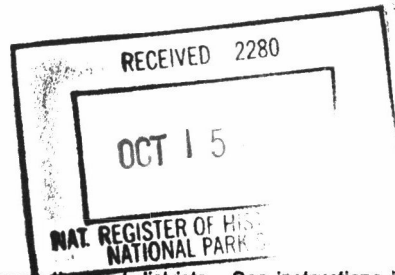


United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "X" in the appropriate box or by entering the information requested. If any 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 AVERITT-WINCHESTER HOUSE

other names/site number Lee House

2. Location

street & number Main Street, State Road 59 (no number) N/A  not for publication

city or town Miccosukee N/A  vicinity

state FLORIDA code FL county Leon code 073 zip code 32309

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 10/10/96  
Signature of certifying official/Title Date

State Historic Preservation Officer, Florida Division of Historical Resources  
State or 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  See continuation sheet.
- removed from the National Register.
- other, (explain) \_\_\_\_\_

Edson H. Beall  
Signature of the Keeper

Date of Action  
11-15-96

Entered in the  
National Register

Averitt-Winchester House  
Name of Property

Leon Co., 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)

- buildings
- district
- site
- structure
- object

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

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

**Name of related multiple property listings**  
(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)

DOMESTIC: single dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Current Functions**  
(Enter categories from instructions)

DOMESTIC: single dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

OTHER: vernacular  
\_\_\_\_\_  
\_\_\_\_\_

**Materials**  
(Enter categories from instructions)

foundation BRICK PIER  
walls WOOD  
\_\_\_\_\_  
roof METAL; tin  
other GLASS  
\_\_\_\_\_

**Narrative Description**

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

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section number 7 Page 1 **AVERITT-WINCHESTER HOUSE,  
MICCOSUKEE, LEON CO., FL**

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**SUMMARY**

The Averitt-Winchester House is located in Miccosukee, Leon County, on the western side of State Road 59, south of its intersection with Moccasin Gap-Cromartie Road. The main facade faces east. The house, built c.1881, is a one-story, gable-front-and-wing, frame vernacular building with a clapboard exterior. It has a tin roof pierced by two brick chimneys. The house rests on brick piers.

**SETTING**

The Averitt-Winchester House is situated on a 3 ½ acre lot surrounded by scattered mature trees and shrubs. The historic Miccosukee Methodist Church is across the state road, to the east of the house. Directly behind the house to the southwest is an old well. A non-contributing garage is directly south of the house, and faces east. The site of an old kitchen is directly west of the house, the site of a previous servants residence is southwest of the house, and the site of a blacksmith shop is to the northwest. Because these sites have not been thoroughly defined or investigated, they are not considered as resources on the property.

**PRESENT AND ORIGINAL PHYSICAL DESCRIPTION**

**Exterior**

The building has an irregular footprint. The main north/south rectangular block of the building has two ell extensions, one to the east and one to the west. The building has narrow clapboard siding and corner boards (photo #1).

The residence's main (east) facade has a gabled extension with one shuttered window projecting forward of the broad side of the building's main block. This elevation

**United States Department of the Interior  
National Park Service****National Register of Historic Places  
Continuation Sheet**Section number 7 Page 2 **AVERITT-WINCHESTER HOUSE,  
MICCOSUKEE, LEON CO., FL**

contains the main door, one window, and a porch with hip roof. All gable ends on the house have prominent eave returns. Within the ell of the extension and main block is a porch. The porch is accessed by five brick steps. There are three chamfered posts supporting the porch roof, joined by a railing with spindle balusters. The step's hand railing has a turned newel post. The main door has two etched glass panels. One of these, with octagonal patterns, is original to the house. Next to the entrance is a 6/6, double hung sash wooden window. The east and north gable ends feature one 6/6, double hung sash window, while the south elevation has a pair of 6/6, windows (photos 2&3). A one story kitchen wing extends to the west (rear) of the main block (photo #4). This originally served as a dining room. To the south of the wing is an enclosed porch. The enclosed porch forms an ell within the bend of the main block and western extension, and has a shed roof. The cross gable tin roof has a standing-seam, pierced by two corbelled brick chimneys. The residence sits on a brick pier foundation with contemporary concrete block infill. A contemporary wooden deck has been built beside the enclosed porch.

**Interior**

A central hall is accessed by the main door. The hall contains five wooden doors with four panels, which retain their original hardware. The central hall includes a picture rail. The five doors access bedrooms to the south and east, a parlor on the north, and a parlor and hall on the west. The house also contains a bathroom and laundry in the west hall, and a kitchen. The interior features six-inch pine flooring, and plaster walls and ceilings. The ceilings are twelve feet high. Four fireplaces have mantels supported by engaged, turned columns (Photos 5&6).

**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 road 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 of 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 36) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record

**Areas of Significance**

(Enter categories from instructions)

- ARCHITECTURE
- EXPLORATION/SETTLEMENT

**Period of Significance**

C1881-1946

**Significant Dates**

1881

**Significant Person**

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

unknown

**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**

Section number 8 Page 1 **AVERITT-WINCHESTER HOUSE,  
MICCOSUKEE, LEON CO., FL**

---

**SUMMARY**

The Averitt-Winchester House is significant at the local level under Criteria A and C in the areas of Early Settlement and Architecture. Built c.1881, the house is the oldest residence in the community, and its owners were from the earliest settler families of the area. The residence is a fine example of late nineteenth century frame vernacular residential construction. The property may also possess archaeological significance due to the many late nineteenth and early twentieth century outbuildings known to have been located there. Of special significance are the well, site of an old kitchen and a blacksmith shop. These could provide insight into life at the turn of the century, though no archaeological testing has been performed to substantiate this possibility.

**HISTORIC CONTEXT**

The community of Miccosukee is located on the western shore of Lake Miccosukee, approximately 18 miles northeast of Tallahassee. It is at the intersection of State Road 59 and Moccasin Gap-Cromartie Roads. This is the heart of what once was Florida's richest agricultural region.

The name is derived from the Mikasukis, a Native American tribe of Creek origin. They broke away from the Muscogees of the Alabama region, and migrated to the Tallahassee region beginning around the mid-1700s. Sometimes known as "Seminoles" or "runaways," they included runaway African-American slaves. A 1778 map indicates the settlement as "Mikasuki." It was the largest of several Seminole communities with a population of 1,000 in the early 1800s.

In 1800, angered over Spanish and American treaties which opened their area to white settlement, the Mikasuki's leader, Kinhagee, joined with William Augustus Bowles, leader of the region's Creek Indians, in declaring war on

**United States Department of the Interior  
National Park Service****National Register of Historic Places  
Continuation Sheet**Section number 8 Page 2 **AVERITT-WINCHESTER HOUSE,  
MICCOSUKEE, LEON CO., FL**

Spain. They attacked and captured the Spanish fort at St. Marks in present day Wakulla County. In 1814, Andrew Jackson encouraged white settlement of the region with the Treaty of Fort Jackson. Frontier violence increased, and Native Americans from the region relocated at Mikasuki. In 1817, the Creeks massacred the Americans at Ft. Scott in Georgia. Andrew Jackson led an army attack on the Indians and burned the villages in the area. Most Indians dispersed.

Florida was still claimed by Spain, and even though Seminoles remained, the region was quickly resettled by whites. Many came from the Carolina's and Georgia to take advantage of the fertile soil. In the late 1820s, the white population was scattered in the area, and the Concord Methodist Episcopal Church and Indian Springs Baptist Church were located south of the intersection. A U.S. Post Office was established in 1831, and an election was held at the Bryd and Parrish Store in Miccosukee. Within the decade a community was clustering there. During Florida's antebellum period, the Miccosukee area had several of Leon County's largest plantations.

With the abolition of slavery at the end of the Civil War, agriculture went into a decline, and tenants and small land owning farmers began to predominate. By the 1870s, small cross-road communities prospered in the region, providing services to the farmers. Post offices, medical services, schools, stores, and churches clustered at cross-roads, expanding and declining with the economy. The Florida Railway and Navigation Company lay tracks through the community in 1888, and built a depot. Six large stores were located there by 1886.

In the 1890s, wealthy northern industrialists began buying plantations in south Georgia and north Florida for use as winter quail hunting retreats. Agricultural production was not a priority on these estates, and their development marked the end of large farm dominance in north Florida agriculture. This had a depressing effect on Miccosukee which depended on servicing the small farmer.

**United States Department of the Interior  
National Park Service****National Register of Historic Places  
Continuation Sheet**Section number 8 Page 3 **AVERITT-WINCHESTER HOUSE,  
MICCOSUKEE, LEON CO., FL**

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James A. Herring and Joe Walter Collins platted the community's first two subdivisions in 1908, optimistic of future growth. A cotton gin was kept busy and another store was established, but the community changed little. When the automobile became common, travel to Thomasville or Tallahassee became easier, drawing commerce away from the cross road. Today most business is gone from the community, along with the commercial buildings; but well kept homes remain. Most residents commute to work in Tallahassee or Thomasville, Georgia. Miccosukee is one of Leon County's best remaining examples of a rural cross road community.

**HISTORIC SIGNIFICANCE**

The Averitts [or Averettes or Everitts] were some of the earliest settlers in the Miccosukee area. Colonel Jesse Averitt came to Leon County from Burtie County, North Carolina, in the 1830s, soon establishing a plantation, Edgewood, to the south of Miccosukee. He continued expanding his holdings, in 1856 purchasing additional land from Madame Catharine D. Murat and R.W. White. The Averitts played an instrumental role in the founding of Indian Springs Baptist Church, providing the land for the second church building. Colonel Jesse and his wife, Mary, had four children, including Harriet Louisa (known in later years as "Miss Lou"), and Walter H. Walter, born on December 24, 1841, married Angela D. Hathaway and they had two children, George and Mamie, before Angela's death in 1872. Walter served in the Confederate Army and lost his arm. His sister, Miss Lou, inherited the family plantation, and Walter managed it for her.

In 1881, for \$300.00, Walter H. Averitt bought the three acre parcel on which the Averitt-Winchester House is now located, from Mrs. Mary Ann Reynolds of Burke County, Georgia. The date of construction is estimated to be circa 1881, the time of the land purchase. Photographic evidence indicates that by 1911, the Averitt-Winchester House looked much as it does today. In 1885, Walter sold "general

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section number 8 Page 4 **AVERITT-WINCHESTER HOUSE,  
MICCOSUKEE, LEON CO., FL**

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merchandise" in Miccosukee, served as postmaster, and was active in the affairs of the Indian Springs Baptist Church. At the time of his death in 1915, his sister, Miss Lou, and daughter Mamie lived together in the house.

Averitt's son, George H. Averitt, sold the property in 1918 to Minnie Winchester for \$1000.00. Her son, Coyle MacIntosh Winchester, was the railroad express and telegraph agent for Miccosukee. Minnie's husband, R.C. Winchester, operated a blacksmith shop located on the northwest corner of the property. Winchester had employees produce horse shoes, plows, buggy springs and harnesses. He also served as justice of the peace.

Members of the Winchester family owned the property until 1966 when it was sold to Walter Edge, Jr., who sold it in 1970, to the present owners, James and Robbie E. Lee. The Lee family also has a long history within the community.

**ARCHITECTURAL SIGNIFICANCE**

The Averitt-Winchester House is an outstanding example of rural, frame vernacular construction, and retains a high degree of integrity. The house incorporates a main central hall. Two extensions form ell's off of the main block. The house features prominent eave returns, in the Classical Revival style, an etched glass front door light, and decorative fireplaces.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

AVERITT-WINCHESTER HOUSE,  
MICCOSUKEE, LEON CO., FLORIDA

Section number   9   Page   1  

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*The Semi-Tropical*, July 1876.

Maps:

Stuart-Purcell Map of 1778.

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United States Department of the Interior  
National Park Service

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Continuation Sheet

AVERITT-WINCHESTER HOUSE,  
MICCOSUKEE, LEON CO., FLORIDA

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**Personal Interviews:**

Herold, Pat and Don, October 23, 1992, conducted by Nicole Shuey; November 19, 1993, conducted by Eleanore D. Lenington. Correspondence from Mrs. Pat Herold, August 31, 1995, on file at the Historic Tallahassee Preservation Board.

Lee, Mrs. Robbie E., May 15, and July 18, 1995, and Mr. James E., July 26, 1995, conducted by Vivian Young.

Winchester, George, n.d., conducted by Dana Welcom.

**SECONDARY SOURCES**

**Books and Articles:**

Bradbury, Alford G. and E. Story Hallock. *A Chronology of Florida Post Offices*. Handbook #2, Florida Federation of Stamp Clubs, 1962.

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National Park Service

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AVERITT-WINCHESTER HOUSE,  
MICCOSUKEE, LEON CO., FLORIDA

Section number 9 Page 3

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Welcom, Dena T., "The Averitt/Winchester/Edge/Lee House, Miccosukee, Florida," December 9, 1992. On File at HTPB.

Averitt-Winchester House  
Name of Property

Leon Co., FL  
County and State

### 10. Geographical Data

Acreege of Property 3.5 acres

#### UTM References

(Place additional references on a continuation sheet.)

1	1	6	7	8	3	6	6	0	3	3	8	8	0	0	5
Zone	Easting		Northing												
2															

3															
Zone	Easting		Northing												
4															

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 Dana Welcom/Vivian Young-Robert O. Jones, Historic Sites Specialist

organization Bureau of Historic Preservation date September 1996

street & number R.A. Gray Building, 500 S. Bronough Street telephone (904) 487-2333

city or town Tallahassee state Florida zip code 32399-0250

#### Additional Documentation

Submit the following items with the completed form:

##### Continuation Sheets

##### Maps

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

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

##### Photographs

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

##### Additional items

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

##### Property Owner

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

name James E. and R.E. Lee, Jr.

street & number P.O. Box 91001 telephone (904)893-1139

city or town Miccosukee state FL zip code 32309

**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 amend 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**

**AVERITT-WINCHESTER HOUSE,  
MICCOSUKEE, LEON CO., FLORIDA**

Section number 10 Page 1

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**VERBAL BOUNDARY DESCRIPTION**

The property is located in the community of Miccosukee, Florida, on the west side of State Road 59, to the south of the intersection with Moccasin Gap Road. It is for the parcel 160820114000, identified as 114 on the attached property appraiser map.

**BOUNDARY JUSTIFICATION**

The portion of the parcel nominated is historically associated with the Averitt-Winchester House, and retains its historic integrity.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Photographs  
Section number \_\_\_\_\_ Page 1 **AVERITT-WINCHESTER HOUSE,  
MICCOSUKEE, LEON CO., FL**

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**PHOTOGRAPHIC LIST**

1. Averitt-Winchester House  
Main Street (State Road 59)
2. Miccosukee, Leon County, Florida
3. Vivian Young
4. July 1995
5. Historic Tallahassee Preservation Board
6. Main facade, Camera facing west
7. Photo #1 of 7

Information for items 1 through 5 the same for photographs below.

6. Northern elevation, camera facing south
7. Photo #2 of 7

6. Northern elevation, camera facing southeast
7. Photo #3 of 7

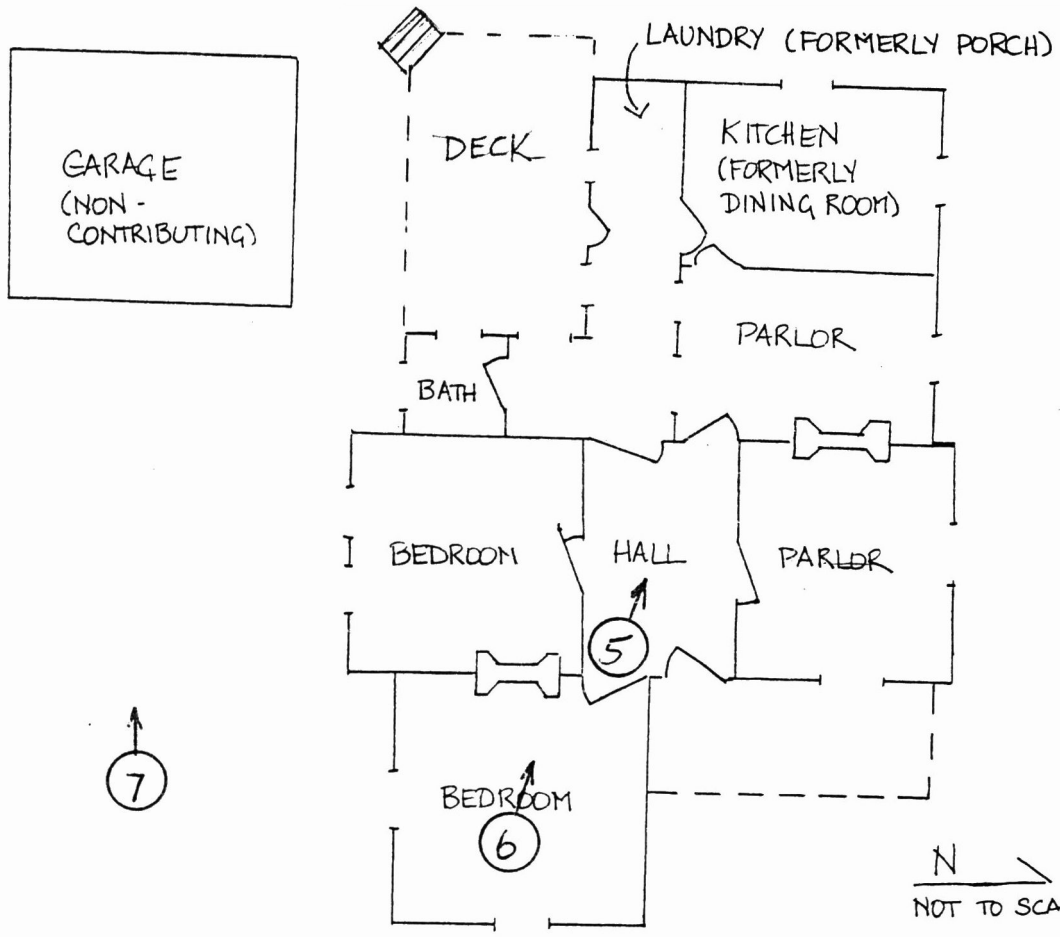
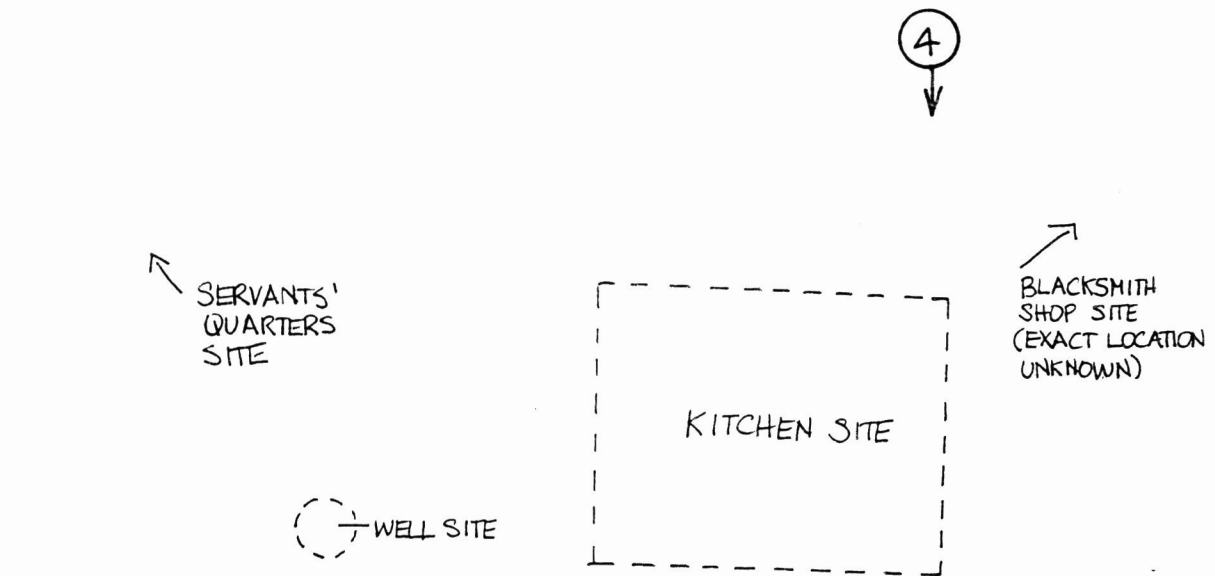
6. Western elevation, camera facing east
7. Photo #4 of 7

6. Interior of hallway, camera facing west
7. Photo #5 of 7

6. Interior of eastern bedroom, camera facing west
7. Photo #6 of 7

6. Non-contributing garage, camera facing west
7. Photo #7 of 7

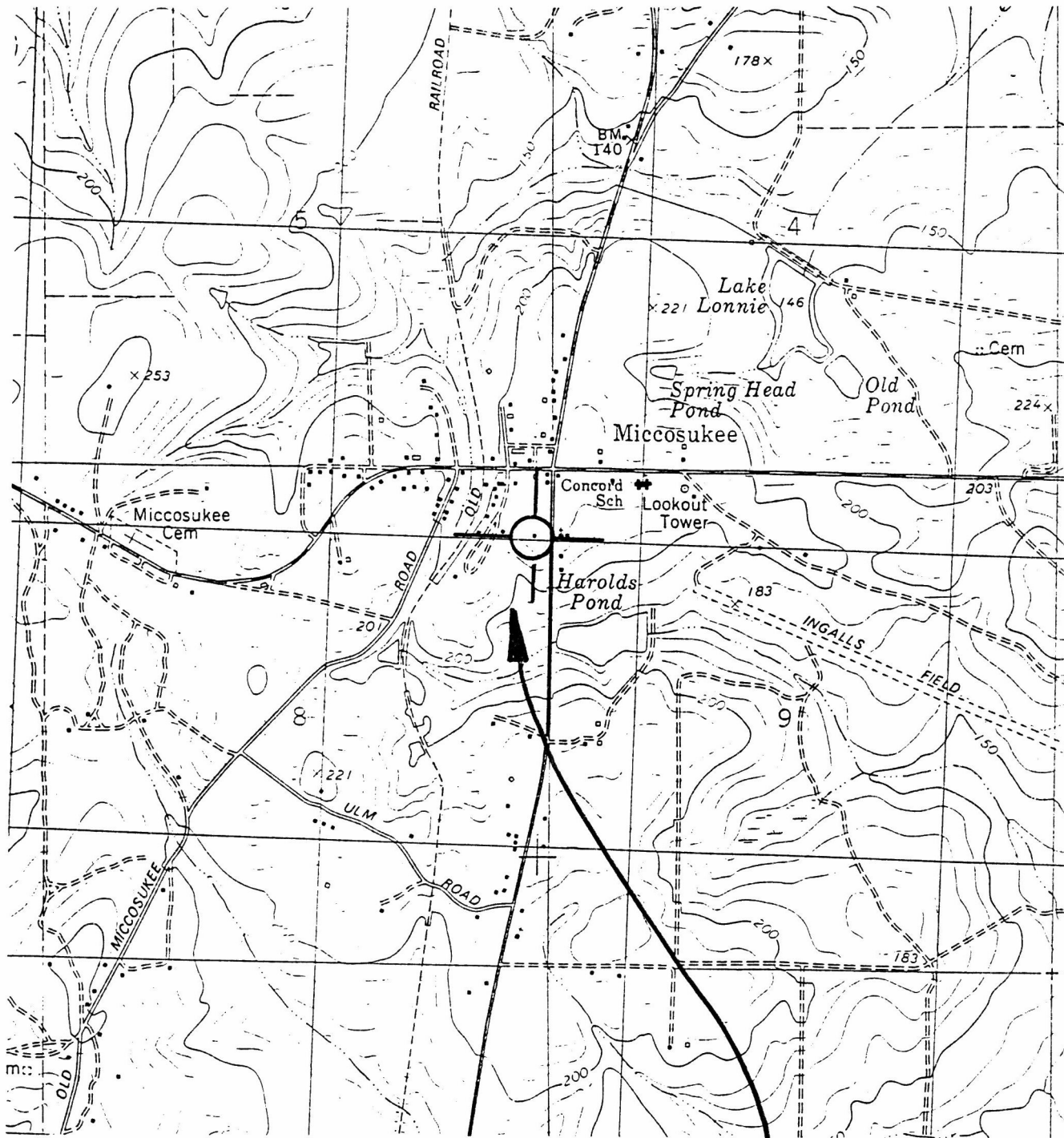
Historic Image of house in 1911, from J.M. Reese, "The Lands of Leon," cited in bibliography



AVERITT-WINCHESTER HOUSE  
 MICCUSUKEE, FLORIDA

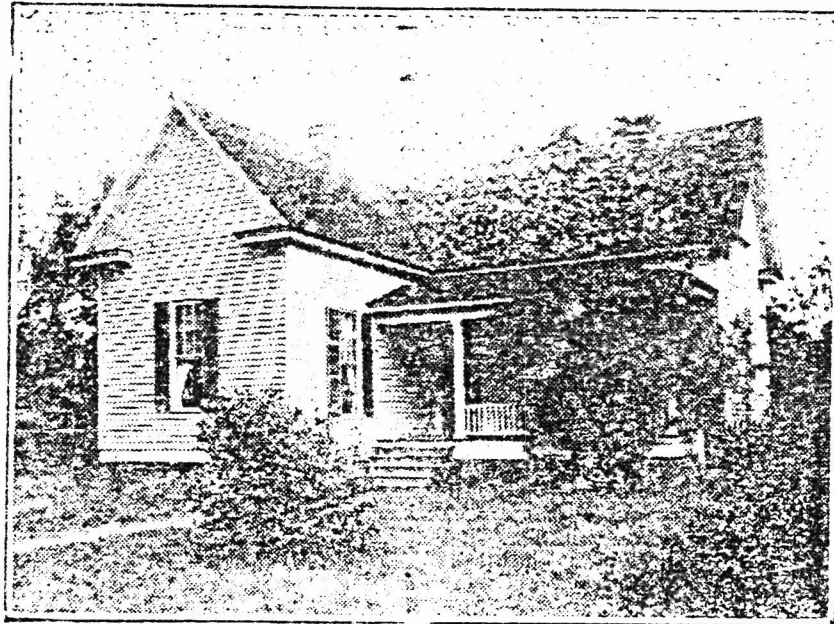
PHOTOGRAPHIC DIAGRAM





AVERITT-WINCHESTER HOUSE,  
 Miccosukee, Leon Co., FL





*Home of W. H. Averitt.*

1911 "LANDS OF LEON"

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Averitt--Winchester House  
NAME:

MULTIPLE  
NAME:

STATE & COUNTY: FLORIDA, Leon

DATE RECEIVED: 10/15/96 DATE OF PENDING LIST: 10/30/96  
DATE OF 16TH DAY: 11/15/96 DATE OF 45TH DAY: 11/29/96  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 96001336

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT  RETURN  REJECT 11-15-96 DATE  
Entered in the  
ABSTRACT/SUMMARY COMMENTS: **National Register**

RECOM./CRITERIA \_\_\_\_\_

REVIEWER \_\_\_\_\_ DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

DOCUMENTATION see attached comments Y/N see attached SLR Y/N



AVERITT-WINCHESTERHOUSEMICCOSUK EE #1  
LEON CO, FL

00211NNN121840



AVERITT-WINCHESTER HOUSE, MICCOSUKEE #2  
LEON CO., FL 822134NN130#



AVERITY-WINCHESTER HOUSE, MICCOSUKEE  
LEON CO., FL

#3

00211 NNN 1218 47



AVERITT-WINCHESTER HOUSE, MICCOSUKEE

LEON Co., FL

# 0211 NNN 2 16 32

# 4



AVERTT-WINCHESTER HOUSE, MICCOSUKEE

LEON Co., FL

02 21 Z N N N N 1120

# 5



AVERITT-WINCHESTER HOUSE, MICCOSUKEE  
LEON CO., FL

#6

2011 MAR 27 22

4 0211 NNNN 2 17 32

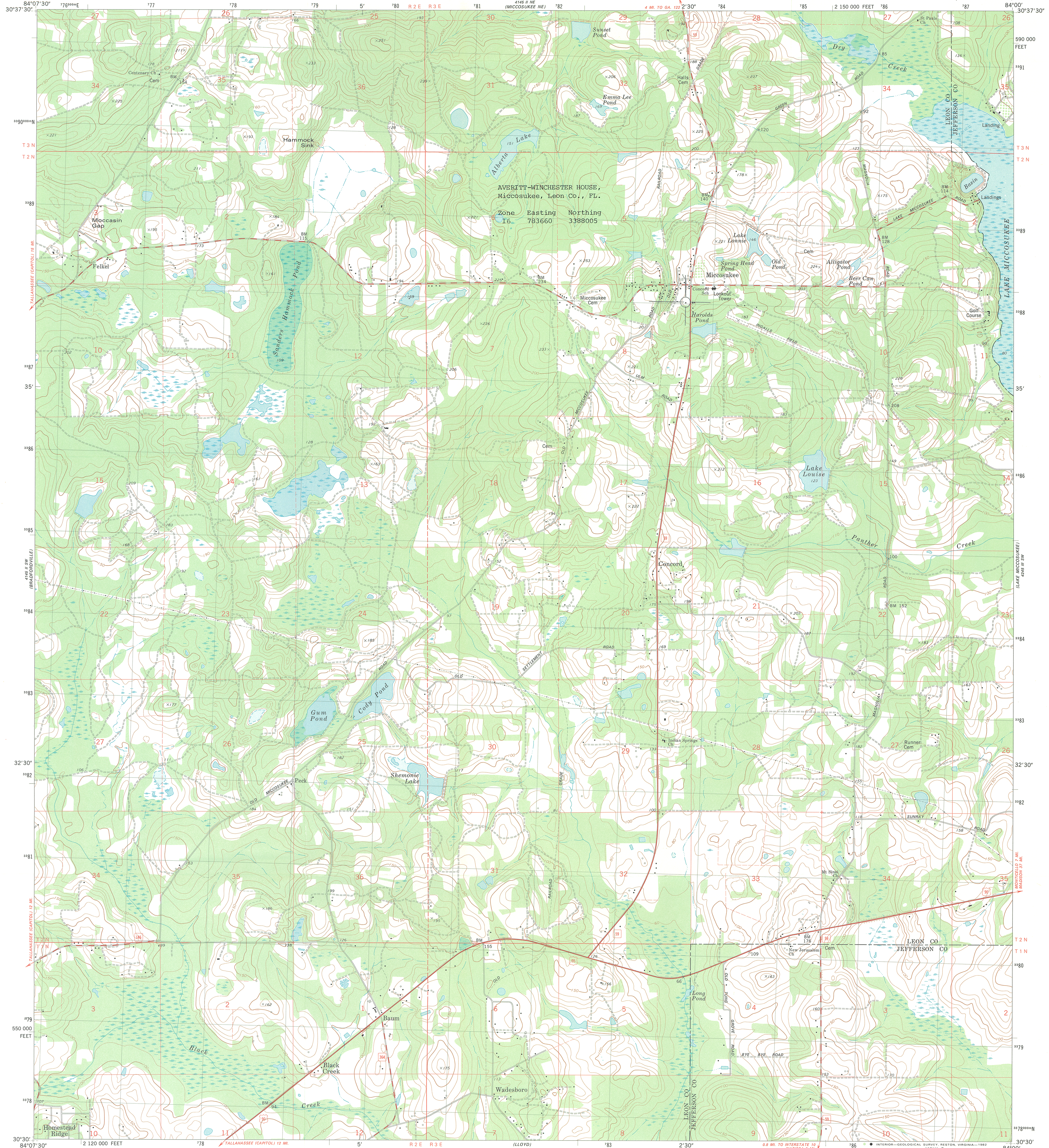


AVERITT-WINCHESTER HOUSE, MICCOSUKEE

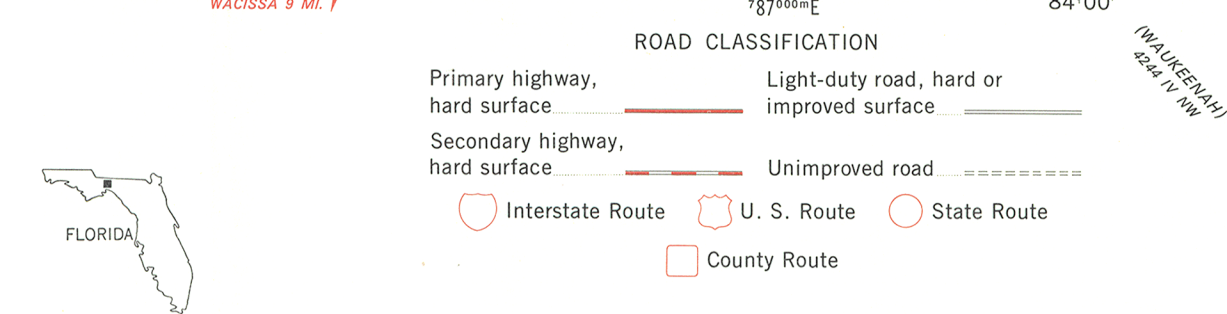
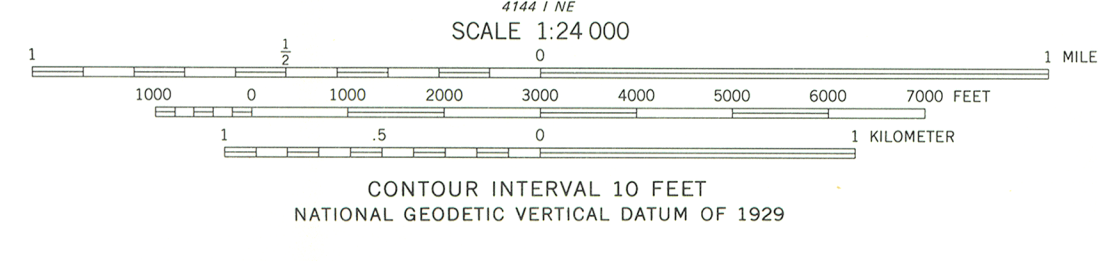
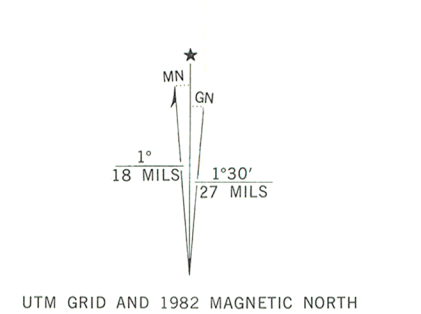
LEON CO., FL

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Maped, edited, and published by the Geological Survey  
 Revised in cooperation with State of Florida agencies  
 Control by USGS and NOS/NOAA  
 Topography by photogrammetric methods from aerial photographs  
 taken 1952. Field checked 1963. Revised from aerial photographs  
 taken January 1976. Field checked 1978. Map edited 1982  
 Polyconic projection. 10,000-foot grid ticks based  
 on Florida coordinate system, north zone  
 1000-meter Universal Transverse Mercator grid, zone 16  
 1927 North American Datum  
 To place on the predicted North American Datum 1983  
 move the projection lines 18 meters south and  
 11 meters west as shown by dashed corner ticks  
 Fine red dashed lines indicate selected fence and field lines where  
 generally visible on aerial photographs. This information is unchecked



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