NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

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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 CAMPBELL HOUSE
other names/site number Valentine House FMSF #LA2243
2. Location
street & number 3147 County Road 470 N/A not for publication
citv or town <u>Okahumpka</u> <u>N/A</u> vicinitv
state
3. State/Federal Agency Certification
As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this is 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.) Signature of certifying official/Title Date Florida State Historic Preservation Officer, 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: Dentered in the National Register See continuation sheet Date of Action USignature of the Keeper Date of Action Date of Action Date of Action Date of Action
determined eligible for the National Register Image: Construction sheet. Image: Construction sheet.
 ☐ determined not eligible for the National Register ☐ See continuation sheet.
removed from the National Register.
□ other, (explain)

Ownership of Property (Check as many boxes as apply)

5. Classification

Lake Co., FL

_	County and State
	Number of Resources within Property (Do not include any previously listed resources in the count)

Category of Property	Number of Resources within Pro
(Check only one box)	(Do not include any previously listed resour

private public-local public-State public-Federal	 ☑ buildings ☐ district ☐ site ☐ structure ☐ object
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Contributing	Noncontributing	
2	4	buildings
0	0	_sites
0	0	_structures
0	00	objects
2	4	_total

Name of related multiple property listings (Enter "N/A" if property is not part of a multiple property listing.)

Number of contributing resources previously listed in the National Register

"N/A"	0
6. Function or Use	
Historic Functions (Enter categories from instructions)	Current Functions (Enter categories from instructions)
DOMESTIC: single dwelling	DOMESTIC: single dwelling
7. Description	
Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
OTHER: frame vernacular	foundation BRICK
	walls WOOD
	roof ASPHALT
	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.)

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):
Primary location of additional dat
preliminary determination of individual listing (36

preliminary determination of individual li
CFR 36) has been requested
I previously listed in the National Registe

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recorded	by	Historic	American	Buildings	Survey
#					

recorded by Historic American Engineering Record

County and State

Lake Co., FL

Areas of Significance (Enter categories from instructions)

	COMMUNITY PLANNING & DEVELOPMENT
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	Cultural Affiliation
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on one (Primary location of additional data:
	State Historic Preservation Office
	Other State Agency

Federal agency
Local government

- University
- Other

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Campbell House Name of Property		Lake Co., FL				
10. Geographical Data	· · · · · · · · · · · · · · · · · · ·					
Acreage of Propertyapprox. 9 acres						
UTM References(Place additional references on a continuation sheet.) $1 \ 1 \ 7 \ Zone$ $4 \ 1 \ 2 \ 0 \ 2 \ 0$ $3 \ 1 \ 8 \ 0 \ 1 \ 8 \ 0$ Northing	3 Easting	Northing				
2	4 Let	[
Verbal Boundary Description (Describe the boundaries of the property or a continuation sheet.)						
Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)						
11. Form Prepared By						
name/title Joseph Branham/Robert O. Jones, Historic Sites Speci-	list					
organization Bureau of Historic Preservation	da	ateSeptember 1999				
street & number R.A. Gray Building, 500 S. Bronough Street	telepho	one (850) 487-2333				
city or town Tallahassee	state <u>Florida</u> zz	ip code <u>32399-0250</u>				
Additional Documentation						
Submit the following items with the completed form:						
Continuation Sheets						
Maps	property in logotion					
A USGS map (7.5 or 15 minute series) indicating the						
A Sketch map for historic districts and properties ha	ang large acreage of numer	ous resources.				
Photographs	araa arti					
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 Dr. Joseph M. Branham						
street & number P.O. Box 38	telephon	e				
citv or town <u>Okahumpka</u>	state <u>FL</u> z	ip code <u>34762</u>				
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and amend listings. Response to this 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 ho completing and reviewing the form. Direct comments regarding this burden estimate or any aspect o Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Pro	ure per response including time for reviewing i	instructions, asthering and maintaining data, and				

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number ____7 Page __1

CAMPBELL HOUSE, OKAHUMPKA, LAKE COUNTY, FLORIDA

SUMMARY

The Campbell House at 3147 Highway 470, is located in Okahumka, Lake County, Florida. The house is a two-story, frame vernacular residence built ca.1880. The irregularly shaped residence rests on a brick pier foundation, and its exterior is weatherboard siding. It has a intersecting-gabled, shingled roof. The residence contains two brick chimneys. The under-structure of the residence contains the original mortise and tennon construction. Alterations to the house in 1979 added the classical columns to the main entrance, and one-story room to the southwest corner.

SETTING

Okahumpka, Florida is located 5 miles southwest of Leesburg in Lake County. The community is the un-incorporated residence of approximately 300 people. It was the home, and contains a historic marker to Virgil Hawkins, the African-American man responsible for the desegregation of Florida law schools. The Campbell House is located less than ½ mile from the intersection of County Roads 33 and 470. The cross roads community is sparsely settled, and the Campbell House is the most prominent of the few 19th century buildings in the community. The house is situated on approximately nine acres, fronting onto Bugg Spring Road, with the south elevation bordering County Road 470, the major east/west thoroughfare. Five agricultural outbuildings are to the west and north of the house. Two 15-year-old orange groves are on the northwest and northeast sides of the property. Directly north, ¼ mile of the house is Bugg Spring, Florida's deepest straight drop spring, and the location of a US Navy Research Underwater Sound Testing Laboratory.

PHYSICAL DESCRIPTION Exterior

The Campbell House is a two-story frame vernacular building with an "L" shaped footprint with a one story addition within the open side. The main block is in an "I" house form, one room deep with a central stair-hall. The two-story gable extension on the rear contains the kitchen and work areas. Most windows are 6/6 double-hung vinyl sashes, that replicate the configuration of the historic wooden windows.

The <u>east (main) facade</u> is the broad side of a side gable main block, and contains a wide two-story shed portico (Photo #1). The 1979 porch is made of concrete with two, large, wooden, fluted Doric columns. The entrance on the first story contains the original centrally located, wooden, double-doors (Photo #2). On each door the bottom is paneled and the upper part is glazed. A historic, double screen door is in front of the double doors. A small, wooden balcony is found at the second story above the main entrance. A pair of French doors opens onto the balcony. Two windows flank the entrance, and two windows are aligned with them on the second story.

The <u>south elevation</u> has a gable end of the main block, and faces Highway 470 (Photo #3). An exterior brick chimney pierces the gable roof peak, and an interior chimney is located in the southwest corner. Four

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 7 Page 2 CAMPBELL HOUSE, OKAHUMPKA, LAKE COUNTY, FLORIDA

windows are located in the gable end. To the west of the main block is a one story room with a flat roof, and the two story extension is visible behind it. The one story room has two windows, a metal door, and one fixed picture window. The flat roof was once used as a sun deck, and two French doors lead from the second story onto the roof (Photo #4). Two windows are on either side of the French doors.

The <u>west elevation</u> has the gable end of the two story rear extension, a one story porch with gable roof, and the one story flat roofed room at the south corner (Photo #5). The one story room contains two windows and one door. The concrete rear porch has a railing, gable roof, two windows and one door. The second story of the extension has two windows and a rectangular louvered vent in the gable. The main block to the east is visible on the north and south of the extension, with two windows present to the south, and none on the north.

The north elevation contains the gable end of the main block, and the set-back two story extension to the west (Photo #6). Two windows are on the main block's first story, and a pair of windows, and one small window are on the second story with a louvered vent in the gable peak. In the extension are four smaller 6/6, sash windows located on the first story. On the second story is a grouping of three windows, and a single window towards the west end.

Interior

The Campbell House has wooden floors, and plaster walls and ceilings. The original paneled and glazed front doors, interior doors, staircase, door and window surrounds, and baseboards have been retained. The original configuration of the main block and rear extension, and ceiling heights have also been maintained. Historic bathroom features from the 1930s, including two large porcelain tubs and sinks, are on the second floor. A cast iron ventilation grate is found in the second floor hallway (Photo #7), and historic wooden shoe racks are found in most of the bedroom closets (Photo #8).

Upon entering the main doors, the residence contains a central hallway with a formal parlor to the south, and a living room on the north. The parlor contains a brick fireplace. A staircase with turned newel posts, curving railings with turned balusters is against the north wall of the central hall (Photos #9&10). A small closet with original door is underneath the stairs. A door to the west leads to a hall which runs into the center of the west extension. To the north of the hall are a pantry, kitchen, laundry and closet. The kitchen's historic cabinets and counters have been retained. To the south are closets, a bathroom, and a large utility room. A door off this hall accesses a large family room to the south of the extension. It is lined with vertical wooden paneling.

The second floor contains four bedrooms and two bathrooms. At the head of the stairway are two French doors leading onto the front porch balcony. Bedrooms with bathrooms and closets are to the north and south of the landing. A hall leads to the west extension (Photo #11). Two bedrooms are within the extension. Two French doors in the south wall beside the hall open onto the one story roof that once served as a sun deck. The Campbell House also contains an attic space that can be entered through a trap door above the hall on the second floor.

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 7 Page 3

CAMPBELL HOUSE, OKAHUMPKA, LAKE COUNTY, FLORIDA

ALTERATIONS

Indoor bathrooms with tiles and claw foot bath tubs were installed in the 1930s. The most prominent alterations occurred in 1979 with the addition of the front porch and classical columns salvaged from a sorority house at the University of Florida. The configuration of the earlier porch is unknown. The one-story room on the south elevation was added. It had bee the location of a historic side porch. The one story rear porch was added. In 1998 original windows were replaced by double-hung, vinyl sash windows with the same configuration as the historic ones. Kitchen and bathroom fixtures and counter surfaces were modernized in 1998. These alterations have not detracted from the overall character or integrity of the house.

OUTBUILDINGS

Two non-historic metal roofed sheds are located to the west and northwest of the house, as well as a small metal pump house. A metal barn further to the west of the house (Photo #12) appears to be historic and is considered contributing. A wooden barn to the northwest of the house (Photo #13) appears to be half historic and half non-historic, and considered non-contributing.

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 8 Page 1

CAMPBELL HOUSE, OKAHUMPKA, LAKE COUNTY, FLORIDA

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SUMMARY

The Campbell House is nominated to the National Register for local significance under Criteria A and C in the areas of Community Development and Architecture. The house and its surrounding agricultural acreage are the last remaining significant evidence of the community's development in the 1880s. The house is an excellent example of frame vernacular residential construction. It is one of the few houses from the 19th century remaining in the town of Okahumpka.

HISTORIC AND ARCHITECTURAL CONTEXT

The community's name of Okahumpka is derived from the name of the early Native-American village of Okahumpkee. One indication of the village area around Bugg Spring and south of Lake Denham was a large Indian mound located by the lake. The mound was leveled in the 20th century. "Okahumpka" means deep water or lonely water, probably relating to Bugg Spring, the deepest straight spring in Florida. During the Second Seminole War the area was used as a base of operations for the famous Seminole Chief, Micanopy, prior to his massacre of Major Francis Dade's forces near Bushnell in 1835.

An east/west trail, now Highway 470, had been a Native-American thoroughfare, and the southerly route of the current railroad bed had been another primary Native-American trail (see 1843 map). There had been American settlers in the area as early as 1835, and a settlement developed by the mid 1840s. The settlement was on the south shore of Lake Denhem. A post office was established on June 2, 1845, and remained until 1852. The post office was reopened briefly in 1869, and from 1872-1875. In ante-bellum times, farms of various sizes were scattered across the area. A cluster of vernacular wooden houses, earlier known as the "slave quarters," and later as the "Negro quarters," still exists adjacent to the railroad on North and South Quarters Streets.

Okahumpka is located in the present day Lake County. Prior to Lake County's creation in 1887, the area was part of four different counties as boundaries were changed over the years: St. Johns County (1821); Mosquito County (1824); Marion County (1884); and Sumter County (1884). The present town of Okahumpka was officially founded in 1885 by the Reverend Edmund Snyder of Germantown, Pennsylavania. An 1889 plat for the town (see attached 1889 plat map) shows it location directly south of Lake Dunham. The lake was named after a riverboat captain whose name was actually David Denham, and the lake is currently known as Lake Denham. The captain piloted the riverboat "Helen Denham," named for his wife. A navigable channel that connected Lake Denham to larger Lake Harris to the east was named Helena Run, for Denham's daughter. Denham had a dock and warehouse adjacent to the platted town (see attached illustration). Agricultural produce was shipped from the region by the riverboat. The area was known for its agriculture; watermelons, citrus, and beans were major crops. The dock and warehouse were the commercial transportation center for the community. There is little indication how the plated town developed, but a cemetery with many memorial stones once existed on the site until it was extensively farmed.

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 8 Page 2 CAMPBELL HOUSE, OKAHUMPKA, LAKE COUNTY, FLORIDA

In 1884 the Florida Southern Railroad came through the area southeast of Lake Denham, and followed the southerly traditional trail. A depot was located near the intersection of current Highway 33 and the east/west trail, current Highway 470. Another post office was opened near the depot in August 1884. Nine blocks of land around the depot were platted in January 1886 and called "Blackmon," a name that never stuck (see attached 1886 plat map). The same area and land directly to the west was platted again in 1887 by a Mr. and Mrs. Ramsey from Pennsylvania, who built a hotel (see attached 1887 plat map). The railroad's shipping service eventually supplanted the riverboat commerce, and the community's civic construction took place along the east/west trail in the 1880s. On the lot directly east of the Campbell House was constructed a Methodist Church. On the block to the southeast was the Ramsey's hotel, and on a block intended in 1887 for a school was a saloon.

The 1880s were the most prosperous years for the community. At one point, Okahumpka was the watermelon capital of the world, shipping out thousands of watermelons a year. The 1890 census recorded a population of nearly 600 individuals. Many wood vernacular commercial buildings, residences, a one room school, as well as the buildings already mentioned had been built by 1900. With the 20th century came the mining of kaolin clay, used in porcelain production and the production of balloon tires prior to World War I. Kaolin mining became a major industry in the area. After the technical changes in the rubber industry the need for kaolin decreased, but some kaolin and phosphate mining still continue.

A decline in Okahumpka was noticeable after the improvements to the interstate roadway systems in the 1910s. The frustrated owner of the hotel burned the building down in 1910. Truck transportation of watermelons on improved highways supplanted shipping by rail. A small resurgence in the town occurred in the 1920s with the Florida Land Boom, but the town fell into decline once again. In the 1939, according to the WPA writers <u>Florida: A Guide to the Southernmost State</u>, the population of Okahumpka had declined to 100. Only a few of Okahumpka's 19th century buildings remain, and all are altered to some degree.

Frame vernacular construction techniques and forms are used by lay or self-taught builders. The industrial revolution permitted a standardization of building materials and parts which exerted a pervasive influence over vernacular house design. Popular magazines disseminated information about building trends and styles throughout the country, and railroads provided affordable distribution of manufactured building products. The standard I-house is one room deep, two rooms wide, and two stories high, with a central entrance, and gable end chimneys. Such side gable houses often had cross-gable extensions on the rear containing the kitchen and service areas.

Local property records are distributed among four county courthouses. A search of Lake County deeds reveal that the property changed hands frequently with only two historic owners retaining the property for over ten years. The current owner's grandfather bought adjacent property in 1923, and family memory recalls the land was farmed with beans and squash in the 1920s. During the 1940s the house was vacant, but the land continued to be farmed. Wayne Valentine who owned the property from 1979 to 1987 made the major alterations to the house shortly after he bought it.

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 8 Page 3

CAMPBELL HOUSE, OKAHUMPKA, LAKE COUNTY, FLORIDA

HISTORICAL AND ARCHITECTURAL SIGNIFICANCE

In 1880, John R. and Matilda Campbell bought 5 acres of land fronting on the main east/west road, built a house, and farmed the land. The Campbells owned the property until 1884. The property was expanded to its current approximately 9 acres sometime before 1923 when Joseph H. Branham bought the adjacent property. The Campbell House and its acreage is the best remaining 19th century historic resource in the community, and are the most significant indicators of the community's growth in the 1880s. The house and farm were situated on the northern edge of the traditional, main east/west thoroughfare. This location for a farm took advantage of the established steamboat commercial hub located on Lake Denham. The east/west road soon became the center of an emerging commercial activity created by the new railroad line and depot located two blocks to the southeast. An 1887 plat was centered on the depot and was bounded on the north by the east/west road, but avoided the larger established historic property. All of the historic public buildings west of the intersection of Highway 470 and Highway 33 are gone.

The house is an excellent example of frame vernacular residential construction. The house maintains a high level of its integrity. Constructed in ca.1880 by John and Matilda Campbell, the house was built on brick piers with mortise and tennon sub-flooring. The two-story house is in the traditional "I" house form with an intersecting rear extension. The main central hall contains a stairwell flanked with parlors. These arrangements reflect traditional residential design. A curved stairway and railing, and an elaborate turned newel post show a high degree of workmanship. Original wooden floors, lath and plaster walls and ceilings, doors, fixtures and trim are retained.

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 9 Page 1 CAMPBELL HOUSE, OKAHUMPKA, LAKE COUNTY, FLORIDA

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- Florida: A Guide to the Southernmost State. Federal Writer's Project of the Works Progress Administration for the State of Florida. American Guide Series. 1939

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- Geiger, Elizabeth. "Think on these things: Okahumpka in 1886 was..." Daily Commercial: Leesburg, FL, September 29, 1968.
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Lake County Deed Books #3; #17; #53, #60; #90; #115; #136; #149; #156; #174; #182; #263; #680; #911.

- Morris, Alice Bennett, and William Morris of Yahala, transcript of recorded interview by Loran Stover on June 19, 1958. Leesburg Historical Society.
- Morris, Allen, Florida Place Names, Sarasota, Florida: Pinapple Press, Inc., 1995.
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NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 10 Page 1

CAMPBELL HOUSE, OKAHUMPKA, LAKE COUNTY, FLORIDA

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BOUNDARY DESCRIPTION

SE ¼ of SW ¼ of NW ¼ -- less s 50 ft ORB 1584 PG 771

BOUNDARY JUSTIFICATION

The boundary encompasses the historic property associated with the Campbell House.

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number Photos Page 1

CAMPBELL HOUSE, OKAHUMPKA, LAKE COUNTY, FLORIDA

PHOTOGRAPHIC INVENTORY

- 1. 3147 County Road 470, Okahampka
- 2. Lake County, Florida
- 3. Charly Branham
- 4. November, 1998
- 5. Branham
- 6. East and south elevations, facing northwest
- 7. Photo #1 of 13

Items 1-5 are the same for the following photographs.

- 6. East facade, detail of original double-doors, facing west
- 7. Photo #2 of 13
- 6. South elevation, brick chimneys, facing north
- 7. Photo #3 of 13
- 6. South elevation, French doors, facing north
- 7. Photo #4 of 13
- 6. West elevation, facing east
- 7. Photo #5 of 13
- 6. North elevation, facing south
- 7. Photo #6 of 13
- 6. Iron ventilator grate, second floor hall, facing south
- 7. Photo #7 of 13
- 6. Shoe rack, second floor bedroom, facing northwest
- 7. Photo #8 of 13
- 6. Center Hall, staircase and door, facing north
- 7. Photo #9 of 13
- 6. Center Hall, detail of balustrade and spindles, facing west
- 7. Photo #10 of 13

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number Photos Page 2

CAMPBELL HOUSE, OKAHUMPKA, LAKE COUNTY, FLORIDA

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- 6. Second floor, center hall, facing east
- 7. Photo #11 of 13
- 6. Contributing metal barn, facing west
- 7. Photo #12 of 13
- 6. Non-contributing wooden barn, facing south
- 7. Photo #13 of 13















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DENHAM'S DOCK, WAREHOUSE, RIVERBOAT, CA. 1900 FLORIDA STATE ARCHIVES - PHOTO COLLECTION