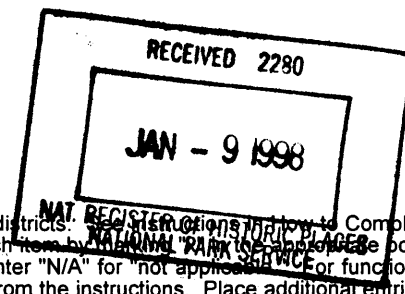


United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM



55

This form is for use in nominating or requesting determinations for individual properties and districts. Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by checking 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 DUNLAWTON AVENUE HISTORIC DISTRICT

other names/site number _____

2. Location

street & number various N/A not for publication

city or town Port Orange N/A vicinity

state FLORIDA code FL county Volusia code 127 zip code 32119

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.)

[Signature] Date 12/31/97
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:

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) _____

[Signature] Date of Action 2/5/98
Signature of the Keeper Date of Action
Edson H. Boell

Dunlawton Avenue Historic District
Name of Property

Volusia 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	
17	10	buildings
0	0	sites
0	0	structures
0	0	objects
17	10	total

Name of related multiple property listings

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

Historic Architectural Resources of Port Orange, FL

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC: single dwelling
DOMESTIC: multiple dwelling
EDUCATION: school

Current Functions

(Enter categories from instructions)

DOMESTIC: single dwelling
DOMESTIC: multiple dwelling
EDUCATION: school

7. Description

Architectural Classification

(Enter categories from instructions)

OTHER: vernacular

Materials

(Enter categories from instructions)

foundation BRICK
walls WOOD
BRICK
roof ASPHALT
other
see continuation sheet

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 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

Areas of Significance

(Enter categories from instructions)

COMMUNITY DEVELOPMENT AND PLANNING

EARLY SETTLEMENT AND EXPLORATION

ARCHITECTURE

Period of Significance

1889-1941

Significant Dates

1889

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Builder

Carpenter, William J./Douglass, Donald F.

Primary location of additional data:

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

Name of Repository

10. Geographical Data

Acreage of Property approx. 6 acres

UTM References

(Place additional references on a continuation sheet.)

1	1 7	5 0 0 8 5 0	3 2 2 3 5 6 0
	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 Sidney Johnston/Robert O. Jones, Historic Sites Specialist

organization Bureau of Historic Preservation date _____

street & number R.A. Gray Building, 500 S. Bronough Street telephone (850) 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 various

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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National Park ServiceNational Register of Historic Places
Continuation SheetDUNLAWTON AVENUE HISTORIC DISTRICT,
PORT ORANGE, VOLUSIA CO., FLSection number 7 Page 1**SUMMARY**

The Dunlawton Avenue Historic District extends two blocks along Dunlawton Avenue, and Wellman Street, one block south of Dunlawton. The district contains historic dwellings and a historic school, and is in the core of the city. It measures approximately six acres and contains twenty-seven contributing and non-contributing resources. Seventeen buildings contribute, with most of those still serving their original functions. Properties categorized as non-contributing were erected outside the historic period. Many of these are portable buildings on the school grounds or domestic out-buildings. Buildings range in height from one to two-and-one-half stories. The majority of buildings are of frame vernacular construction, and one is of masonry construction. The period of historical significance is between c.1889 and 1941. The district possesses a small, but important concentration, linkage, and continuity of resources united historically by plan and physical development. The district is nominated under the Historic Architectural Resources of Port Orange Multiple Property cover and the Property Types F.1 and F.3.

SETTING

Dunlawton Avenue Historic District extends two blocks along Dunlawton Avenue between Lafayette Street and the Florida East Coast Railway tracks, and covers approximately six acres. Prior to being moved in 1966, the Florida East Coast Railway depot was located immediately west of the school, and the Dunlawton neighborhood was one of the first areas viewed by tourists who visited Port Orange by railroad. The district runs one block south along Orange Street and takes in properties along Wellman Street. The Halifax River lies two blocks to the east. Dunlawton Avenue is the major east/west thoroughfare in the city (Photos #1-4). Most buildings continue to serve a historic, residential function. The district is anchored on the west by the Port Orange Elementary School. The terrain is flat and vegetation consists of shrubbery, oak and palm trees.

The district represents the western edge of concentrated development in the city. To the east was the historic commercial center, which has been demolished and replaced with buildings of

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PORT ORANGE, VOLUSIA CO., FLSection number 7 Page 2

non-historic construction. Only a few historic buildings remain in close proximity of the district north of Dunlawton Avenue, interrupting the pattern of historic development there. To the south is a non-historic residential area. The district developed organically with little thought as to an overall plan in the area.

ARCHITECTURE

All of the buildings in the historic district are of vernacular construction; two display influences of formal styles. All but the brick school and one stucco house have a wooden exterior. The typical historic building rises two stories with horizontal siding serving as common exterior wall materials. Window treatments range from original double-hung sash and casement applications, to replacement metal windows.

Contributing Buildings

Several forms of frame vernacular construction appear in the district. The house at 306 Dunlawton Avenue (Photo #1) has an L-plan with a cross-gable roof. Drop siding serves as the exterior wall fabric, and fenestration consists of 2/2, double-hung sash windows, and casement windows with 2 lights. A small verandah with wood posts and balustrades extends across the east, north, and west elevations.

The house at 314 Dunlawton Avenue (Photo #2) also has a L-plan with a cross-gable roof. One of the eaves is pierced by an exterior brick chimney. Drop siding serves as the exterior wall fabric and fenestration consists of 2/2, double-hung sash windows. A porch extends across the north and east elevations.

The two-and-one-half-story apartment house at 308 Dunlawton Avenue (Photo #3) has an I-house form. The building has a symmetrical facade with a side-facing gable roof surfaced with 3-V crimp metal panels and interrupted by a centrally placed cross-gable. Drop siding serves as the exterior wall fabric and fenestration consists of 2/2, double-hung sash windows. A verandah supported by chamfered posts with brackets extends across the north facade and east elevation, and protects a pair of entrances along the main, north, facade.

Another I-house stands at 305 Wellman Street (Photo #4). Built in c.1889, it is the oldest house in the district. The house

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DUNLAWTON AVENUE HISTORIC DISTRICT,
PORT ORANGE, VOLUSIA CO., FL

Section number 7 Page 3

has a symmetrical facade with a side-facing gable roof surfaced with 3-V crimp metal panels. Shed and gable extensions protrude at the rear elevation. Drop siding serves as the exterior wall fabric, and fenestration consists of 2/2, double-hung sash windows. An enclosed, hip roofed porch extends across the south facade which includes metal sash windows.

The vernacular residence at 304 Dunlawton Avenue (Photo #5) shows the influence of the Bungalow style. The building has a side-facing gable roof pierced by shed dormers on the north and south elevations and a corbeled brick chimney. Drop siding serves as the exterior wall fabric. Fenestration consists of Queen Anne style sash/1, double-hung sash windows, and hopper windows with Queen Anne style sashes. A incised porch extends across the north facade, and a continuous stone foundation supports the house.

Port Orange Elementary School at 402 Dunlawton Avenue (Photos #6&7) is a masonry vernacular building with elements of Spanish Mission styling. The building has an irregular plan with a built-up roof obscured by sculpted and flat parapets, the latter of which are interrupted by pent roofs surfaced with ceramic tiles. Textured red brick serves as the exterior wall fabric and fenestration consists of metal, 1/1, sash windows. The front entrance, located near the northeast corner of the building, is protected by an attached porch with a flat roof supported by Tuscan columns. Flat roofed extensions to the west were constructed in 1941 and 1954, using textured brick and symmetry similar to that which was employed in the design of the original building.

NON-CONTRIBUTING BUILDINGS

Ten non-contributing buildings are located in the district. Each is of relatively recent construction and small in size, such as the five permanent and temporary buildings that lie behind the school (Photo #8). Additional non-contributing properties include two dwellings and three small outbuildings.

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DUNLAWTON AVENUE HISTORIC DISTRICT
INVENTORY OF SITES

CONTRIBUTING PROPERTIES

Address	Style	Date
304 Dunlawton Avenue	Frame vernacular	1914
306 Dunlawton Avenue	Frame vernacular	c.1905
306 A Dunlawton Avenue		
308 Dunlawton Avenue	Frame vernacular	c.1906
308 A Dunlawton Avenue		
310 Dunlawton Avenue	Frame vernacular	c.1890
310 A Dunlawton Avenue		
314 Dunlawton Avenue	Frame vernacular	c.1908
316 Dunlawton Avenue	Frame vernacular	c.1910
402 Dunlawton Avenue	Masonry vernacular	1925/1941
612 Orange Avenue	Frame vernacular	c.1901
613 Orange Avenue	Frame vernacular	c.1922
616 Orange Avenue	Frame vernacular	1914
618 Orange Avenue	Frame vernacular	c.1935
305 Wellman Street	Frame vernacular	c.1889
305 A Wellman Street		
309 Wellman Street	Frame vernacular	c.1925

NON-CONTRIBUTING PROPERTIES

Dunlawton Avenue

- 312
- 402 A
- 402 B
- 402 C
- 402 D
- 402 E

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DUNLAWTON AVENUE HISTORIC DISTRICT,
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Orange Avenue

612 A
616 A

Wellman Street

309 A
311

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DUNLAWTON AVENUE HISTORIC DISTRICT,
PORT ORANGE, VOLUSIA CO., FL

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SUMMARY

Dunlawton Avenue Historic District fulfills criteria A and C at the local level in the areas of Architecture, Community Development, and Early Settlement for listing in the National Register of Historic Places. The district has significance as the largest and best preserved concentration of historic buildings in the city. The district, consisting of a school and dwellings of residents and seasonal visitors, grew organically without planned guidelines. The period of historical significance extends between c.1889 and 1941. The district has significance under criterion C. All the buildings are derived from vernacular forms, with two having elements of formal styles. The buildings are consistent with national and statewide trends in architecture. The district contributes to the Historic Architectural Resources of Port Orange Multiple Property cover under the Historic Contexts of *Early Settlement and Development*, *Progressive Era*, *Land Boom*, and *Depression/World War II*, and the Property Types F.1 and F.3.

HISTORICAL SIGNIFICANCE

The district is a small part of a forty-acre tract acquired and subdivided in 1874 by Edward A. McDaniel, one of Port Orange's mid nineteenth century settlers. McDaniel sold off parcels in the area over the following decades. One lot was acquired by J.F. Vass, who in 1888 deeded the land to the Board of Public Instruction for use as a school, the site of which remains the current location of the Port Orange Elementary School. Other property contained within the historic district was then owned by Jasper Brown, a farmer from Georgia, the McDaniel family, and George McRae.

In 1881, Brown sold his two-acre tract, which extended along the south side of Dunlawton Avenue, to George and Oliff Boatwright. The Boatwrights, natives of Florida, settled in Port Orange in the 1870s. In 1888, they acquired another acre to the south, and about 1889 built the house at 305 Wellman Street (Photo #4).

In 1888, the Boatwrights sold a two-acre parcel along Dunlawton Avenue to George and Ann Weeden, natives of Rhode Island, who visited Port Orange in the 1870s and planted citrus trees in the 1880s. They built the house at 310 Dunlawton Avenue (Photo #9)

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DUNLAWTON AVENUE HISTORIC DISTRICT,
PORT ORANGE, VOLUSIA CO., FL

Section number 8 Page 2

as a winter residence about 1890. Prior to Ann's demise in 1903, the Weedens had developed three additional houses in Port Orange, presumably to serve as rental property for seasonal visitors.

New houses appeared after the turn of the century. Among the first was the dwelling at 612 Orange Avenue (Photo #10). It was constructed about 1901 for Frank and Ezilla Sparkman. Frank operated a livery and Ezilla served as president of the Port Orange Cemetery Association. Ann Weeden's estate deeded out several relatively small parcels to seasonal visitors along Dunlawton Avenue following her death, and new residences appeared along Dunlawton Avenue. In 1904, Elijah Northcutt of Kentucky acquired the former Weeden house. J.C. Henderson, a winter resident from Ohio, acquired property to the east in 1905 and built the apartment house at 308 Dunlawton Avenue (Photo #3) about 1906. Frank Dondanville, a Port Orange resident, acquired property to the west of Weeden's former home, and about 1908 built the house at 314 Dunlawton Avenue (Photo #2).

One of the most distinctive homes in the district stands at 304 Dunlawton Avenue (Photo #5). A large Bungalow influenced residence, it was constructed in 1914 for Daniel Lyon, partner in the Lyon-Stover Lumber Company. Lyon organized the company about 1905, and maintained the company's office several blocks north at the intersection of Herbert Street and the railroad tracks. A native of Illinois, Lyon arrived in Port Orange about 1900, having previously been associated with the Palatka Lumber Mills Company. He helped incorporate the town in 1913, and served several terms as alderman.

A few modest dwellings appeared during the 1920s, such as the stucco house at 613 Orange Avenue (Photo #11). It was constructed about 1922 for Samuel L. Dondanville, a carpenter who probably supervised construction of the house. Port Orange Elementary School at 402 Dunlawton Avenue (Photo #6), constructed in 1925, was the largest building completed in Port Orange during the 1920s.

The plans for the school were prepared by William J. Carpenter, a St. Petersburg architect who also maintained offices in nearby DeLand during the 1920s. Carpenter, a member of the American Institute of Architects, designed St. Petersburg's YMCA and the Espiritu Santo Hotel in Safety Harbor. During the mid 1920s, he prepared the plans for several of DeLand's landmarks, including the First National Bank, Putnam Hotel, and the Masonic Temple. Carpenter developed a lucrative practice designing schools

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DUNLAWTON AVENUE HISTORIC DISTRICT,
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in Volusia County in the 1920s. Carpenter's projects include Daytona Grammar, and grammar and high schools in Holly Hill, New Smyrna Beach, Oak Hill, Ormond, Pierson, and Seville. Among his largest school projects was Wisconsin Avenue Elementary in DeLand, completed in 1925. The Port Orange School plans were approved in November 1924 and construction was completed in May 1925 at a cost of \$31,890.

Construction was supervised by Donald F. Douglass, a native of New Smyrna Beach, Florida. Douglass began work as a carpenter after completing his education. About 1910, he opened a contracting businesses in Orange City, Florida, and then moved to Michigan for one year. In 1919, he returned to New Smyrna Beach, where he joined his brother, T.S. Douglass, and developed one of the city's most active and profitable construction firms. Projects supervised by Douglass in New Smyrna Beach include the Fidelity Bank, First Baptist Church, post office, State Bank and Trust, Victoria Theater, and Willard Battery Station Apartment. Education facilities in Volusia County displaying Douglass's craftsmanship include the North and South Ridgewood Avenue schools, Port Orange school, and Seabreeze Grammar School in Daytona Beach. Douglass's largest education project came in 1927 with the construction of Peter Rolfs Hall, the horticulture building on the campus of the University of Florida in Gainesville.

The Port Orange school was enlarged over time to meet the increased education needs of the city. Two two-story flat extensions have been added to the west elevation of the original building (Photo #7). The first, an eight room addition stretching seventy-seven feet along Dunlawton Avenue, occurred in 1941, and included extending the auditorium to the south. Elias De La Haye, a Daytona Beach architect, prepared the plans for the addition. The school was enlarged again in 1954 with a flat extension extending some fifty feet farther to the west. The facade of the original building measures some eighty feet, contrasting with the seventy-seven foot 1941 addition, and fifty foot 1954 addition. Each addition displays materials, fenestration, and a design similar to that employed on the original building.

ARCHITECTURAL SIGNIFICANCE

The buildings of the historic district exhibit several vernacular forms and include several elements of formal

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DUNLAWTON AVENUE HISTORIC DISTRICT,
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architectural styles. These buildings create a distinctive historic grouping in a city composed of largely current construction. The buildings date from several periods of development and exhibit varying degrees of craftsmanship. Several of the homes are good examples of the "I" house and cross-gable forms, and include wrap around verandahs.

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DUNLAWTON AVUENE HISTORIC DISTRICT,
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District. Volusia County, Florida.

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Volusia County Corporation Book 3, p.84.

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p. 549; 1, p.793; 3, p.428; 10, p.452; 31, p.145; 37, p.145;
37, p.145; 38, p.315,418.

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Volusia County Will Book 2, p.166.

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5, pp. 1,37,103,217,257,279,291,437.

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DUNLAWTON AVUENE HISTORIC DISTRICT,
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VERBAL BOUNDARY DESCRIPTION

See attached scaled map of the Dunlawton Avenue Historic District.

BOUNDARY JUSTIFICATION

The boundary encloses the largest concentration of historic buildings in Port Orange.

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**National Register of Historic Places
Continuation Sheet**

Section number Photographs Page 1 DUNLAWTON AVENUE HISTORIC DISTRICT,
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INVENTORY OF PHOTOGRAPHS

1. Dunlawton Avenue Historic District, Port Orange
2. Volusia County, Florida
3. Sidney Johnston
4. 1996
5. Historic Property Associates, Inc.,
6. View of Dunlawton Ave., camera facing east
7. Photo #1 of 15

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

6. Dunlawton & Orange Avenues intersection, camera facing south
7. Photo #2 of 15

6. Orange Avenue, camera facing north
7. Photo #3 of 15

6. Dunlawton Avenue at intersection of LaFayette Avenue, camera facing southwest
7. Photo #4 of 15

6. 306 Dunlawton Avenue, north facade, camera facing south
7. Photo #5 of 15

6. 314 Dunlawton Avenue, north facade, camera facing south
7. Photo #6 of 15

6. 308 Dunlawton Avenue, north facade, camera facing south
7. Photo #7 of 15

6. 305 Wellman Street, south facade, camera facing north
7. Photo #8 of 15

6. 304 Dunlawton Avenue, north facade, camera facing south
7. Photo #9 of 15

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DUNLAWTON AVENUE HISTORIC DISTRICT,
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- 6. 402 Dunlawton Ave./Port Orange Elementary School, north facade, camera facing east
- 7. Photo #10 of 15

- 6. Port Orange Elementary School, north and west elevations, camera facing east
- 7. Photo #11 of 15

- 6. Port Orange Elementary School portable buildings, camera facing northwest
- 7. Photo #12 of 15

- 6. 310 Dunlawton Avenue, north facade, camera facing south
- 7. Photo #13 of 15

- 6. 612 Orange Avenue, west facade, camera facing east
- 7. Photo #14 of 15

- 6. 618 Orange Avenue, west facade, camera facing northeast
- 7. Photo #15 of 15

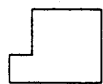
DUNLAWTON AVENUE HISTORIC DISTRICT

7



415

413



707

ORANGE AVENUE

2

LEGEND

CONTRIBUTING BLDG	
NON-CONTRIBUTING BLDG	
BOUNDARY	
PHOTO LOCATION	

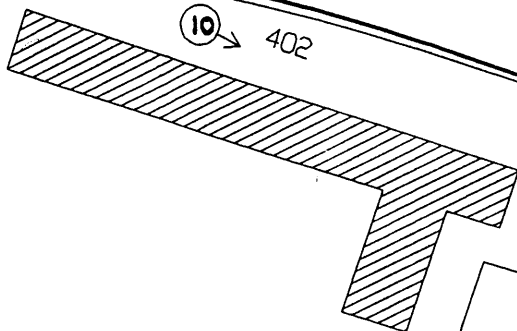
LAFAYETTE AVENUE

4

11

10

402



12

15

15

4

6

13

7

5

9

DUNLAWTON AVENUE

316

314

312

310

308

306

304

302

618

616

613

615

613

316

311

305

612

310

308

306

8

3

WELLMAN STREET

FEC RAILWAY



SCALE IN FEET

609

607