

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 RIVER ROAD HISTORIC DISTRICT

other names/site number _____

2. Location

street & number River Road and Stiles Avenue

N/A not for publication

city or town Orange Park

N/a vicinity

state FLORIDA code FL county Clay code 019 zip code 32073

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] DSHPO 6-11-98
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] Signature of the Keeper Date of Action
Edson H. Beall 7.15.98

River Road Historic District
Name of Property

Clay 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	
10	4	buildings
0	0	sites
0	0	structures
0	0	objects
10	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

Historic Architectural Resources of Orange Park , Florida

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC: single dwellings

Current Functions

(Enter categories from instructions)

DOMESTIC: single dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

Colonial Revival

Bungalow/Craftsman

OTHER: Frame Vernacular

Materials

(Enter categories from instructions)

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.)

- 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

ARCHITECTURE

Period of Significance

c1912-1940

Significant Dates

1912

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Builder

Gurren, James/builder

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. 5 acres

UTM References

(Place additional references on a continuation sheet.)

1	1	7	4	3	7	8	4	0	3	3	3	7	8	4	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 June 1998

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 various telephone

city or town state zip code

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 1 **RIVER ROAD HISTORIC DISTRICT, ORANGE
PARK, CLAY COUNTY, FLORIDA**

SUMMARY

River Road Historic District fronts onto River Road and Stiles Avenue, in the City of Orange Park, Clay County, Florida. Located near the heart of downtown, the district contains ten contributing resources and four non-contributing resources, and covers approximately five acres. All resources are residential, and most residences face east overlooking the St. Johns River. Non-contributing properties include houses altered to the extent that they no longer convey their historic character, and an older building moved into the district. Buildings range in height from one to two-and-one-half stories, and show the influences of the Bungalow/Craftsman, Colonial Revival, and frame vernacular traditions. The period of historical significance spans the years between c.1912 and 1940. The district is nominated under the "Historic Architectural Resources of Orange Park, Florida," Multiple Property cover, Building Type F.1, residential.

PRESENT AND ORIGINAL PHYSICAL APPEARANCE

The historic district extends approximately 500 feet beside the St. Johns River and about the same distance along the east/west Stiles Avenue (Photos #1-3). Commercially developed north/south U.S. Highway 17 lies one block to the west, where recent construction has interrupted earlier patterns of development. Measuring approximately five acres, the district has a L-shape, governed in part by natural features and the historic pattern of development of the town. To the north and south lie residences and buildings of non-historic construction. The terrain is flat, and vegetation consists of a variety of hardwood, conifer, and palm trees. The district is united through its architectural and historic associations. Development began about 1912, when the first dwelling appeared, and other houses were completed in the early 1920s and early 1940s.

Architectural Styles

The buildings in the historic district display influences of Bungalow/Craftsman, Colonial Revival, and vernacular traditions. The typical historic building rises two stories. Most facades retain their original detailing, with clapboard, drop siding, or wood shingles serving as exterior wall materials. Fenestration ranges from original double-hung sash to casement windows, and paneled wood doors with multiple lights.

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**RIVER ROAD HISTORIC DISTRICT, ORANGE
PARK, CLAY COUNTY, FLORIDA**

Brick piers support most buildings, which retain their architectural integrity to a high degree.

Bungalow/Craftsman

The house at 1410 River Road is a good example of the Bungalow/Craftsman style (Photo #4). The c.1924, one-and-one-half story house has a side-facing gable roof pierced by a large gable dormer and a corbeled brick chimney. Exposed rafter ends and carved brackets mounted under the gable ends embellish the roof line. The exterior walls are clad with wood shingles, and fenestration is asymmetrical but regular with 1/1, double-hung sash windows. An end porch protected by a flared shed roof extends across the facade.

Colonial Revival

The two and one-half story house at 621 Stiles Avenue was built in 1926 with a wooden shingle exterior, and large gable dormer centered in the roof (Photo #5). The main, south facade is symmetrical with four, 6/6, double-hung wooden sash windows with shutters on the first story, and five on the second story. The central main entrance has a gable portico supported by round columns, sidelights and a fan transom. An extension of the east elevation is mirrored on the west elevation with first and second story porches.

Frame Vernacular

A small frame vernacular house is at 142 Stiles Avenue (Photo #6). Built in 1939-1940, the house has a shallow-pitched side-facing gable roof with the eaves finished close to the exterior walls. Slotted attic vents appear in the gable ends. The exterior is horizontal wooden siding, and fenestration is asymmetrical with 2/2, double-hung sash windows. The entrance is protected by a stoop that projects from the primary roof.

The two-story house at 1454 River Road is of frame vernacular construction (Photo #7). The L-plan house, built c.1915, has a cross-gable roof with braces mounted under the gable ends. The facade is asymmetrical with an offset entrance. A partially enclosed second-story porch with a shed roof projects from the center of the facade. The second-story of the porch is enclosed with double-hung sash windows. The exterior wall fabric consists of drop siding, and fenestration is asymmetrical but regular with

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PARK, CLAY COUNTY, FLORIDA

1/1, double-hung sash windows. Side-lights and a transom embellish the entrance. A corbeled brick chimney pierces the roof ridge, and brick piers support the residence.

The two-story wood frame house at 1506 River Road has Bungalow and Colonial Revival influences (Photo #8). It has a cross plan with a symmetrical facade and a side-facing gable roof interrupted by a centered front-facing cross gable. The roof has boxed eaves and cornice returns. The projecting central gable has a pediment and a frieze. An end porch with a hip roof supported by tapered square columns resting on brick piers extends across the facade. The porch has a shallow-pitched hip roof and protects a central entrance flanked by side-lights. A polygonal bay projects from the first story facade near the northeast elevation. The exterior wall fabric is wooden drop siding, and fenestration consists of 9/1 and 6/1, double-hung, wooden sash windows. Brick piers support the residence.

NON-CONTRIBUTING BUILDINGS

An example of a non-contributing house is the two-story house at 1434 River Road (Photo #9). Built c.1912, the house was modified when the centrally located, two-story eye-brow portico was removed, and a one-story portico of different style was added. Vinyl siding was installed over the original wall surface and metal sash windows replaced the originals.

Although the house at 145 Stiles Avenue retains its historic materials and design to a high degree (Photo #10), it was moved to the present site about 1955 from Jacksonville, and so is classified as non-contributing.

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**RIVER ROAD HISTORIC DISTRICT, ORANGE
PARK, CLAY COUNTY, FLORIDA**

RIVER ROAD HISTORIC DISTRICT INVENTORY OF SITES

CONTRIBUTING PROPERTIES

ADDRESS	STYLE	DATE
1404 River Road	Frame Vernacular	c. 1925
1410 River Road	Bungalow	c. 1924
1410 A River Road	outbuilding	c. 1924
1454 River Road	Frame Vernacular	c. 1913
1454 A River Road	Frame Vernacular	c. 1920
1506 River Road	Frame Vernacular	c. 1912
142 Stiles Avenue	Frame Vernacular	c. 1940
142 A Stiles Avenue	outbuilding	c. 1940
167 Stiles Avenue	Colonial Revival	1926
167 A Stiles Avenue	outbuilding	c. 1926

NON-CONTRIBUTING PROPERTIES

River Road

1404 A
1434
1506 A

Stiles Avenue

145

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PARK, CLAY COUNTY, FLORIDA**

SUMMARY

River Road Historic District is nominated to the National Register on the local level under Criteria A and C in the areas of Community Planning/Development and Architecture. The district is significant as the best preserved concentration of historic houses in the town. Tied closely to the history of Orange Park, the district contained houses of prominent residents, and served as seasonal homes and rental properties for Jacksonville businessmen. The period of historical significance extends from c.1912 to 1940. The district's buildings display architectural traditions derived from Bungalow/Craftsman and Colonial Revival styles, and frame vernacular influences that are consistent with national and statewide trends in architecture. The district is nominated under the Multiple Property cover "Historic Architectural Resources of Orange Park, Florida," under Historic Contexts of the Progressive Era, Florida Land Boom and Bust, and Great Depression, and under Property Type F.1, residential.

HISTORICAL SIGNIFICANCE

River Road Historic District is located primarily in the Stiles and May subdivision, which was opened in May 1891. The subdivision is one of the few plats recorded in the Orange Park town plan during the late nineteenth century, and was associated with two of the town's prominent citizens. One was Alpha C. May, a retired judge from Milwaukee, Wisconsin, who arrived in Orange Park in 1880, constructed a Queen Anne style house in 1883, and developed a citrus grove in the district. The house, located south of Stiles Street, was later demolished or burned, and the citrus grove was destroyed in the 1890s freezes.

Benjamin Stiles, May's partner in the subdivision, was among Orange Park's earliest settlers. A retired businessman from New York City, Stiles had first visited Florida in 1868 and settled in Orange Park in 1872. He acquired sixty acres, constructed a home beside the river about 1875, and developed citrus groves. His public service included several terms as mayor of the town. About 1880, he sold his first house, and built outside of the subdivision.

The Stiles and May subdivision contained twenty-five lots, which stretched between the St. Johns River and Plainfield Avenue. Only three lots, however, fronted along the St. Johns River, all of which Stiles and May retained until their deaths in the 1890s. With few lots facing the river and initiated only a few years before the 1894-1895 freezes, the

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subdivision had little development other than citrus groves and the May House. About 1908, the widows of Stiles and May began selling the river front property and adjacent lots.

A few houses appeared along the river within several years. Among the oldest is the Carnes House, located at 1506 River Road (Photo #8). Jesse V. Carnes, a wholesale fish merchant, completed the house about 1912. A native of Steubenville, Ohio, Carnes settled in Jacksonville in 1893, where he established the J.V. Carnes Company, a fish processing plant. In 1895, he married Grace Ming of Kansas, and in 1904, the Carneses moved to Orange Park where Jesse continued the operation of the business. He became active in politics and served as mayor between 1919 and 1922, and then again between 1933 and 1937. He was also elected to several terms as a councilman, and served as chair of the Clay County Democratic Executive Committee. Grace, his wife, became active in Orange Park's civic and religious activities, serving as president of the Orange Park Woman's Club and Grace Episcopal Church's Auxiliary.

A five acre tract of Stiles's former holdings was acquired in 1911 by Lincoln and Emma Spencer of Jacksonville who developed the houses at 1434 and 1454 River Road about 1913 (Photos #9&7). The Spencers lived in Orange Park until about 1916, when they moved to Jacksonville. Lincoln was secretary of the Marshall and Spencer Company of Jacksonville, a building supply company. James Gurren, a builder, supervised construction. The Spencers probably occupied the dwelling at 1434 River Road, and developed the dwelling at 1454 River Road for rental property. The Spencers retained ownership of the two properties until 1917, when they divided their holdings, selling the house at 1454 River Road to John and Mayme Elton of Jacksonville.

Elton, a real estate agent with an office in Jacksonville's Bisbee Building, also used the home as a seasonal and weekend retreat. He sold the residence about 1919 to Richard Sasnett, a native of Georgia who arrived in Jacksonville about 1917 and for a brief period operated a real estate company. Several years later, he moved to Orange Park, but maintained his business contacts in Jacksonville, serving as the secretary of the New Riverside Apartments Company. Between 1913 and 1915, Spencer served as a commissioner on the Orange Park town commission, as town clerk in 1914, and between 1929 and 1931, he served as mayor of the town. About 1920, he built a second, smaller dwelling behind the house for his mother-in-law, Lucy Bophern. Meanwhile, about 1919, the Spencers sold the dwelling at 1434 River Road (Photo #7) to Henry Ainsworth, a Florida native and machinist in Orange Park.

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PARK, CLAY COUNTY, FLORIDA

In the 1920s, new dwellings appeared and others changed ownership. Some of May's former holdings were reassembled and then subdivided by Joseph G. Allen, Orange Park's tax collector. Allen, a native of Ohio, moved to Orange Park about 1905 with his parents who lived on Plainfield Street. Joseph worked as a railway postal clerk for several decades before serving as tax collector for the town. The subdivision, located south of the intersection of River Road and Stiles Avenue beside the St. Johns River, consisted of five acres, which was subdivided and recorded as J.G. Allen's subdivision in March 1923. About 1924, Allen financed the construction of the dwelling at 1410 River Road to provide a new home for himself and his mother, Anna E. Allen (Photo #4). Anna served as treasurer of the Orange Park Woman's Club in 1929, the organizational year of the club and the year it built a clubhouse on Kingsley Avenue. In 1925, following year, W.A. Stewart acquired land from Joseph Allen and constructed the cottage at 1404 River Road. Later, about 1935, V.H. Sellers of Duval County acquired the property as his residence.

The largest dwelling constructed during the 1920s is at 167 Stiles Avenue (Photo #5). It was completed in 1926 for C. Finley and Maud Knight. Finley served as the secretary of the E.H. Thompson Company, a Jacksonville hotel supply business, and as mayor of Orange Park in 1932. He sold his Orange Park house in 1931 to Calista Miller also of Jacksonville. Calista, a widow, occupied the residence as her retirement home. Her husband, William, had operated a granite and marble company in Jacksonville during the 1910s and early 1920s.

More affluent families bought properties in the community in the 1920s and 1930s. The Carnes sold their home at 1506 River Road (Photo #8) in 1922 to Robert Milam, a partner in Jacksonville's prestigious law firm Milam & Milam. A native of Kentucky, Milam was graduated from the University of Florida in 1885, attended law school at the University of Kentucky, and then practiced law in Leesburg, Florida, and Dallas, Texas, before arriving in Jacksonville in 1916, where he and his sons established the law firm. Milam served as the Town of Orange Park's attorney in 1914. He sold his Orange Park home in 1927 to Oliver Griner, a Jacksonville insurance agent who later opened a real estate company in that city. Indicative of the hardships brought by the onset of the Great Depression, Griner lost the property to foreclosure in 1930. In 1936, the house was acquired by the Southern District Home of Aged British, which used the residence as a retirement home until 1948. Incorporated in Clay County in March 1931, the Southern District Home for the Aged British was organized by Jacksonville residents Mary Sproul, Josephine Darby, Gladys Woolston,

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Edith Dahl, and Ada Moore. Apparently a well-funded organization, the District Home provided for a \$260,000 indebtedness cap in their charter.

Since the 1870s, English immigrants had been involved with developing settlements and towns in Florida. The English colony movement, as it was termed in the late nineteenth century, gained impetus in 1880s when British investors and London land agents published hyperbolic pamphlets and sporting papers on the moderate Florida climate and fabulous wealth available through the cultivation of citrus. Central Florida especially became a popular site for immigrants. Jacksonville's rise to prominence as an important southern port drew the attention of the English Parliament, which established a consulate there about 1909. The Southern District Home for Aged British in Orange Park is part of a rich English tradition in Florida.

The small residence at 142 Stiles Avenue (Photo #6) is the only dwelling constructed in the district during the Depression Era. Completed in 1940, the house originally served as the residence of Wilbur Sellers, an assistant manager for the Fulton Loan Service of Jacksonville.

Non-contributing historic-period residence

The distinctive residence at 154 Stiles Avenue (Photo #10) was relocated from Jacksonville's Riverside neighborhood to Orange Park about 1955. The owner, Vernice Miller, worked with Ivan Smith, a principal in Jacksonville's Reynolds, Smith & Hills architectural firm, to assure the integrity of the house, which was moved in three sections. The house was built about 1910 at 1143 Riverside Avenue by Courtland Buckman, a prominent Jacksonville businessman whose ancestors included many prominent historic American figures. The house was expanded about 1925 to include a carriage and guest house.

ARCHITECTURAL SIGNIFICANCE

The buildings in the district date from several periods of community development, and constitute the best concentration of historic buildings that remain in the city. The houses of the district embody several good examples of Bungalow/Craftsman, Colonial Revival, and frame vernacular building traditions of the early twentieth century.

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RIVER ROAD HISTORIC DISTRICT, ORANGE
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Section number 10 Page 1

**RIVER ROAD HISTORIC DISTRICT, ORANGE
PARK, CLAY COUNTY, FLORIDA**

VERBAL BOUNDARY DESCRIPTION

See attached scaled map of the River Road Historic District.

BOUNDARY JUSTIFICATION

The boundary encloses a concentration of historic buildings associated with the development of the Town of Orange Park.

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PHOTOGRAPHIC LIST

1. River Road Historic District, Orange Park
2. Clay County, Florida
3. Sidney Johnston
4. 1996
5. Historic Property Associates., St. Augustine, Florida
6. Intersection of River Road and Stiles Avenue, looking south
7. Photo #1 of 10

Numbers 2-5 are the same for the remaining photographs.

6. River Road, looking north
7. Photo #2 of 10

6. Stiles Ave., looking southeast
7. Photo #3 of 10

6. 1410 River Rd., Main facade, looking west
7. Photo #4 of 10

6. 167 Stiles Ave., Main facade, looking north
7. Photo #5 of 10

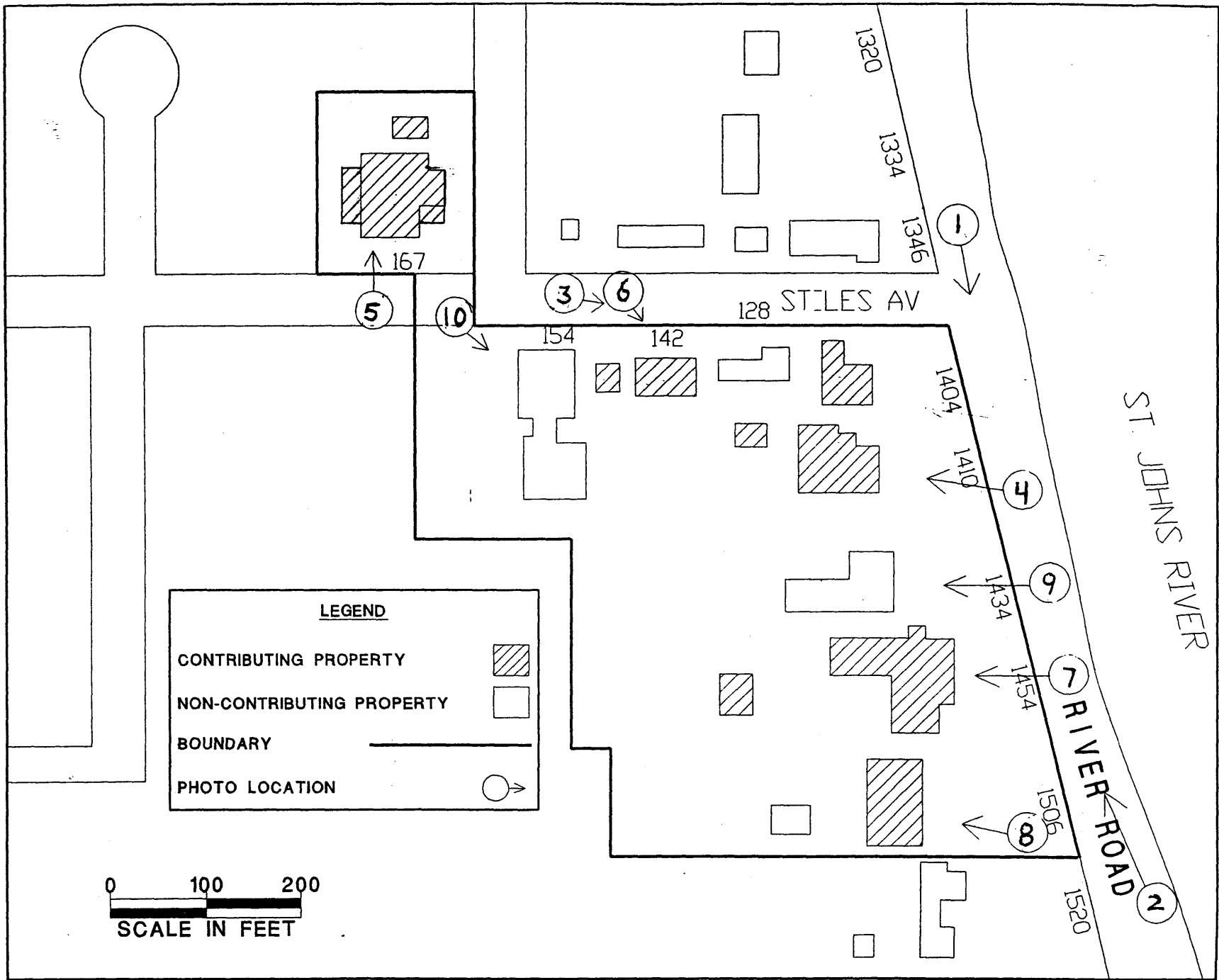
6. 142 Stiles Ave., Main facade, looking southeast
7. Photo #6 of 10

6. 1454 River Rd., Main facade, looking west
7. Photo #7 of 10

6. 1506 River Rd., Main facade, looking northwest
7. Photo #8 of 10

6. 1434 River Rd., Main facade, looking west
7. Photo #9 of 10

6. 154 Stiles Ave., Main facade and west elevation, looking southeast
7. Photo #10 of 10



RIVER ROAD HISTORIC DISTRICT
 ORANGE PARK, FLORIDA
 CLAY CO.



PREPARED BY
 HISTORIC PROPERTY ASSOCIATES
 SEPTEMBER 1996