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NATIONAL REGISTER

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 an 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 Strawn Historic Agricultural District

other names/site number N/A

2. Location

street & number Bounded by Broderick & Retta streets and by Central & Dundee avenues. not for publication

city or town DeLeon Springs vicinity

state Florida code FL county Volusia code 127 zip code 32130

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 8/3/93
Signature of certifying official/Title Date

State Historic Preservation Officer, Division of Historical Resources
State of 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.

removed from the National Register.

other, (explain:)

Signature of the Keeper Patricia Adams Date of Action 9/13/93

Strawn Historic Agricultural District
Name of Property

Volusia, Florida
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)

- building(s)
- district
- site
- structure
- object

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

Contributing	Noncontributing	
<u>17</u>	<u>1</u>	buildings
<u>1</u>	<u>1</u>	sites
		structures
		objects
<u>18</u>	<u>2</u>	Total

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

Citrus Industry Resources of
Theodore Strawn, Inc.

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

Domestic/Seasonal Residence
Domestic/Single Dwelling
Agriculture/Barn
Agriculture/Outbuilding

Current Functions
(Enter categories from instructions)

Vacant
Domestic/Single Dwelling
Agriculture/Barn
Agriculture/Outbuilding

7. Description

Architectural Classification
(Enter categories from instructions)

No Style/Wood Frame Vernacular

Materials
(Enter categories from instructions)

foundation Concrete
walls Wood
Metal
roof Metal
other Wood: Bell Tower
Wood: Ventilator

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.

Areas of Significance

(Enter categories from instructions)

Agriculture

Community Planning and Development

Period of Significance

c. 1922- 1942

Significant Dates

c. 1922

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

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 67) 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 # _____

Primary location of additional data:

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

Name of repository:

Strawn Historic Agricultural District
Name of Property

Volusia, Florida
County and State

10. Geographical Data

Acreage of Property 2 approximately

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>17</u>	<u>466060</u>	<u>3220660</u>
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 Carl Shiver, Historic Sites Specialist

organization Bureau of Historic Preservation date July 21, 1993

street & number 500 South 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 Theodore Strawn, Inc.

street & number Post Office Box 68 telephone _____

city or town DeLeon Springs state Florida zip code 32130-0250

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 to amend existing 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.

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Description

Summary Paragraph

The Strawn Agricultural District comprises a two acre tract of land containing 20 buildings and structures located on the north half of city block 24 in the town of DeLeon Springs. The district is bounded by Dundee Avenue, Broderick Street, Central Avenue, and the south half of block 24. Seventeen buildings and one structure dating between c. 1902 and c. 1942 represent the contributing resources in the district. The buildings consist of dwellings, barns, and a variety of outbuildings and sheds. The one contributing structure is a brick well. The noncontributing resources consist of one barn and the remains of a windmill or water tower. All of the buildings in the district are wood frame vernacular structures that are one to two stories in height and have either wood or metal exterior siding. All of the resources are directly or indirectly associated with citrus cultivation.

Supporting Narrative

The historic district is located near the center of the residential section of DeLeon Springs, lying two blocks east of U.S. Highway 17 and two blocks south of Reynolds Road, the latter an important secondary corridor. The district is contained within a one block area defined by Broderick and Retta streets and Dundee and Central avenues. The landscape rolls gently to the south, where a large pasture extends to Highway 17. A fernery lies to the east and residential buildings dot the area to the west and north. Wood and steel mesh fences extend between and around buildings, separating pasture areas from the buildings.

The district lies within lots 1 and 2 of block 24, Beardsley's DeLeon Springs Subdivision. Lots 3 and 4 of block 24 are also presently owned by Theodore Strawn, Inc., but consist of pasturage and buildings not associated with the historic development of the district. Most of the barns are concentrated along Broderick Street, and three of the residences are grouped along Dundee Avenue. Secondary structures include garages and sheds.

The district was created by the Strawn Company to provide housing for laborers, store equipment and grain, and shelter animals that pulled equipment used in the citrus groves owned by the company. The residence at 208 Broderick Street (photograph 14) was the only building located in the area when Theodore

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Description

Strawn acquired the property in 1912. The district developed mainly during the 1920s and 1930s.

Although the residences give the district the appearance of being a company town, there was never a store or any of the components usually associated with such developments. However, the complex provided a convenient arrangement in the daily work routine of seasonal employees, and for the storage and maintenance of equipment and animals used in the cultivation and management of the company's citrus groves.

Architectural Styles

The historic district contains several good examples of frame vernacular construction. Barns predominate in the district in both number and size. The Bell Barn, located at 226 Broderick Street near the northeast corner of the district (Photo 6), is among the largest buildings in the district. It is a two-story structure with a gable roof covered with crimped metal sheeting. Its most distinctive feature is a short bell tower located near the gable end. Large sliding wood doors provide access into the interior. The bell once called workers to assemble at the barn at the beginning of each work day and announced quitting time at day's end to laborers in the surrounding fields.

The Mule Barn at 222 Broderick Street (Photo 8) lies sixty feet southwest of the Bell Barn and is a two and a half story structure with a large gable roof. The exterior walls feature vertical board-and-batten siding on the first story and drop siding on the walls above. Knee braces are found in the gable ends of the buildings and a large ventilator stands astride the roof ridge. A large sliding wood door provides access to the building.

The Granary at 218 Broderick Street (Photos 11 and 12) is a small one-story barn located about forty feet west of the Mule Barn. It also has drop siding on the exterior walls and features a large ventilator on its roof ridge. The building has no windows but has louvered vents along the side elevations to provide interior ventilation.

The five residences in the district are all wood frame vernacular structures. The oldest of those is located at 208 Broderick Street near the northwest corner of the district (Photo 14). The building is two stories in height and has a gable roof and a veranda that embraces two elevations. Drop siding serves

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as the exterior wall fabric and the house has brick chimneys and 2/2 light double-hung sash windows.

Three small residences are closely grouped together at the northeast corner of the district at the intersection of Broderick Street and Dundee Avenue (Photos 2-5). The dwellings are duplexes built in the mid-1920s to house seasonal laborers. They are all one and a half stories in height, have gable roofs with integrated front porches and brick chimneys. There are knee braces in the gable ends, and there is a small shed porch at the rear of each structure. The two main entrances at the front of each house define its duplex character. The main windows are double hung sashes with 6/6 lights.

Noncontributing Resources

The barn at 214 Broderick Street (Photo 13) is vernacular structure built about 1955. It is two and a half stories in height and has a gable roof covered with crimped metal sheeting. The exterior wall fabric is corrugated metal. Large metal sliding doors provide access into the interior. Although the barn was constructed after the historic period of development, its massing, materials, and design are compatible with the contributing structures in the district. The other noncontributing structure in the district is the remains of a windmill or water tower located near the barn at 212 Broderick Street. Only the tower frame remains of this structure which was probably erected during the 1920s or 1930s.

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List of Resources

List of Contributing Resources

<u>Address</u>	<u>Style</u>	<u>Date</u>	<u>Use</u>
<u>Broderick Street</u>			
208	Frame Vernacular	c. 1902	Residence
208 (rear)	Frame Vernacular	c. 1925	Garage
210	Frame Vernacular	c. 1935	Agriculture
212	Frame Vernacular	c. 1935	Agriculture
216	Frame Vernacular	c. 1941	Agriculture
218	Frame Vernacular	1922	Agriculture
220	Frame Vernacular	1923	Agriculture
222	Frame Vernacular	1927	Agriculture
224	Frame Vernacular	1923	Agriculture
226	Frame Vernacular	1926	Agriculture

Central Avenue

4929	Frame Vernacular	c. 1935	Residence
4929 (rear)	Frame Vernacular	c. 1935	Garage
N/A	N\A	c. 1925	Brick Well

Dundee Avenue

4934-4936	Bungalow	1926	Residence
4934-4936 (rear)	Frame Vernacular	1926	Outhouse
4940-4942 (rear)	Frame Vernacular	1926	Outhouse
4940-4942	Bungalow	1926	Residence
4956-4958	Bungalow	1926	Residence

Noncontributing Buildings

Broderick Avenue

212 (Side)	Metal Vernacular	c. 1935	Water Tower
214	Frame Vernacular	c. 1955	Barn

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Photographs

List of Photographs

1. Barns & Outbuildings, Historic Stawn Agricultural District
2. DeLeon Springs, Florida
3. Sidney Johnston
4. 1992
5. Historic Property Associates
6. South Elevations of Granary, Mule Barn, and Bell Barn,
Looking Northeast
7. Photo No. 1 of 16

Numbers 2-5 Are the Same for the Remaining Photographs.

1. 4934-4958 Dundee Avenue, Historic Stawn Agricultural District
6. East and South Elevations, Looking Northeast
7. Photo No. 2 of 16

1. 4940-42 Dundee Avenue, Historic Stawn Agricultural District
6. Main (East) Facade and South Elevation, Looking Northwest
7. Photo No. 3 of 16

1. 4934-4958 Dundee Avenue, Historic Stawn Agricultural District
6. East Facades and North North Elevations, Looking South
7. Photo No. 4 of 16

1. 4956-4958 Dundee Avenue, Historic Stawn Agricultural District
6. Intersection of Dundee Avenue and Broderick Street, Looking
Southwest
7. Photo No. 5 of 16

1. 226 Broderick Street (Bell Barn), Historic Stawn Agricultural
District
6. North and West Elevations, Looking Southeast
7. Photo No. 6 of 16

1. 224 Broderick Street (Vehicle Barn), Historic Stawn
Agricultural District
6. North and East Elevations, Looking Southwest
7. Photo No. 7 of 16

1. 222 Broderick Street (Mule Barn), Historic Stawn Agricultural
District
6. North Elevation, Looking South
7. Photo No. 8 of 16

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Photographs

1. 220 Broderick Street (Equipment Barn), Strawn Agricultural Historic District
6. North Elevation, Looking South
7. Photo No. 9 of 16

1. 216 Broderick Street (Small Barn), Historic Stawn Agricultural District
6. North and East Elevations, Looking Southwest
7. Photo No. 10 of 16

1. 218 Broderick Street (Granary), Historic Stawn Agricultural District
6. North Elevation, Looking South
7. Photo No. 11 of 16

1. 218 Broderick Street (Granary), Historic Stawn Agricultural District
6. West and North Elevations, Looking Southeast
7. Photo No. 12 of 16

1. 214 Broderick Street, Historic Stawn Agricultural District
6. North West Elevations, Looking Southeast
7. Photo No. 13 of 16

1. 208 Broderick Street, Historic Stawn Agricultural District
6. Intersection of Central Avenue and Broderick Street, Looking Southeast
7. Photo No. 14 of 16

1. 210-212 Broderick Street (Barns & Sheds), Historic Stawn Agricultural District
6. West Elevations, Looking East
7. Photo No. 15 of 16

1. 4929 Central Avenue, Historic Stawn Agricultural District
6. Main (West) Facade and North Elevation, Looking Southeast
7. Photo No. 16 of 16

United States Department of the Interior
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Continuation SheetSection number 8 Page 1 SignificanceSummary Paragraph

The Historic Strawn Agricultural District is significant on the local level under criterion A in the areas of Agriculture and Community Planning and Development. The district is essentially a company town established by the Theodore Strawn Company within the city limits of DeLeon Springs for the purpose of maintaining the company's citrus operations in the surrounding area. The district, which developed during the period from 1922 to 1935, contains residences used to house seasonal workers employed in the cultivation and harvesting of citrus, barns needed to shelter animals and equipment, and other buildings and structures used in the operation of the business. The district is also associated with Theodore Strawn, a pioneer in the development of the citrus industry in DeLeon Springs. The district contributes to the Historic Citrus Industry Resources of DeLeon Springs Property nomination under the historic context discussed and represents F.1 and F.2 associated property types.

Supporting Narrative

Theodore Strawn was born in Illinois in 1870. He attended Northwestern University where he studied law and was admitted to the Illinois bar in 1896. He came to Florida in the early 1880s to visit his father and mother, who had settled in DeLeon Springs (then called Spring Garden) in 1880. His father, Robert Strawn, became a winter resident of the community and purchased several citrus groves in the vicinity of the settlement. He also continued to keep the family farm in Illinois, returning there each year in the spring. Theodore Strawn began making regular visits to Florida after 1897, and about 1905 he began investing real estate in DeLeon Springs and purchase a number of citrus groves in the area.

He assembled large citrus holdings over the following decades by acquiring existing groves that other growers could not make profitable. He systematically fertilized those groves and through careful cultivation that employed the latest scientific research generally made them profitable within three years. He began a citrus packing operation about 1909, establishing his own "Bob White" brand. Initially he worked from a small tent, moving from grove to grove boxing oranges. In 1912, Strawn financed the construction of a two-story packing house located near the DeLeon Springs railroad depot, and by 1915 had become one of the major citrus growers in Central Florida, cultivating nearly 100 acres of groves and shipping nearly 20,000 boxes of oranges annually.

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Significance

It was during this period that Theodore Strawn purchased block 24 of Beardsley's DeLeon Springs Subdivision, an eight acre tract of land divided into four lots located in the heart of the residential section of DeLeon Springs. The area had been platted in 1886, coinciding with the arrival of the railroad in the community. In 1901, a livery stable owner named Harve Pursell bought the entire block and constructed the two-story residence (Photo 14) that still stands at 208 Broderick Street. He also constructed on the property a livery stable and blacksmith shop that were later removed or demolished. Pursell sold the property to Theodore Strawn in 1912. Strawn held it as an investment for several years, renting out Pursell's former residence.

About 1915, Strawn sold the house and property to Perry Tedder, another citrus grower, then later repurchased lots 1 and 2 of Block 24. However, it was not until the early 1920s that Strawn began to develop the property for the purpose of directly supporting his citrus operations in DeLeon Springs. He constructed buildings to store feed for livestock and to house equipment used in cultivating his groves and transporting citrus to the packing house. The Granary at 218 Broderick Street (Photos 11 and 12) was erected in 1922 and was followed a year later by the equipment and storage buildings at 220 and 224 Broderick Street (Photos 7 and 9). Theodore Strawn's death in 1925 ended his association with development of the property.

The property passed to his wife, Candace, and his four sons, Robert, Chester, Gordon, and Theodore, Jr., who continued to operate and expand the citrus operations begun by Theodore Strawn. Over the next decade the Theodore Strawn Company constructed more barns and several worker's dwellings to improve the efficiency of the management of the citrus groves. Three wood frame duplex residences (Photos 1-5) were erected along Dundee Avenue in 1926. The same year saw the construction of the Bell Barn (Photo 6) at 226 Broderick Street, followed by the erection of the Mule Barn (Photo 1 and 8) at 222 Broderick Street a year later. Each morning the bell called employees to the barn, which served as the gathering place in which laborers received their daily assignments. The Mule Barn, a large structure found southwest of the Bell Barn, was built to shelter the mules that pulled equipment and wagons.

Five more buildings were added to the property between 1935 and 1941. These included the one-story, wood frame worker's dwelling at 4929 Central Avenue (Photo 16). In 1941, the company

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erected the barn at 216 Broderick Street (Photo 10) to provide more space for storing farm vehicles.

Community Planning and Development

The significance of the buildings found in the Historic Strawn Agricultural District does not lie in the style of any particular structure, but in the fact so many building types associated with historic agricultural activities are gathered in one place and largely retain their original physical integrity. The siting of the buildings also displays thoughtful planning, with worker housing in close proximity facing streets, while the barns and other buildings are set near the streets or deeper in the block, depending upon their purpose, such as the storage of vehicles. The Granary is near the Mule Barn, which leads to a pasture on one side and vehicle and equipment barns on the other. The houses and barns are vernacular structures whose design and size partly reflect their purpose. They are simple in design and were intended as rudimentary living quarters for seasonal workers, shelter for animals and grain, and protection from the weather for vehicles and equipment. A variety of roof lines and pitches, exterior wall fabrics, orientation, setback, and massing give the district a distinctive ambience that is certainly rare among historic agricultural resources in Florida.

Although not actually a company town--there was never a company store or other facilities to provide for the broader needs and welfare of the workers--the district nevertheless has many of the essential components associated with company towns in rural Florida. The buildings are not merely a collection of independent functional vernacular structures that by chance exist today in close proximity to one another but were all erected as support elements of a single, overall business operation that creates a significant architectural complex. The district developed over the period of more than a decade and some buildings during that time were enlarged or altered to serve additional purposes; however, the district retains its basic integrity to a high degree. The property is still owned by the Theodore Strawn Company.

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Boundary Description & Justification

Boundary Description

As shown on the district map. The district comprises lots 1 and 2 of Block 24 in Beardsley's Subdivision in the town of DeLeon Springs.

Boundary Justification

The district as shown on the map contains all of the buildings and structures associated with the historic development of the district.