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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 Carroll Building

other names/site number Apopka Historical Society Museum/80R3514

2. Location

street & number 407-409 South Park Avenue n/a not for publication

city or town Apopka n/a vicinity

state Florida code FL county Orange code 95 zip code 32704

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 1/29/93
Signature of certifying official/Title Date
Florida Division of Historical Resources, Bureau of Historic Preservation
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 Delores Byars Entered in the National Register Date of Action 3/4/93

Carroll Building
Name of Property

Orange 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)

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

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

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

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

n/a

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

Health Care: Medical business/office

Current Functions
(Enter categories from instructions)

Recreation & Culture: Museum

7. Description

Architectural Classification
(Enter categories from instructions)

Other: Masonry Vernacular

Materials
(Enter categories from instructions)

foundation Brick

walls Brick

roof Asphalt

other Concrete

Wood

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)

Health/Medicine

Architecture

Period of Significance

1932-1943

Significant Dates

1932

Significant Person

(Complete if Criterion B is marked above)

n/a

Cultural Affiliation

n/a

Architect/Builder

Unknown/Harris, W.G.

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:

Carroll Building
Name of Property

Orange Co., FL
County and State

10. Geographical Data

Acreage of Property Less than 1 acre

UTM References

(Place additional UTM references on a continuation sheet.)

1	1 7	4 5 0 2 3 0	3 1 7 1 5 0 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/Barbara E. Mattick, Historic Sites Specialist

organization Bureau of Historic Preservation date January 1993

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

city or town Tallahassee state Florida zip code 32399-0250

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

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

Additional items

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

Property Owner

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

name City of Apopka

street & number Post Office Box 1229 telephone (407) 889-1700

city or town Apopka state FL zip code 32704-1229

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.

United States Department of the Interior
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Continuation SheetSection number 7 Page 1 Carroll Building, Apopka, Orange Co., FL**SUMMARY**

The Carroll Building is located at 407-409 South Park Avenue in downtown Apopka, Orange County, Florida. A Masonry Vernacular design, it measures approximately fifty by thirty feet and was constructed as a physician's office and apartment. One of few historic buildings associated with Apopka's commercial area, the brick Carroll Building, with its parapeted, sloped roof, retains much of its original architectural integrity, including cast concrete detailing, 8/1, 4/1, and 6/1 windows and 15-light French doors.

Setting

The Carroll Building is located near the center of Apopka's commercial area near the intersection of Main Street and South Park Avenue. Park Avenue is an important secondary transportation artery. To the north lies Main Street (U.S. Highway 441), which serves as the primary corridor through town. Two buildings lie immediately north of the Carroll Building. Apopka's city hall and accompanying parking lot are located to the east and south, respectively, and several commercial buildings lie on the west side of Park Avenue.

Exterior

The Carroll Building, a two-story, Masonry Vernacular design, has a flat, sloped roof and a rectangular configuration. The front (west) elevation consists of a symmetrical facade and brick exterior wall fabric (photos 1, 2, 3). The facade terminates with a gabled parapet embellished with cast concrete coping and scroll consoles. Projecting pilasters with cast concrete bases and capitals frame the facade and are accentuated by a series of re-entrant corners, which are crowned by smaller capitals. Centered below the parapet is an inset ornamental cast concrete relief featuring stylized snail shell and butterfly motifs.

Fenestration on the first story consists of two 8/1 double-hung sash windows, which are centered between a pair of entrances, each glazed with fifteen rectangular lights. The south entrance opens into the physician's office, and the north provides access to second-story apartments. Simple brick ornamentation, in the form of square and rectangular designs, divide the first and second stories. Second-story fenestration

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is comprised of two 8/1 double hung sash windows, which are flanked by smaller 4/1 double hung sash windows. All window openings have cast concrete brick sills.

The south elevation (photo 4) rises two stories to a straight parapet. The wall surface is interrupted by 6/1 double hung sash windows arranged in an irregular pattern. Stucco serves as the exterior wall fabric for the south, east, and north elevations. The rear (east) elevation (photo 5) rises to a straight eave, across which extends a gutter that empties into two downspouts. Two 6/1 double hung sash windows punctuate the second story, and a single window and door opening are located on the first. The north elevation (photo 6) consists of a straight parapet and four double hung sash windows asymmetrically placed along the second story. A more recent one-story, masonry, commercial building, immediately to the north and set back approximately fifteen feet from the facade of the Carroll Building, shares a common wall along the first story. The newer building does not compromise the integrity of the Carroll building, for no window or door openings have been enclosed.

Interior

The south entrance to the building opens into what historically served as the waiting room for Dr. Carroll's patients (photos 3, 7). That room, along with the remainder of the first floor, presently serves as the Apopka Historical Society's headquarters. The rooms are finished with textured plaster walls and polychromatic tile baseboard with a repetitive abstract geometric pattern (photo 8). The south wall of the front room has a projecting hearth and chimney surround, which are surfaced with ceramic tile and two polychromatic ceramic tiles (photo 9). The mantelpiece is beveled wood. The north wall contains a glazed door, which provides access to a stair foyer. The east wall has a glazed rectangular opening, which served as a receptionist's window, and an offset door finished with fifteen rectangular panes leads to a long narrow corridor that extends the length of the building.

The remaining rooms on the first floor presently contain artifacts, memorabilia, manuscripts, maps, and other records collected and accessioned by the Apopka Historical Society. A number of rooms open on either side of the first-story corridor. On the north side of the corridor are an L-shaped bathroom with original black-and-white checkerboard flooring; a small

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irregular-shaped closet; a small rectangular storage room; and at the northeast corner of the building lies a storage room with a stairwell to the second story. The corridor extends to a rear foyer and entrance.

The primary access to the second story is by a quarter-turn stair with landing located at the northwest corner of the building (photo 10). The landing near the top of the stairs is protected by square wood newels, turned balusters, and a hand rail. The second story originally contained an apartment, complete with living room, bedrooms, bathroom, and kitchen. Although all the rooms presently contain office spaces, the original configuration, doors, hardware, and ceramic tile baseboards remain in place. The most ornate room is what was the living room, which contains a projecting hearth and chimney surround embraced by inglenooks (photo 11). A small bathroom has the original sink and black-and-white checkerboard floor.

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Section number 8 Page 1 Carroll Building, Apopka, Orange Co., FL

SUMMARY

The historic Cole Carroll Building in Apopka fulfills Criteria A and C for listing in the National Register of Historic Places. The building is significant under Criterion A in the area of Medicine because it was constructed as an office for Cole Carroll, a local physician, and served as the office of Thomas McBride, another local physician, through 1942. Carroll and McBride are two of the most significant doctors in Apopka's medical history, and their property is one of few historic buildings associated with health/medicine in Orange County and Florida. Under Criterion C, the building has further significance as one of Apopka's best remaining examples of Masonry Vernacular construction with architectural detail in Apopka. Built by W. G. Harris, a local contractor, the building retains a high degree of its architectural integrity.

HISTORICAL CONTEXT

Apopka (1885-1942)

Apopka, founded in the 1850s, experienced its first period of significant development during the 1880s, when large-scale cultivation of citrus and the development of railroads came to central Florida. Apopka was incorporated in 1882, but its development was hampered by a hard freeze in 1886, a yellow fever epidemic two years later, and a series of devastating freezes during the winter of 1894-1895. After the freezes, the local bank closed and newspapers ceased publication. Although the community was hailed in 1897 as the "Metropolis of West Orange", subdivision and construction activity remained lethargic, and it was nearly a decade before citrus trees produced at levels set in the early 1890s. In 1900, Apopka's population dipped to 218. Development in Apopka resumed at a moderate pace after the turn of the century, when it regained its reputation as an agricultural community. The population nearly doubled to 410 by 1910.

A revitalized agricultural industry and the formation of the Apopka Board of Trade in 1912 spurred economic growth. Citrus, one of Orange County's most important industries, experienced a boom about 1910. In Apopka, a citrus exchange was organized and truck farms for tomatoes and watermelons were established. Several lumber mills were also established. Nearly 1,000 acres of cotton were planted and a gin was installed to process the

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crop. The board of trade, which actively sought investors, cited the need for a newspaper, bank, citrus packing plants, hotels, government friendly to business and adequate transportation and public services for the struggling community. Although the citrus boom resulted in the construction of a number of buildings throughout the community, events associated with World War I slowed development. Because little military related activity occurred in Orange County, the economy experienced a mild recession, and a decline in lumber and citrus exports caused several saw mills and citrus packing houses to temporarily cease operations in Apopka. Even so, by 1920, the population had nearly doubled to 798.

In Florida, a land boom began almost immediately after World War I. In virtually every city and town in the state, new subdivisions were platted and lots were sold and resold for quick profits. In Orange County the population nearly doubled from 19,890 to 38,325 between 1920 and 1925, and property assessments rose five-fold, from \$7 million to \$35 million, between 1917 and 1927.

Apopka benefitted from its proximity to Orlando, which maintained a metropolitan character and served as a crossroads for several state and federal highways. Apopka's population increased from 798 to 1,001 in the first five years of the decade. Several new public buildings were erected and roads brick paved. Nearly twenty-five residential subdivisions were established, and numerous residences were built throughout the community.

The boom collapsed in 1926, however, and Florida fell into economic depression a few years ahead of the rest of the nation. Little development occurred in Apopka during this period. The population grew slowly, and amounted 1,312 in 1940. Only three small subdivisions were created, and most dwellings built during the period were small frame residences. A few large residential buildings were constructed early in the decade on empty lots left from an earlier period of development. Construction in the commercial area was also limited to a handful of buildings.

HISTORICAL SIGNIFICANCE

Cole Carroll, born in Lamont, Florida in 1885, was graduated from the Atlanta School of Medicine about 1910. Although there had been several physicians in Apopka since the 1880s, none had

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Doctor of Medicine degrees. In 1913, when Carroll arrived in Apopka to establish a medical practice, he was the first and for thirteen years was the only physician with an M.D. degree in the community. He soon developed a successful practice, and also became a prominent businessman. For a number of years he owned the Converse Drug Store, which he later sold to W.B. Sheppard, a local pharmacist. He also established a citrus grove in the area, and served as vice president of the State Bank of Apopka.

In the early 1930s, Carroll financed the construction of a new building in which to house a doctor's office and residence. He hired W. G. Harris, a local builder, to supervise construction, which amounted to \$6,000 and was completed in 1932. Harris moved to Apopka about 1920 and during the land boom had a partnership with Lee Lovell, another local contractor. Their projects included many private residences in the area. Later, during the 1930s, Harris served on the Apopka city commission. The Carroll Building was among the largest projects completed by Harris in Apopka.

Carroll only used the building for one year, dying suddenly in 1933 at the age of forty-eight. In 1933, Thomas McBride, a local physician and surgeon who had opened a practice in Apopka in 1926, purchased the building. McBride, a native of Missouri, was graduated with an M.D. from Jefferson Medical College in Philadelphia in 1925, and moved to Apopka the following year. After the death of Carroll, he was the only Doctor of Medicine and the only surgeon in Apopka until 1950, when he invited another M.D., Paul L. Summers, to join his practice. In 1938, when federal money was used to establish a county-wide system of public health clinics, McBride was instrumental in the establishment of an experimental clinic in Apopka. In addition to his private practice, McBride was on the staff at the Orange Memorial Hospital in Orlando, and was president of the Orange County Medical Society. McBride served the medical needs of the community for over fifty years, continuing to use the downstairs office and examination rooms of the Carroll Building until the 1980s, when the City of Apopka acquired the building. The second floor was maintained as an apartment until recently, and now contains office space. The building is now occupied by the Apopka Historical Society.

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ARCHITECTURAL CONTEXT

The historic Cole Carroll Building is a good example of Masonry Vernacular construction. Masonry Vernacular is defined as the common masonry construction technique of lay or self taught builders. Prior to the Civil War, vernacular designs were local in nature, being transmitted by word of mouth or by demonstration, and used native building materials extensively. With the coming of the American Industrial Revolution, mass production of building components exerted a profound influence on the appearance completed buildings assumed. Popular magazines featuring standardized manufactured building components, plans, and decorating tips flooded consumer markets and helped to make building trends universal throughout the country. The railroad also aided the process by providing cheap and efficient transportation for manufactured building materials. Ultimately, the individual builder had access to a myriad of finished architectural products from which he could pick and choose to create a design of his own.

Masonry Vernacular construction is more commonly associated with commercial building types than with residential architecture. In Florida, most examples predating 1920 are brick, but a number of older examples, which date between 1880 and 1915, feature the rough-face cast block popularized by Henry Hobson Richardson in his Romanesque buildings of the late-nineteenth century. During the 1920s, Masonry Vernacular designs were most often influenced by popular Spanish designs of the period. Primary masonry building materials included hollow tile and brick. Decorative elements were commonly limited to parapets, brick, cast iron, cast crete, and stonework incorporated into the primary facade. During the 1930s, Masonry Vernacular buildings, influenced by the International and Modernistic styles and the increased use of reinforced concrete construction techniques, took on an increasing variety of forms. Since World War II concrete block has been the leading masonry building material used in Florida.

ARCHITECTURAL SIGNIFICANCE

The historic Carroll Building embodies Masonry Vernacular construction. The two-story building displays cast crete and brick ornamentation not commonly found on small examples of the style. All of its original windows and doors remain, and the

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original detailing on the facade is relatively untouched. The interior retains its original woodwork, evidenced by the balustrade at the stairway, door and window surrounds, and mantles. The most distinctive interior detail is the original ceramic tile on the baseboards and fireplace surrounds. Built by W. G. Harris, an important Apopka contractor, the building retains a high degree of its original architectural integrity.

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BIBLIOGRAPHY

PRIMARY SOURCES

Published Documents

- City of Apopka. Minute, Plat, and Resolution Books.
- Florida Department of State. Florida, An Advancing State, 1907-1927. Tallahassee, 1928.
- Munn, Samuel. Bird's Eye View of Apopka, Florida. Boston, 1887.
- Sanborn Map Company. Fire Insurance Map of Apopka, Orange County, Florida. New York, 1917, 1924, 1930, 1945.
- U.S. Bureau of the Census. Fifteenth Census. 1930. Population. Washington, 1931.
- _____. Thirteenth Census. 1910. Population. Washington, 1913.
- _____. Twelfth Census. 1900. Population. Washington, 1901.

Newspapers

- Apopka Chief
- Florida Times-Union (Jacksonville)
- Orange County Citizen
- Orlando Sentinel

SECONDARY SOURCES

Books

- Bacon, Eve. Orlando: A Centennial History, 1875-1975. 2 vols. Chuluota, 1975, 1977.
- Blackman, William. History of Orange County, Florida. Orlando, 1927; facs. ed., Chuluota, 1973.

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Section number 9 Page 2 Carroll Building, Apopka, Orange Co., FL

Miner, Edward, comp. Masons at Work. Apopka, 1959.

Shofner, Jerrell. History of Apopka and Northwest Orange County.
Apopka, 1982.

Informants

John Land
Virginia Walters

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VERBAL BOUNDARY DESCRIPTION

The property occupies the south 29 feet of the north 86 feet of lots 35 & 36 in block F of the Town of Apopka Subdivision.

BOUNDARY JUSTIFICATION

The boundary encloses the property which has been historically associated with the Carroll Building.

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Photographs 1

Section number _____ Page _____ Carroll Building, Apopka, Orange Co., FL

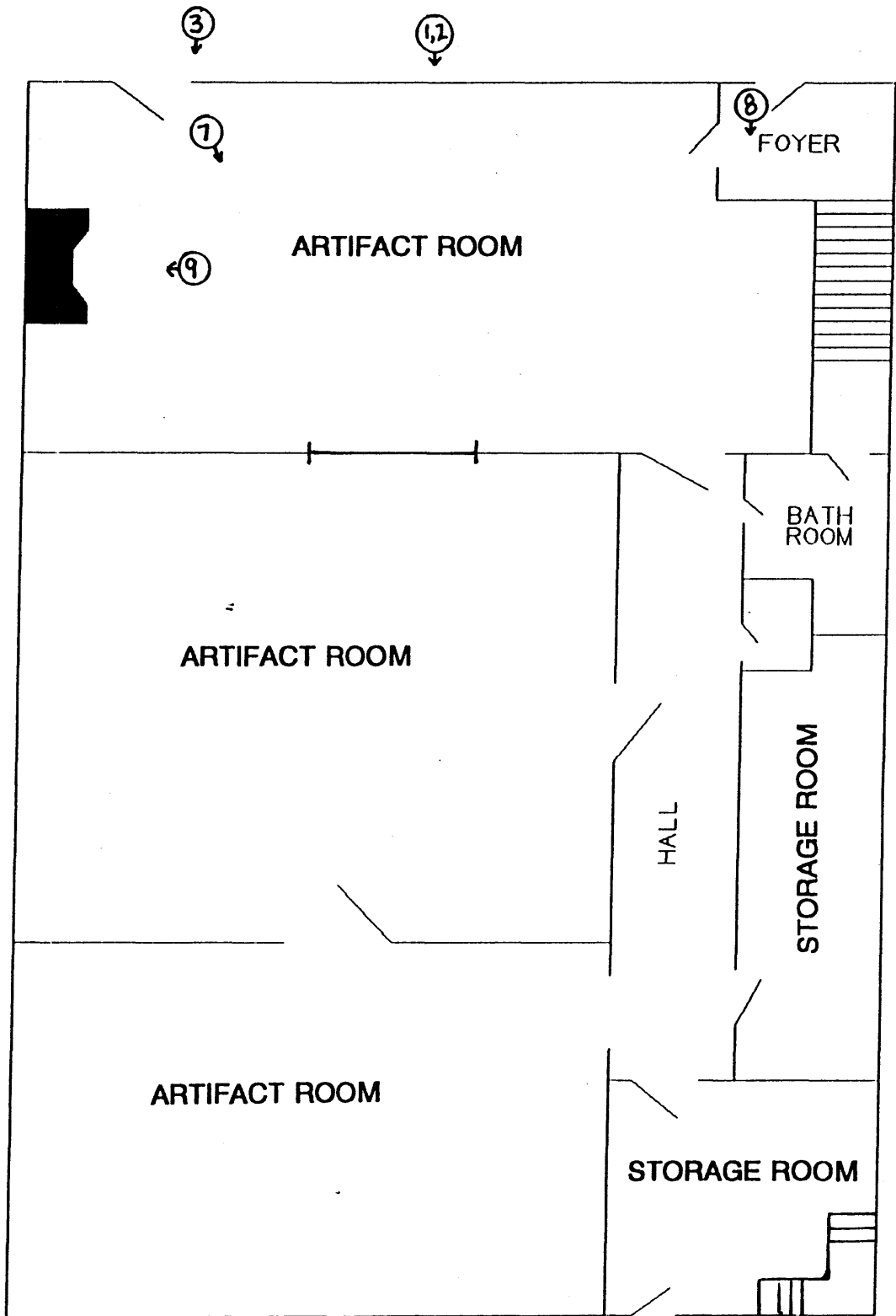
- 1 1) Carroll Building, 407-409 S. Park Avenue
 2) Apopka, Orange Co., FL
 3) Chip Bennett
 4) 1992
 5) Historic Property Associates, St. Augustine, FL
 6) Main (west) elevation, camera facing E
 7) 1 of 11

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

- 2 6) Second-story facade, camera facing E
 7) 2 of 11
- 3 6) S entrance on main facade, camera facing E
 7) 3 of 11
- 4 6) S elevation, camera facing N
 7) 4 of 11
- 5 6) S & E elevations, camera facing NW
 7) 5 of 11
- 6 6) N & W elevations, camera facing SE
 7) 6 of 11
- 7 6) S room, first floor (former waiting room, showing
 receptionist's window), camera facing NE
 7) 7 of 11
- 8 6) First floor baseboard tile, camera facing N
 7) 8 of 11
- 9 6) S room, first floor, showing fireplace, camera facing S
 7) 9 of 11
- 10 6) Second floor landing, showing balusters, camera facing NW
 7) 10 of 11
- 11 6) Second floor fireplace, camera facing S
 7) 11 of 11

CARROLL BUILDING
PHOTOGRAPH KEY
PRESENT FUNCTIONS

6



SCALE: 1" = 4'

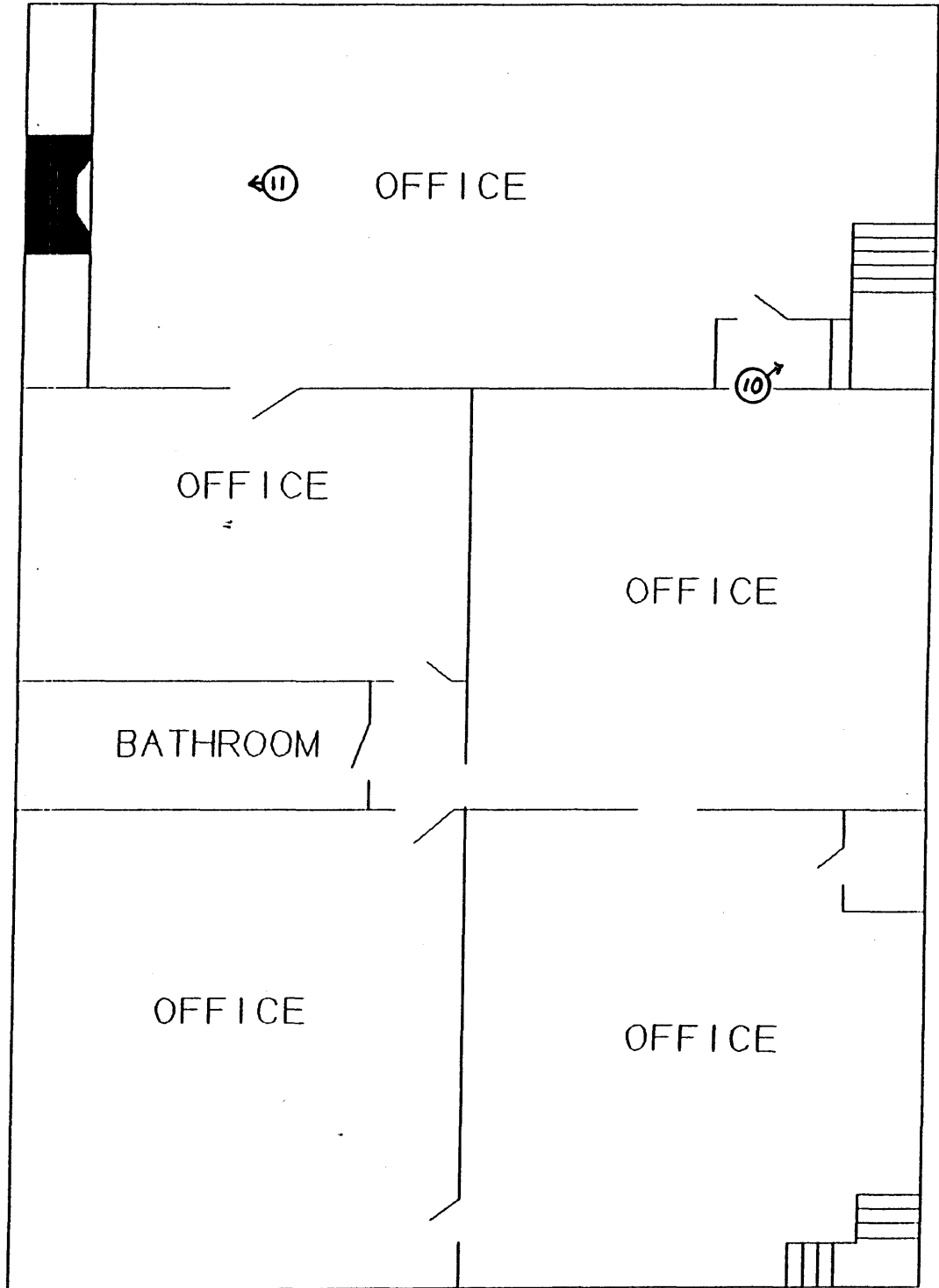


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FIRST FLOOR

Apopka, Orange Co., FL

CARROLL BUILDING
PHOTOGRAPH KEY

PRESENT FUNCTIONS



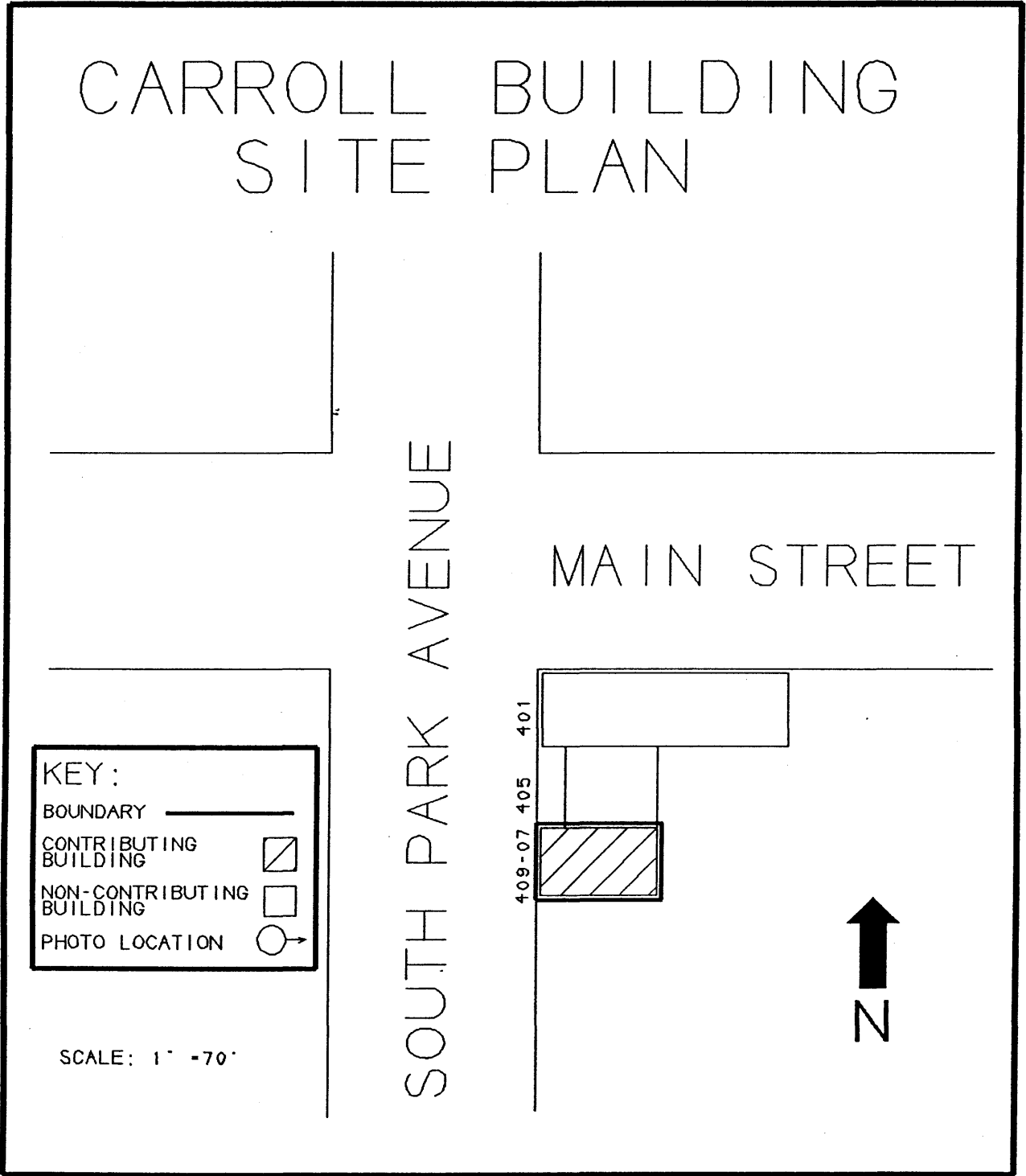
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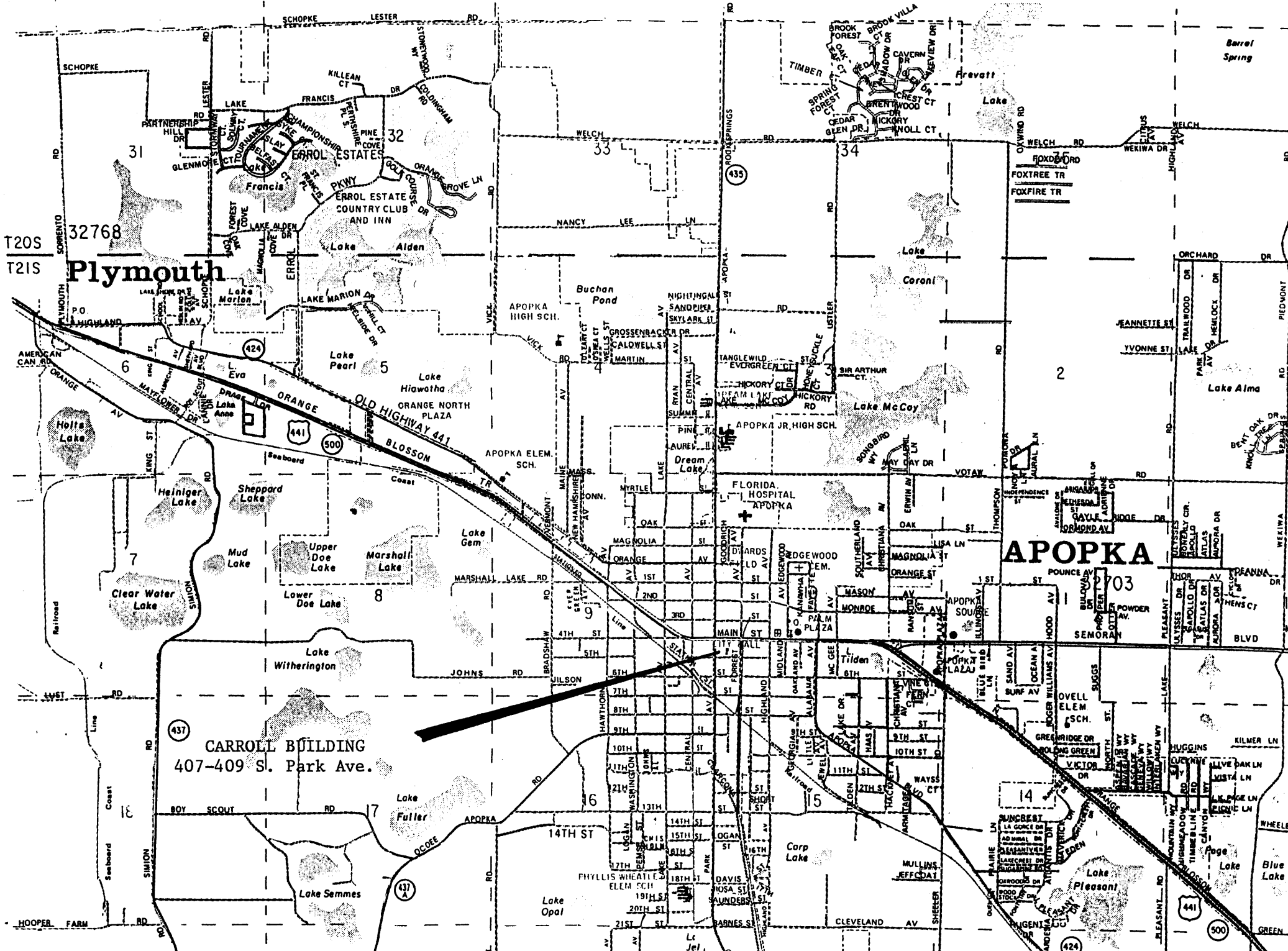


SECOND FLOOR

Apopka, Orange Co., FL

CARROLL BUILDING SITE PLAN





Plymouth

APOPKA

CARROLL BUILDING
407-409 S. Park Ave.

T20S 32768

T21S

PO HIGHLAND

AMERICAN CAN

ORANGE

Holls Lake

Heiniger Lake

Sheppard Lake

Mud Lake

Upper Doe Lake

Marshall Lake

Lower Doe Lake

Clear Water Lake

Lake Witherington

Lake Fuller

Lake Semmes

HOOPER FARM

SCHOPKE

LESTER

FRANCIS

ERROL

LAKE ALDEN

LAKE MARION

LAKE PEARL

LAKE HIWATHA

ORANGE NORTH PLAZA

LAKE GEM

LAKE MARSHALL

LAKE WITHERINGTON

LAKE FULLER

LAKE SEMMES

LAKE OPAL

LAKE PLEASANT

LAKE ALMA

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