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United States Department of the Interior
National Park Service

JAN 20 1993
NATIONAL REGISTER

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 Ryan & Company Lumber Yard

other names/site number Ryan Bros., Inc./80R3513

2. Location

street & number 215 East Fifth Street n/a not for publication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 1/25/93

Signature of certifying official/Title Florida Division of Historical Resources, Bureau of Historic Preservation
Date
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

~~Entered in the~~
National Register

Date of Action

Helene Byers

1/25/93

Ryan & Company
Lumber Yard
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	
2	0	buildings
0	0	sites
2	0	structures
0	0	objects
4	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)

Commerce: Business

Commerce: Storage

Current Functions
(Enter categories from instructions)

Commerce: Business

Commerce: Storage

7. Description

Architectural Classification
(Enter categories from instructions)

Other: Industrial Vernacular

Materials
(Enter categories from instructions)

foundation Concrete

walls Metal

roof Metal

other Wood

Glass

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)

Commerce

Period of Significance

1924-1943

Significant Dates

n/a

Significant Person

(Complete if Criterion B is marked above)

n/a

Cultural Affiliation

n/a

Architect/Builder

Unknown/Zepp, Francis

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:

Ryan & Company
Lumber Yard

Orange Co., FL

Name of Property

County and State

10. Geographical Data

Acreeage of Property Approximately 2 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1

1	7
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4	5	0	4	1	0
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3	1	7	1	5	4	0
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Zone

Easting

Northing

2

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3

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Zone

Easting

Northing

4

--	--

--	--	--	--	--	--

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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 Ryan Bros., Inc.

street & number 210 E. 5th Street telephone _____

city or town Apopka state FL zip code 32703-5316

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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Continuation SheetSection number 7 Page 1 Ryan & Company Lumber Yard, Apopka,
Orange Co., FL**SUMMARY**

The historic Ryan & Company Lumber Yard at 210 East Fifth Street near downtown Apopka, Orange County, Florida, includes four Industrial Vernacular resources constructed for Ryan & Company in 1924: 2 one-story buildings and 2 one-story structures. The facility is associated with one of Apopka's oldest businesses and with the lumbering industry, which played an important role in Apopka's economy from the 1880s until the mid-twentieth century.

Setting

The Ryan & Company Lumber Yard is located two blocks southeast of Apopka's commercial district. U.S. Highway 441, known locally as Main Street, lies one block to the north. Located on the east side of the intersection of Forest Avenue and Fifth Street, the property includes approximately two acres. The surrounding blocks contain a light concentration of residential and public buildings. The terrain is flat and a few oak trees provide shade in the area. Two non-contributing buildings, a storehouse and a saw mill (photos 14 & 15), lie to the east of the nominated property. Because they were built outside the period of significance, they are excluded from the boundaries.

Office and Warehouse Building**Exterior**

The primary building of the property contains the company office and primary warehouse and measures approximately 60 by 170 feet. It has a front gabled roof surfaced in corrugated metal; the ridge is pierced by six ventilators or monitors (photo 1). The front (north) elevation of the building is comprised of a stuccoed facade, which rises one story to a stepped-and-gable parapet (photo 2). The facade features a central vehicular access bay flanked by a storefront and 1/1 double-hung sash and fixed windows. A 1/1 double-hung sash window is located directly above the access bay. The storefront, immediately east of the central bay, has a single entrance flanked by a pair of fixed windows. The entrance is protected by a flat roof with non-historic pent eaves surfaced with wooden shingles and supported by wooden posts with knee braces.

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The west elevation, like the remaining elevations of the building, is surfaced with corrugated metal (photos 3 & 4). The metal exterior wall fabric rises to within a foot of the eaves, which are left open to provide ventilation. Double-hung sash windows finished with 1/1 lights punctuate the metal fabric on the north half of the wall, while the south half has rectangular openings with swing-out doors surfaced in corrugated metal (photo 4). A center bay consists of a sliding door, which provides access to the warehouse.

The south (rear) elevation which displays the gable end has a central access door mounted on an interior roller track (photos 4 & 5). The east slope of the gable end is elevated to accommodate a loading bay that faces east.

The east elevation has a loading bay at the southeast corner, a shed extension halfway down the building, double-hung sash windows, and a brick flue (photos 1 & 6). The shed extension consists of a fuel storage area with an open entrance, a merchandise storage area accessed by a sliding door, and a tool storage room accessed by a paneled door. Immediately north of the tool storage room is a paneled entrance, which leads to the interior of the building and is flanked by a pair of 2/2 double-hung sash windows (photo 7). Double-hung sash windows with 2/2 lights are located in the north half of the east elevation, providing natural interior lighting for administrative offices.

Interior

The interior of the building is divided into business offices and warehouse space. The office area, located in the northeast corner of the building, is comprised of a showroom (photo 8), offices, restrooms, and a kitchen. The office area occupies about 15 percent of the interior space of the building. The showroom is accessed through the main entrance on the north facade. Although some alteration has occurred over time, the office area retains its original location within the building.

The interior of the warehouse can be accessed from the southwest corner of the showroom, as well as from numerous points from outside the building. The warehouse has a poured concrete floor and a central vehicular drive extends the length of the building (photos 9, 10). Shelves and storage bins support lumber, nails, corrugated panels, and other merchandise, which are stored on both sides of the vehicular bay. Interior framing

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consists of 4 x 4 support posts, and trusses and rafters of 2 x 4 timbers.

Ancillary Contributing Resources

The largest of the ancillary contributing resources is Lumber Shed #1, located on the north side of Fifth Street, across from the office/warehouse (photo 11). It measures approximately 50 by 100 feet. It has a parallel gable roof surfaced in corrugated metal, and 4 x 4 square corner posts with knee braces. Two by four posts built on seventy-two inch centers serve as wall supports. The posts run the length of the structure and create storage bays, which protect finished wood products. The gable ends are surfaced with corrugated metal. A central corridor, surfaced with river rock and ten concrete footers, eight inches high and on five-foot centers, extends the length of the building.

Lumber Shed #2, a long, narrow structure in the northeast corner of the property, measures approximately 25 by 180 feet (photo 12). Corrugated metal panels cover the gable roof, east (rear) wall, and gable ends. Four by four corner posts and two by four secondary posts support the building. The secondary posts, which create storage bays, have thirty-six inch centers. Concrete footers on five-foot centers support stacks of finished lumber.

South of Lumber Shed #2 is a small storage shed, which measures approximately 20 by 35 feet (photo 13). The building displays a front gabled roof, pent roof with braces, corrugated metal exterior fabric, and 2/2 double-hung sash windows. It serves as a warehouse for ready-to-mix concrete products.

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Continuation SheetSection number 8 Page 1 Ryan & Company Lumber Yard, Apopka,
Orange Co., FL**SUMMARY**

Ryan & Company Lumber Yard, a complex of two buildings and two structures at 210 E. Fifth Street in Apopka, Orange County, Florida, is significant as the oldest lumber supply company facility in Apopka, dating from 1924, and as one of the few historic industrial resources remaining in the community. The property's functional design is typical of lumber supply complexes that were built in Florida during the early twentieth century, most of which have been demolished or lost to deterioration. The buildings retain a high degree of their 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 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 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

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Orange Co., FL

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 and commercial buildings were erected and roads were 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 to 1,312 in 1940. Only three small subdivisions were created, and most dwellings built during the period were small wood 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 district was also limited to a handful of buildings.

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Lumber Industry In Orange County and Apopka

In the late nineteenth century, vast stands of virgin pine and cypress extended throughout much of central Florida. Saw mills and naval stores operations exploited that natural resource over the following decades. A large portion of the timber was standing in northwest Orange County, where large quantities of lumber were used in the construction of residential and commercial buildings. In addition, millions of cross-ties were cut for railroad tracks, and thousands of citrus and vegetable crates were built to meet the increasing demand of growers and shippers.

In 1884, three saw mills operated in Apopka. Those mills annually cut and trimmed nearly three million board feet into finished wood products, making Apopka one of central Florida's largest saw mill centers. In 1885, after a railroad was extended through Apopka, A. D. Starbird established a large saw mill in the community.

New saw mills were established in the area during the early twentieth century. The Consumers Lumber & Veneer Company, formed in Apopka about 1890, became the largest single employer in the community during the early twentieth century. In 1917, the company's operation encompassed several acres near the junction of the Atlantic Coast Line Railroad and Seaboard Air Line Railway tracks on South Park Avenue. The operation consisted of saw and planing mills, steam vats, warehouses, steam engine and cars, and a lumber yard with 400,000 board feet of lumber. The company closed in 1956, after sixty-six years of operation.

Lumber remained an important component of Apopka's economy during the 1920s and 1930s. By 1921, Starbird had cut 25,000 acres of timber from the Apopka area. James Dean and H. F. Morris operated portable lumber mills in Apopka and Zellwood. In 1938, the Hamrick Lumber Company moved to the area, first to Bithlo, then Rock Springs, and finally Apopka, where they erected a saw mill, planing mill, and storage facilities and processed nearly 15,000 board feet of dressed lumber each day. By the 1950s, the large stands of timber were depleted, and other industries surpassed lumber in importance.

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HISTORICAL SIGNIFICANCE

Initially, the lumber mills in the Apopka area, like those in other parts of Florida, shipped most of their production to northern and foreign markets. But local demands for lumber products increased steadily with the growth in the state's population and the establishment and expansion of its communities. Local needs were generally met by independent retail lumber yards such as that of Ryan & Company.

Typically, these retail facilities consisted of an enclosed office and warehouse, in which milled products and other building materials were stored, and one or more open sheds to provide covered storage for dried lumber in various dimensions. They dealt primarily in the basic wood construction materials, which were usually available from local or nearby mills, obtaining special items as necessary from other sources.

Edward Ryan, a native of New York, moved to Apopka with his family in 1880. In 1886, he began working for the Starbird mill, which became known as the Consumer's Lumber and Veneer Company in 1903. He later assumed management responsibilities in the company, with which he was associated for thirty-four years. In July 1920, he formed his own crate manufacturing establishment, Ryan & Company. The company initially operated in Rock Springs, a small community north of Apopka.

In 1921, Ryan relocated the firm to Apopka. That year the company built a lumber mill, warehouse, and sheds on the ACL tracks at 210 East Fifth Street. Later, in 1924, when the company began to operate as a retail lumber and building supply business, Ryan had the mill and sheds dismantled, and financed the construction of a new complex. The buildings included a large warehouse, which contained offices, storage racks, and a center vehicle aisle (photos 1, 2, 3). Smaller lumber and storage buildings were also constructed (photo 11, 12, 13). Francis A. Zepp, a local builder, supervised the construction.

Ryan supplied his customers with wood brought in from a number of mills throughout the state. During the Boom, the company operated five or six trucks that delivered construction materials to building sites in northwest Orange County. Edward Ryan died in 1935, at which time he was serving as mayor of Apopka. His sons, Mark and Nat, who had worked for their father

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since the early 1920s, became president and vice-president, respectively, of the company. They expanded the operations of the business by investing in local real estate, planting citrus groves in the surrounding area, and establishing a hardware store. Ryan & Company, now known as Ryan Bros. Inc., continues to supply the community with lumber and building supplies, and now, in its seventy-third year of business, is the oldest retail lumber outlet in the Apopka area. The facilities at the Ryan & Company Lumber Yard remain essentially unaltered from the way they were built in 1924, and are the only remnant remaining from Apopka's early twentieth century retail lumber industry.

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Ryan & Company Lumber Yard, Apopka,
Orange Co., FL

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BIBLIOGRAPHY

PRIMARY SOURCES

Apopka, City of. Minute, Plat, and Resolution Books.

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Richmond, 1915.

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Apopka Chief

(Jacksonville) *Florida Times-Union*

Orange County Citizen

Orlando Sentinel

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Ryan & Company Lumber Yard, Apopka,
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SECONDARY SOURCES

Books

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- Miner, Edward, comp. *Masons at Work*. Apopka, 1959.
- Shofner, Jerrell. *History of Apopka and Northwest Orange County*. Apopka, 1982.

Informants

Alton Dickson
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Mildred Starbird Risener
Emily Swanson
William Talton, Jr.

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**Ryan & Company Lumber Yard, Apopka,
Orange Co., FL**

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VERBAL BOUNDARY DESCRIPTION

The boundary of the historic Ryan & Company Lumber Yard encompasses the whole or partial lots 13, 14, 59, and 60 of block F of the Town of Apopka Subdivision, as shown by the dark line on the accompanying map entitled "Ryan & Company Lumber Yard".

BOUNDARY JUSTIFICATION

The boundary encompasses the part of the property which has resources which have been historically associated Ryan & Company since 1924.

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Photographs _____ 1
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Orange Co., FL

- 1 1) Ryan & Company Lumber Yard, 215 E. Fifth Street
 2) Apopka, Orange County, FL
 3) Chip Bennett
 4) 1992
 5) History Property Associates
 6) Office/Warehouse Building, N & E elevations, camera
 facing SW
 7) 1 of 15

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

- 2 6) Office/Warehouse Building, N (main) elevation, camera
 facing S
 7) 2 of 15
- 3 6) Office/Warehouse Building, N & W elevations, camera
 facing SE
 7) 3 of 15
- 4 6) Office/Warehouse Building, S & W elevations, camera
 facing NE
 7) 4 of 15
- 5 6) Office/Warehouse Building, S (rear) elevation, camera
 facing N
 7) 5 of 15
- 6 6) Office/Warehouse Building, E elevation, camera facing NE
 7) 6 of 15
- 7 6) Office/Warehouse Building, E entrance, camera facing W
 7) 7 of 15
- 8 6) Office/Warehouse Building, showroom, camera facing NW
 7) 8 of 15
- 9 6) Office/Warehouse Building, interior of warehouse, camera
 facing SW
 7) 9 of 15
- 10 6) Office/Warehouse Building, interior warehouse, E wall,
 camera facing SE
 7) 10 of 15

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Photographs 2

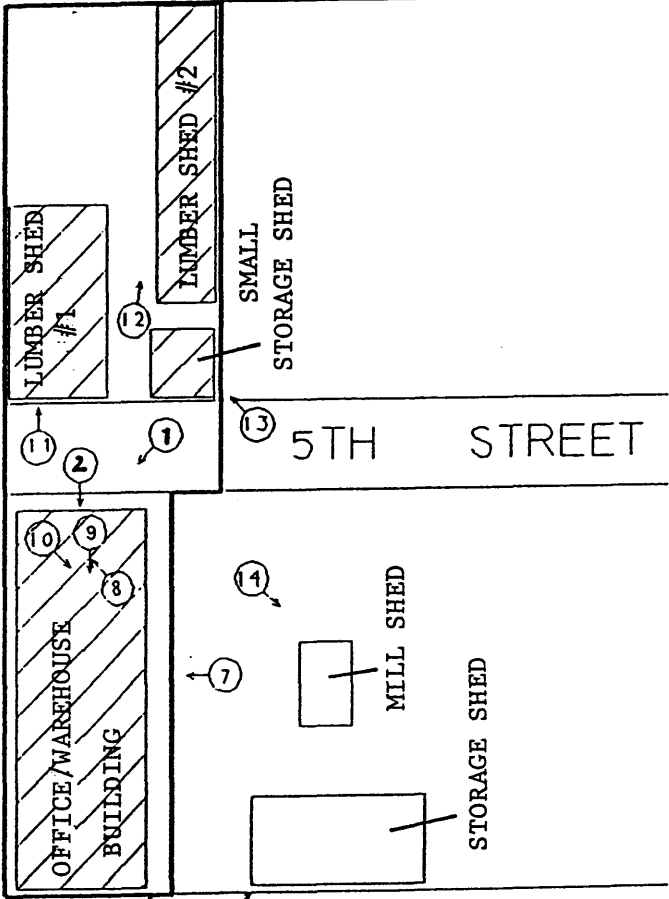
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- 11 6) Lumber Shed #1, S (main) elevation, camera facing N
7) 11 of 15
- 12 6) Lumber Shed #2, W elevation, camera facing NE
7) 12 of 15
- 13 6) Storage Shed, S (main) & E elevations, camera facing NE
7) 13 of 15
- 14 6) Mill Shed (NC), N (main) & W elevations, camera facing SE
7) 14 of 15
- 15 6) Storage Shed (NC), W and rear elevations, camera facing
NE
7) 15 of 15

RYAN & COMPANY LUMBER YARD
 210 E. Fifth Street
 Apopka, Orange Co., FL

FOREST AVENUE

5TH STREET

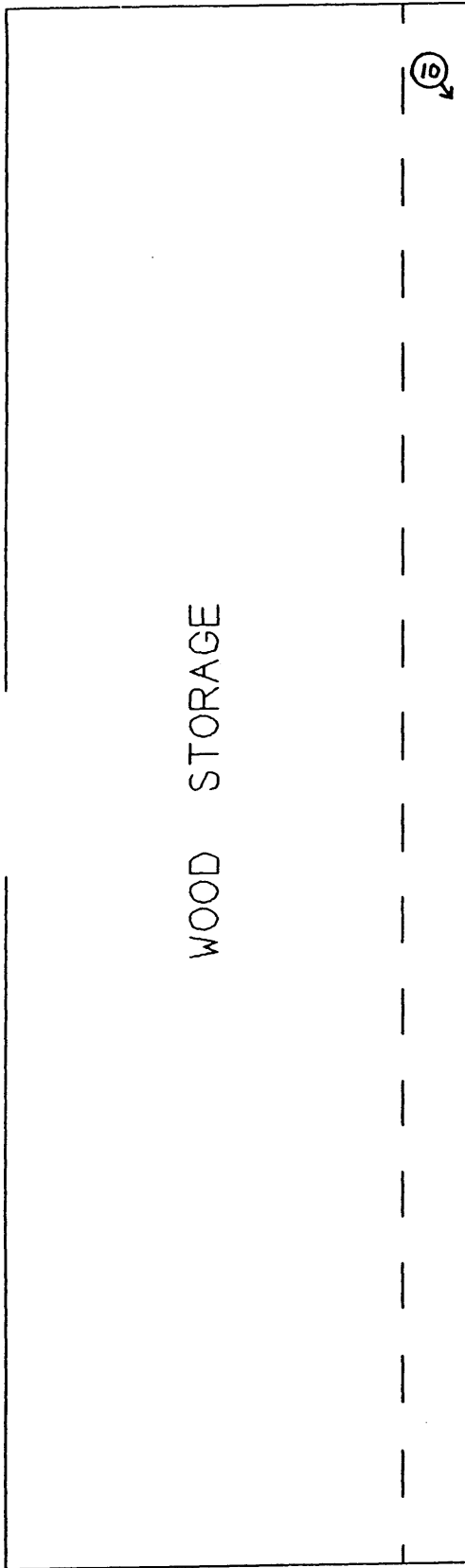


SAND AND GRAVEL PILES

KEY:

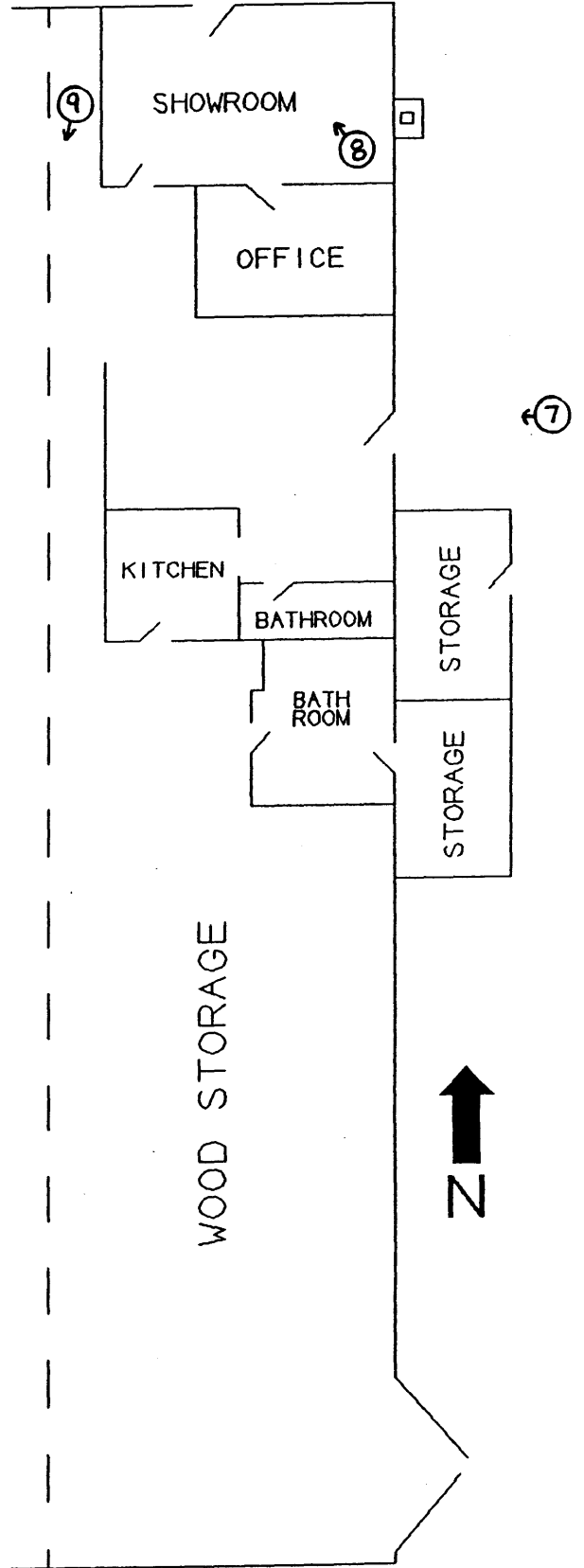
- BOUNDARY
- CONTRIBUTING BUILDING
- NON-CONTRIBUTING BUILDING
- PHOTO LOCATION

SCALE 1" = 80'

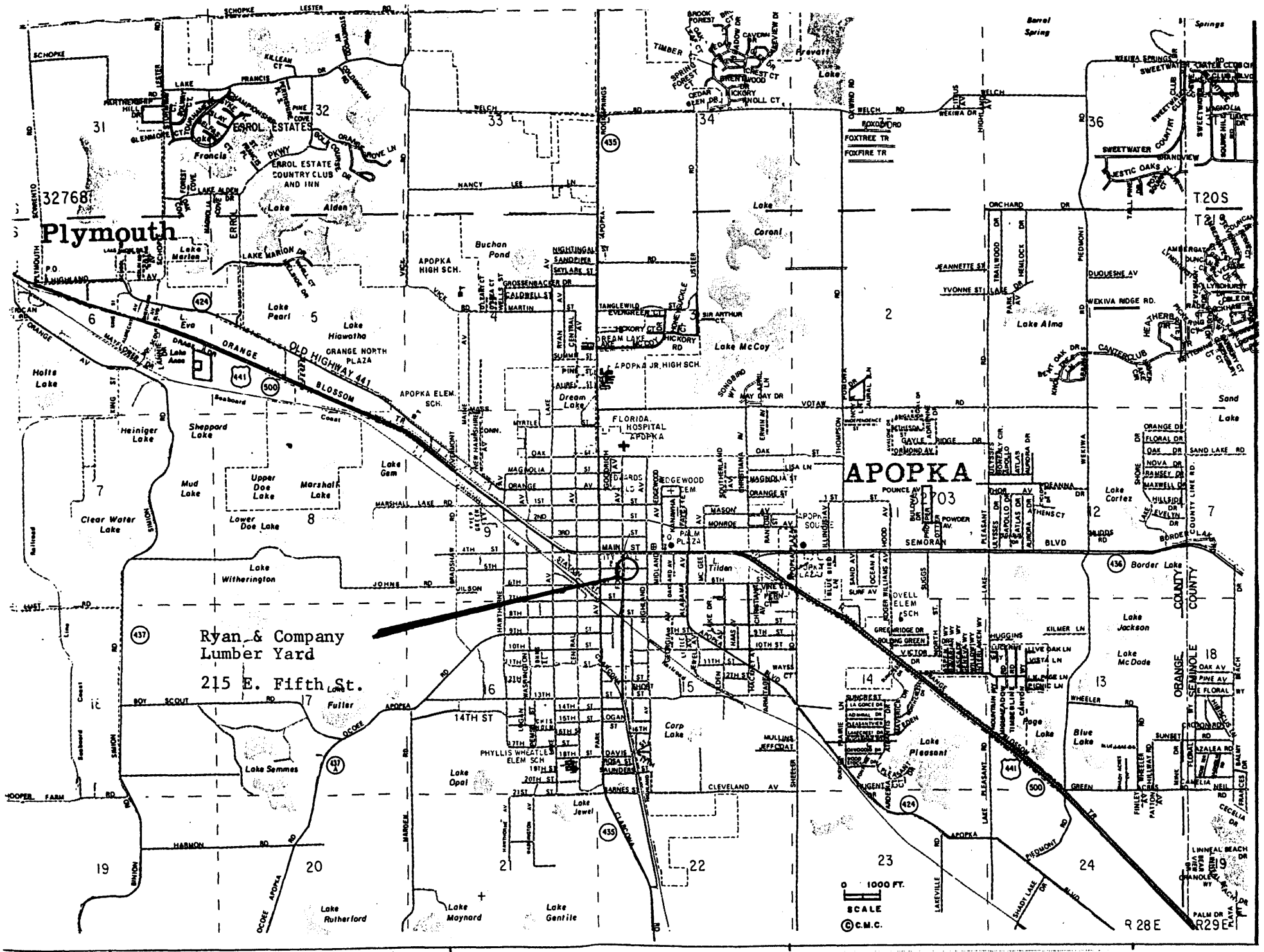


SCALE: 1" = 8'

DRIVE



RYAN & COMPANY LUMBER YARD
OFFICE/WAREHOUSE



32768

Plymouth

Ryan & Company
Lumber Yard
215 E. Fifth St.

APOPKA

0 1000 FT.
SCALE
© C.M.C.

R 28 E
R 29 E