

1911

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Coles, Flavius C., Farmhouse
other names/site number 8Lell158

2. Location

street & number 411 Oakland Avenue n/a not for publication
city, town Tallahassee n/a vicinity
state Florida code FL county Leon code 073 zip code 32301

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	<u>2</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ structures
	<input type="checkbox"/> object	_____	_____ objects
		<u>1</u>	<u>2</u> Total

Name of related multiple property listing: n/a
Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. See continuation sheet.
Suzanne P. Walker 11/25/91
Signature of certifying official Date
State Historic Preservation Officer (deputy)
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.
Signature of commenting or other official _____ Date _____
State or Federal agency and bureau _____

5. National Park Service Certification

I, hereby, certify that this 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:) _____
Selma Byers 1/7/92
Signature of the Keeper Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)
Domestic: Single Dwelling

Current Functions (enter categories from instructions)
Domestic: Single Dwelling

7. Description

Architectural Classification
(enter categories from instructions)

Other: Frame Vernacular

Materials (enter categories from instructions)

foundation Brick

walls Wood; Weatherboard

roof Metal

other Wood

Describe present and historic physical appearance.

PLEASE SEE CONTINUATION SHEETS

See continuation sheet

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Agriculture
Architecture

Period of Significance

c1885-1927

Significant Dates

c1885

Cultural Affiliation

n/a

Significant Person

n/a

Architect/Builder

Unknown/Unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

PLEASE SEE CONTINUATION SHEETS

See continuation sheet

9. Major Bibliographical References

PLEASE SEE CONTINUATION SHEET

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 # _____

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: _____

10. Geographical Data

Acreage of property Less than 1 acre

UTM References

A

1	6
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7	6	1	4	4	0
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3	3	6	9	5	3	0
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Zone Easting Northing

C

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B

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Zone Easting Northing

D

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See continuation sheet

Verbal Boundary Description

Commence at the NE corner of Lot 22 of Kerr's Survey South of the City of Tallahassee as per map or plat thereof recorded in Deed Book "EE", page 587, in the office of the Clerk of the Circuit Court of Leon County, Florida, and run W 30 feet to the W boundary of Meridian Road, thence continue W 72 feet to a point which is the point of beginning, from said point run N 60 feet to Oakland Avenue, thence W 122 feet, thence S 154 feet, thence E 122 feet, thence N 94 Feet to p.o.b.

See continuation sheet

Boundary Justification

The boundary includes the entire city lot that has historically immediately surrounded the Flavius C. Coles Farmhouse, and since the 1920s has been all that remains of the Coles Farm.

See continuation sheet

11. Form Prepared By

name/title William & Kelly Buzzett/Barbara E. Mattick, Historic Sites Specialist
 organization Bureau of Historic Preservation date November 1991
 street & number R.A. Gray Bldg., 500 S. Bronough Street telephone (904) 487-2333
 city or town Tallahassee state Florida zip code 32399-0250

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National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 1 Flavius C. Coles Farmhouse, Tallahassee, Leon Co., FL

SUMMARY

The Flavius C. Coles Farmhouse at 411 Oakland Avenue in Tallahassee, Leon County, Florida, is a one-story, side-gable roofed, frame vernacular house, with a rear ell on the southeast corner, and front and rear porches, built c1885-1891. The house retains its basic integrity of design, material, and workmanship, as well as feeling and association. The property also includes two non-contributing buildings, a small "dairy" and a garage.

SETTING

The Coles Farmhouse was originally surrounded by approximately 42 acres of farmland which spread roughly from South Meridian Street west to South Adams Street, and from present day Van Buren Street south to Palmer Avenue. By the mid-1920s, much of the land surrounding the house was sold. The house remains on its original site, in what is now an urban residential neighborhood at the edge of downtown Tallahassee, in view of the State Capitol. The existing 1/2 acre lot is all that remains of the old farmstead.

The house fronts on Oakland Avenue which was laid out in the 1920s. Its lot is approximately 122 feet (fronting on Oakland Avenue) by 154 feet. Single family homes are located to the east and west of the house, and an apartment building is located to the south and southeast. The property immediately across the street from the house to the north is vacant and wooded.

The lot contains three live oak trees and three pecan trees. The trees, which are approximately 100 years old, were planted by Lula Coles, the wife of Flavius Coles, the original owner. In addition, the lot contains many mature camellia and azalea bushes. Surrounding the house are the original formal flower beds, each lined with decorative Korean grass and containing perennial and annual plants. To the rear of the lot are the remains of a formal garden containing paths and camellia bushes. The formal garden has not been restored. The house is surrounded by a white picket fence, built in 1988 to duplicate a fence that originally surrounded the house.

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PRESENT APPEARANCE

Exterior

The Coles Farmhouse is a 1 1/2-story, side gabled, crimped-seam metal roofed, framed vernacular house originally constructed between 1885 and 1891. There are two interior red brick chimneys. The exterior of the house is covered with heart pine lap siding. Fenestration is generally 2/2 double hung sash. Most of the windows have floated glass. All windows have original side shutters held in place by self locking hinges. The entire house and porches are supported by brick piers. Many of the rear exterior piers are covered with cement. The house is skirted with wooden lattice.

The house's basic plan is a massed side gable with an ell extending from the southeast of the rear elevation. A smaller gable extends from the center of the main elevation of the house and contains a single window which is the only access to the attic. The earliest available photograph (c 1895) shows the front elevation to be as it is now, with the exception of a shingled, rather than metal, roof (Photo 1).

The main (north) elevation is dominated by an attached, hip roofed front porch which extends across two thirds of the elevation (Photo 2). The porch roof is shingled and is tucked under the front eaves. The porch is supported with four turned, wooden columns. A wooden balustrade, with flat, decoratively cut balusters runs between the columns the porch. The front elevation contains five double hung sash windows, with two sets to the west of the front door and three sets contained in a bay window to the east of the front door. The front door is made of solid heart pine, and has two vertical windows in the upper half and a transom.

The most notable feature on the west elevation is a small, flat-roofed, hexagonal, 1920s addition which extends from the center of the elevation (Photo 3). It has two small windows with shutters on the northwest and southwest elevations. The addition is flanked by two 2/2 windows on the main block of the house. A third such window is located on a set-back portion of the west elevation at the rear of the house.

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The rear (south) elevation evidences a gabled roofed ell which is attached to the southeast end of the main house (Photo 4). A back porch is inset on the main block, but attached along the west elevation of the ell. Three doors lead from the porch into the house. The shed roof of the porch is supported by simple square columns. The original back porch contained no railing; since the purchase of the house in 1988, a railing identical to the one on the front porch has been constructed. The south elevation also has 4 windows; 2 large windows on the southeast end of the house, 1 large window opening on the back of the house, and 1 small window on the southwest end of the house.

The east elevation has three double hung, 2/2 sash windows with shutters: one in the ell portion, and two in the main block of the house (Photo 5).

Interior

The Coles Farmhouse was built on a modified hall plan. The house is centered on an entrance hall, which widens into a dining room at the end of the hall. Two rooms open on each side of the center hall/dining room; the rooms off the front hall are slightly wider and deeper than those off the rear dining room (See Floor Plan). The walls throughout the entire house, with the exception of those in the rear bedroom and rear bathroom, are wood lath covered with plaster. The ceilings are approximately thirteen feet high, and picture molding runs two feet below the ceiling in the living room, entrance hall, dining room, and kitchen. Original heart pine woodwork is retained throughout the house, including six-inch floors and twelve inch baseboards with three-inch decorative molding, and six-inch window and door surrounds. All doors have four panels. They have mortise and tenon and wooden peg construction and retain the original porcelain doorknobs (Photos 6 & 7).

The wall separating the entrance hall from the dining room contains an arch. The walls of the dining room, located in the center rear of the house, have beaded pine wainscoting and period wallpaper (Photo 8).

The two rooms on the east side of the central hall/dining room contain fireplaces that back-up to one

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another and share a common interior chimney. The same holds true for the two rooms on the west side of the central hall/dining room. Fireplaces in the southeast room (kitchen) and southwest room (bedroom) are not as deep as those in the front room. Each mantle has a unique design. Two of the mantles are painted and two are stained (Photo 9).

The bedroom in the rear ell (former kitchen) has tongue and groove pine walls and ceilings, and a pine floor. The room has a small chimney supported by knee braces which was formerly used to vent a wood burning stove.

The rear bathroom in the southwest corner of the house has tongue and groove pine walls and ceilings, and ceramic tile flooring over the original rough-cut pine floors. The bathroom contains the original claw foot, iron and porcelain bath tub (Photo 10).

Alterations

The Coles Farmhouse has remained virtually unchanged for one hundred years. In 1988, the current owners, Kelly and Billy Buzzett, undertook to renovate the house, updating it with some modern conveniences, and returning it to its original charm and grandeur. Great care was taken to preserve the original integrity of the house. The basic configuration of the house has remained intact; no walls have been removed. The following is a list of all the alterations:

Second Bathroom. According to Hattie Coles, the daughter of the builder, the second bathroom was added in the mid-1920s. The bathroom is a hexagonal addition off the master bedroom (west elevation). The exterior of the bathroom is covered with lap pine siding similar to the main house and the addition is supported by brick piers.

Relocated Kitchen. In the original house configuration, the kitchen was located in the rear of the house (the southeast room, now the third bedroom). In 1988, the kitchen was relocated to the adjacent room, which was originally used as a bedroom in the main house (Photo 11). The former kitchen was remodeled into a third bedroom. When the house was purchased in 1988, the only access to the

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original kitchen was from the back porch. A door was cut through the rear (south) wall of the new kitchen to provide access to the third bedroom, formerly the original kitchen.

Electricity and Plumbing. In 1988, the house was completely rewired and the plumbing was significantly reworked and modified to meet code requirements.

Central Air and Heat. In 1988, all gas space heaters were removed from the house. Air conditioning and heating ducts were installed under the house, vents were placed in the floor, and an electrical/natural gas unit was installed.

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SUMMARY

The Coles Farmhouse is significant under **Criterion A** in the area of **Agriculture** as one of the most intact remnants of the suburban agricultural development of Tallahassee and Leon County from the late nineteenth and early twentieth centuries. The period of significance is c1885, the time of its construction, to 1927, when the surrounding property had been substantially sold off and was no longer used for agriculture. The house is also significant under **Criterion C** as a fine example of late nineteenth century vernacular architecture that retains an extremely high level of integrity.

CONTEXT

Tallahassee-Leon County Agricultural History

Tallahassee was created in 1824 to be the capital of the Territory of Florida which had been established in 1821. It was centrally located in the northern part of Florida, the most heavily populated part of the territory. It remained the capital when Florida became a state in 1845, and also served as the Leon County seat of government.

Leon County grew rapidly. In 1825, the population was 996. By 1840, it had reached 11,442, an increase in fifteen years of 1049 percent. By the 1860s, the population was 12,343 (of which 9000 were slaves), making Leon County the state's most populous county at that time.

Leon County developed as a rich agricultural area, and was a center of cotton production in Florida by 1860. With the end of slave labor at the conclusion of the Civil War, however, most of the farmers in the region turned to agriculture based on share cropping and tenant farming. With difficulty, they slowly diversified their crops, forsaking the long tradition of growing cotton, a very labor intensive crop. Even so, throughout the rest of the century and well into the next, agriculture, though declining, remained the economic backbone for Leon County and Tallahassee.

Some of the large plantations in Leon County remained intact, surviving because of their conversion into hunting

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estates. In general, however, there was an increase in the number of smaller farms. This change in the agricultural character of Leon County is reflected by a comparison of the number and size of farms in the county from 1860 to 1910. In 1860, there were 319 farms, most of which had 100-500 acres; 30 farms had 1000 or more acres. The devastating effect of the Civil War is reflected in the sharp decrease in the number of farms by 1870, dropping from 319 to 191. Most of these still ranged from 100-500 acres, but their number had dropped 50%, from 132 to 65. Reconstruction saw a great proliferation of farms, which rose in number from 191 to 1,789 in 1880. The increase, however, corresponded to a decrease in the average size, which diminished to 10 acres. The largest group, (955, 53%), had 20-50 acres. This trend continued for the next two decades. In 1910, of the 2,428 farms in Leon County, 1,119 (46%) had 20 to 49 acres.

At the same time, Tallahassee gained prominence as a center of education and government. The West Florida Seminary and the Florida State Normal and Industrial School for Negro Youth had been established there in 1857 and 1887, respectively. Tallahassee really became known as a college town, however, with the establishment of these schools as the Florida State College for Women (now Florida State University) and the Florida Agricultural and Mechanical College (now Florida A & M University) in the early 1900s. With the growth of the colleges and the expansion of Florida's government at the turn of the century, Tallahassee's agricultural economy began to shift toward one based on education and the ever expanding state government.

As Tallahassee's economic base broadened, its population grew. This development coincided with the rise in the use of automobiles, which gave further impetus to the establishment of outlying residential areas. The first of these new neighborhoods in Tallahassee was Magnolia Heights (Magnolia Heights Historic District, NR 1984), which developed east of the downtown area in the late 1890s. As if hanging on to the agricultural tradition in the face of changing times, lots in the area were often larger than one acre, allowing small scale farming. Many residents grew vegetables and fruit trees, raised chickens and ducks, and kept a few cows and horses.

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In the 1920s Tallahassee's continued growth encouraged the development of more new neighborhoods to meet new housing needs. Many of the farms surrounding Tallahassee were sold off to developers, and subdivisions began to spring up around the city late in 1925. These included Cherokee Hills, Crestview, Melrose Park, Talaflo Terrace, College Villa, Los Robles, and Country Club Estates. Unlike Magnolia Heights, the new subdivisions were not rural and had small lots. Los Robles, which had been the site of a 37 acre dairy farm on the northern outskirts of Tallahassee, is an example of an entire farm which was subdivided and its farmhouse moved from the middle of the new subdivision to a small lot.

Historical Significance

Flavius Charles Coles was born in Leon County in 1855, the son of John Pray Coles (1819-1894), a cotton broker, and Margaret Byrd (1823-1875). Flavius Coles purchased 11 acres in Section 1, Township 1 South, Range 1 West in Leon County in June 1882. In March 1884, he purchased an adjacent 3.98 acres. Coles made final additions to his land holdings in April 1890, when he purchased approximately 27 acres west of his property, giving him a total of 42 acres.

Although no precise date is known for its construction, according to Coles' daughter, Hattie, Flavius built the house at what is now 411 Oakland Avenue in preparation for his marriage to Lula Ruth Rivers c1885. In addition to the house, Coles also had a large barn and a small "dairy" where butter, cream and other food was kept cold with ice. Coles kept cows and chickens and had a large vegetable garden on his 42 acres. He also operated a grocery store on Monroe Street in the early 1900s, where he sometimes sold produce from the farm.

Beginning in 1902, all but the 1/2 acre on which the house stands was sold off bit by bit. In 1925, Coles' wife sold approximately 6 acres to developer Charles A. Goldsmith who had it platted as part of the new Country Club Estates Subdivision, located east of the house. By 1927, the remaining acreage totaled less than 5 acres.

In addition to these activities, Flavius Coles served Leon County as the Supervisor of Registration for voters.

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He held this position from his appointment by the governor in 1912 until his sudden death from a stroke in his home on November 7, 1927. Coles was a beloved citizen of Tallahassee, and a petition was circulated to ask the governor to appoint his widow to succeed him. Although Lula Coles never held the office, Hattie Coles, the youngest daughter, was elected Supervisor of Registration in 1929, the first woman to hold the position. Her thirty-six year career became one of the longest in Leon County government history. Hattie Coles continued to live in the Coles Farmhouse, in which she was born, until 1988, when she sold it to William and Kelly Buzzett. They have restored it to its original condition.

The Coles Farmhouse is the best remaining example of the small, suburban dwellings that surrounded Tallahassee at the turn of the century, and is a significant remnant of that phase of Leon County's agricultural history. The Coles farm was sold off to individuals, not to a single developer, as in the case of Magnolia Heights. Unlike the farmhouse in the Los Robles, it remained in the same family until 1988 and is located on its original site.

ARCHITECTURAL CONTEXT

Frame Vernacular

Vernacular architecture reflects the common wood frame or masonry construction techniques of lay or self-taught builders. This type of construction is the product of the builder's experience, available resources, and responses to the local environment. A variety of Frame Vernacular houses with no particular style spread throughout the country as part of the expansion of the railroads. Sometimes called the National Style, this variation of American folk housing was made possible by innovations in sawmill produced building supplies and balloon frame construction techniques. The basic differences depend on the shape of the house.

Architectural Significance

The Coles Farmhouse is a fine example of frame vernacular architecture commonly found in Tallahassee at the end of the nineteenth century. The house displays an extremely high level of historic architectural integrity.

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Its most distinctive features include the turned posts, and decorative brackets and balustrade on the front porch. The interior retains its original spaces and reflects its period of construction with its original mantelpieces, tongue and groove wainscoting, doors and hardware, windows, floors and arches.

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BIBLIOGRAPHY

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Photographs 1 Flavius C. Coles Farmhouse, Tallahassee, Leon Co., FL
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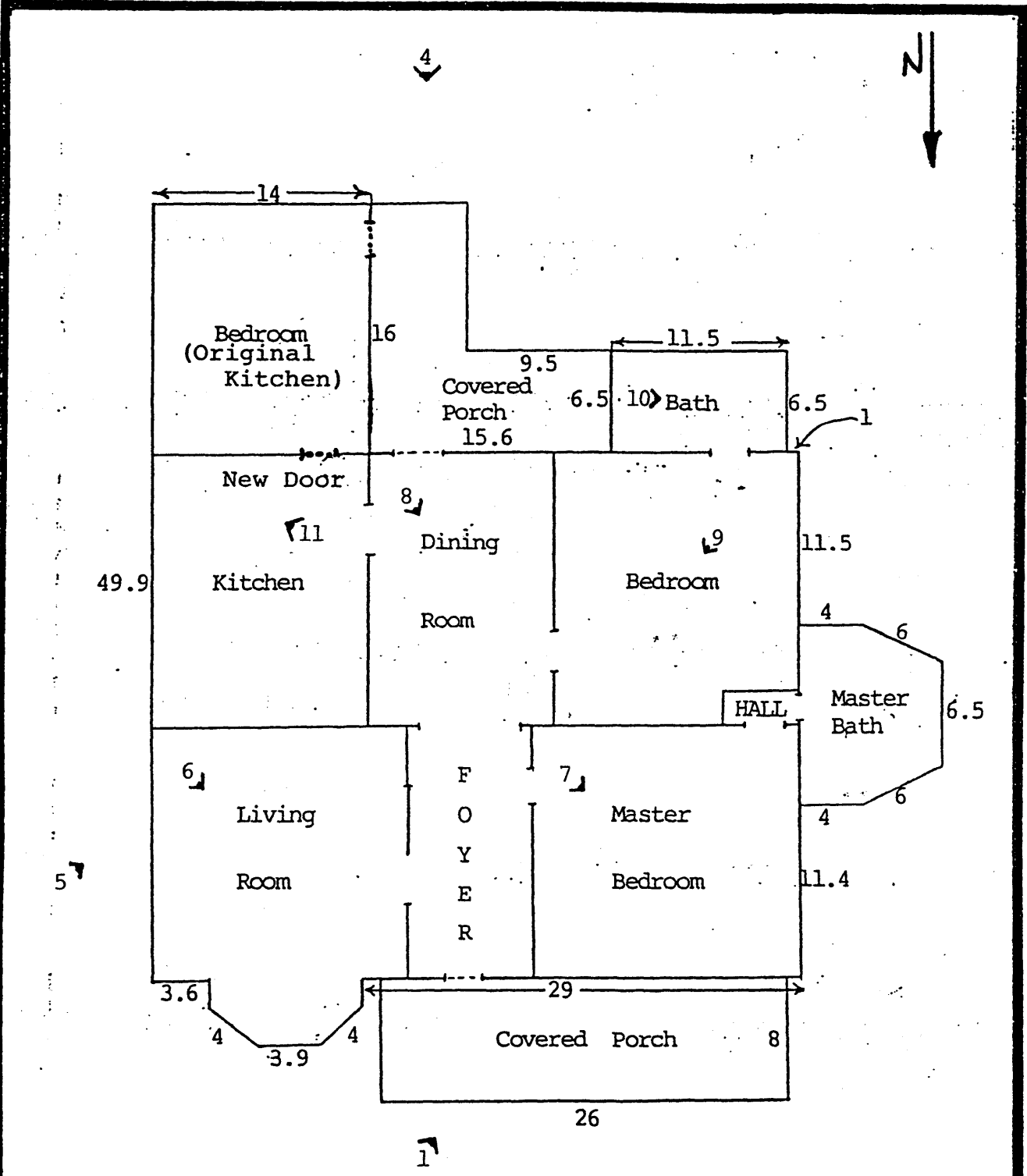
- 1 1) Flavius C. Coles Farmhouse, 411 Oakland Avenue
2) Tallahassee, Leon County, Florida
3) Unknown
4) c1896
5) 411 Oakland Avenue, Tallahassee, FL
6) Main (N) elevation; camera facing SSW
7) 1 of 11

- 2 1) Flavius C. Coles Farmhouse, 411 Oakland Avenue
2) Tallahassee, Leon County, Florida
3) Kelly H. Buzzett
4) May 17, 1991
5) 411 Oakland Avenue, Tallahassee, Florida
6) Main (N) elevation; camera facing SW
7) 2 of 11

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

- 3 6) W elevation; camera facing E
7) 3 of 11
- 4 6) Rear (S) elevation; camera facing N
7) 4 of 11
- 5 6) E elevation; camera facing SW
7) 5 of 11
- 6 6) Living Room; camera facing NW
7) 6 of 11
- 7 6) Master Bedroom; camera facing W
7) 7 of 11
- 8 6) Dining Room; camera facing NW
7) 8 of 11
- 9 6) Second Bedroom; camera facing NE
7) 9 of 11
- 10 6) Rear Bathroom; camera facing E
7) 10 of 11
- 11 6) Kitchen; camera facing SE
7) 11 of 11

Floor Plan



Kelly H. and William A. Buzzett
 411 Oakland Avenue
 Tallahassee, Florida
 32301

Scale 1"=50'

Photo # and camera direction

2

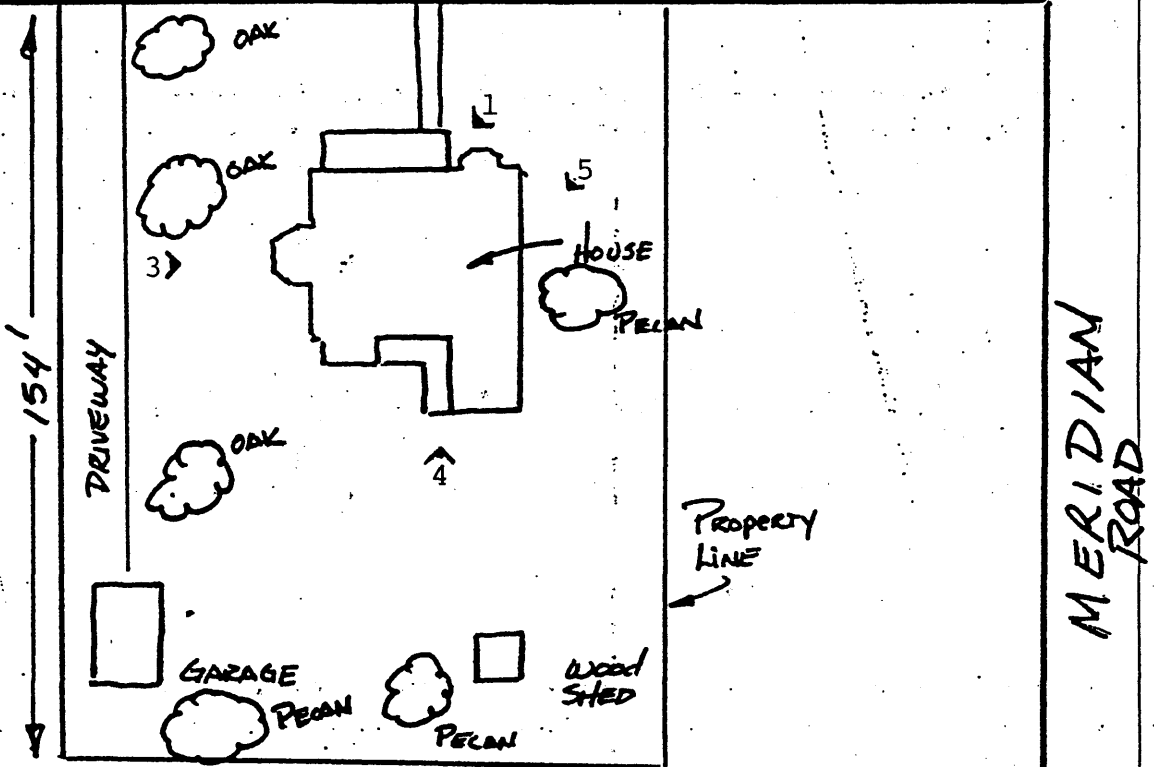
3

SITE PLAN



OAKLAND AVENUE

122'

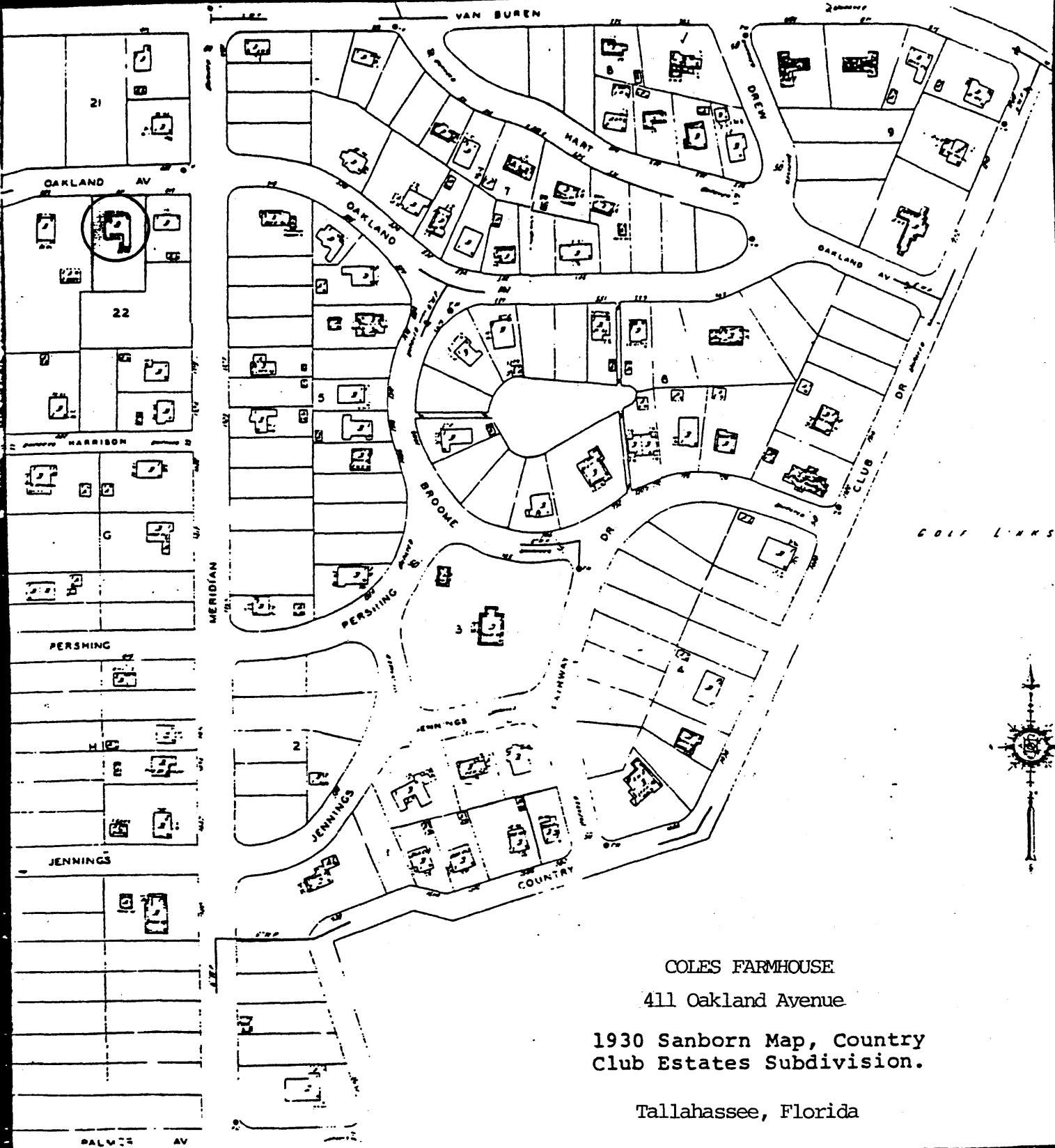


SCALE 1" = 40'

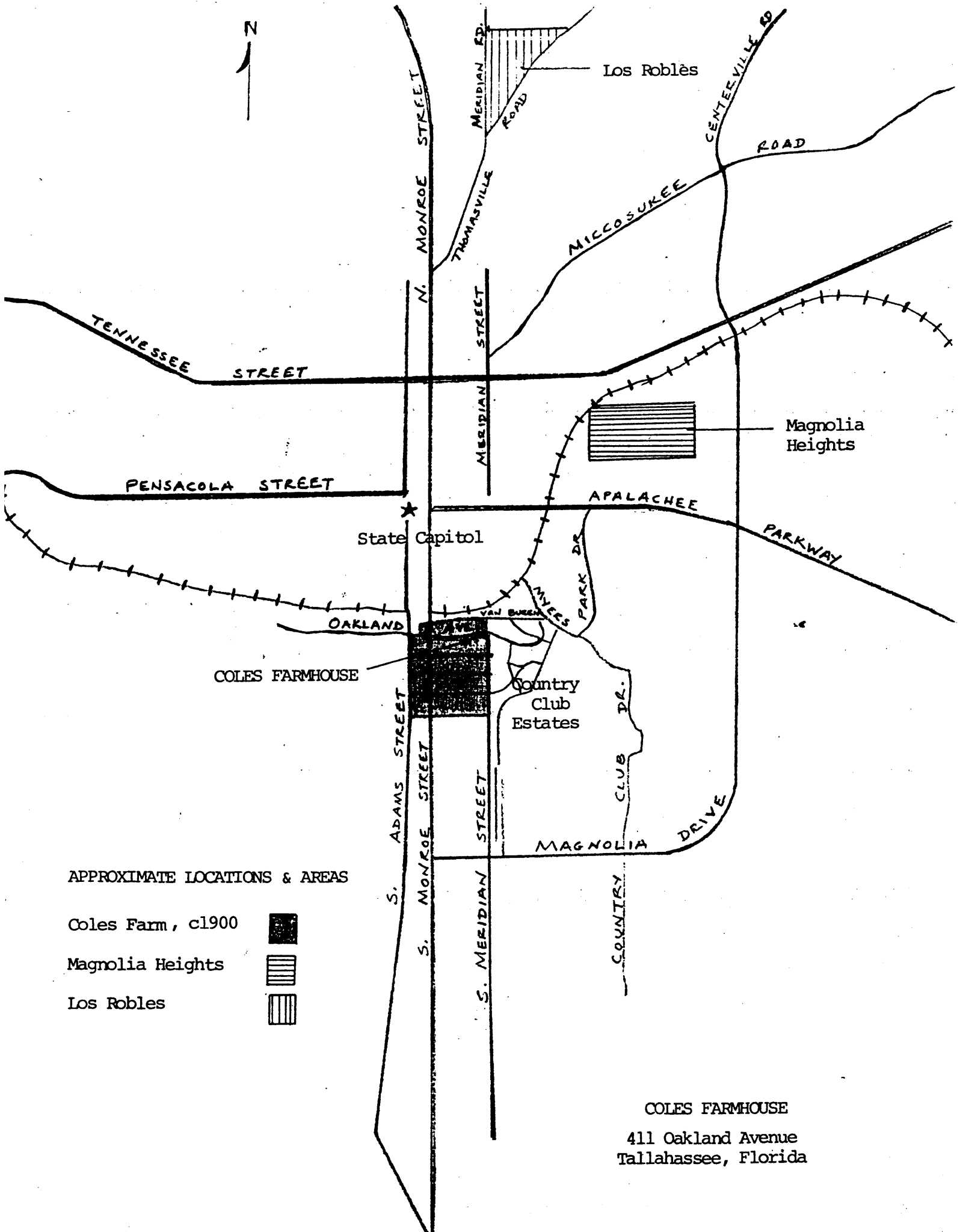
Photo # and camera direction 3 >

Kelly H + William A. Buzzell
411 OAKLAND AVE
TALLAHASSEE, FLORIDA
32301

42-381 50 SHEETS 5 SQUARE
42-382 100 SHEETS 5 SQUARE
42-389 200 SHEETS 5 SQUARE
NATIONAL



COLES FARMHOUSE
411 Oakland Avenue
1930 Sanborn Map, Country
Club Estates Subdivision.
Tallahassee, Florida



APPROXIMATE LOCATIONS & AREAS

Coles Farm , c1900



Magnolia Heights



Los Robles



COLES FARMHOUSE
 411 Oakland Avenue
 Tallahassee, Florida