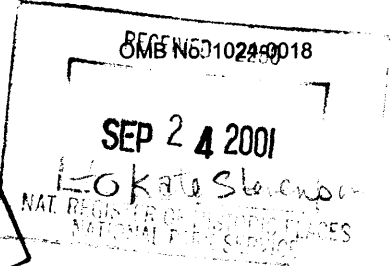
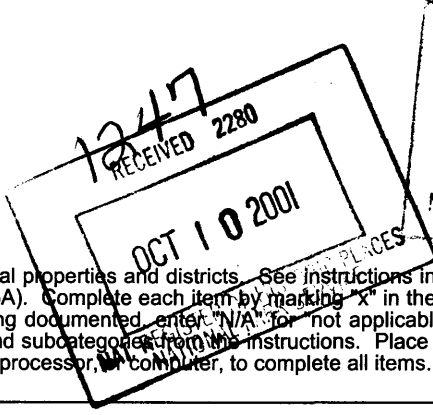


United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "X" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.



1. Name of Property

historic name Moulton-Wells House

other names/site number Eldora State House

2. Location

street & number 1/8-mile west of Eldora Road, Canaveral National Seashore (CANA) N/A  not for publication

city or town New Smyrna Beach  vicinity

state Florida code FL county Volusia code 127 zip code 32169

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.)

Clayton W. Stewart 10/9/01  
Signature of certifying official/Title Date

NPS  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. ( See continuation sheet for additional comments.)

Janet Snyder Neathans 9/4/2001  
Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register  See continuation sheet
- determined eligible for the National Register  See continuation sheet.
- determined not eligible for the National Register  See continuation sheet.
- removed from the National Register.
- other, (explain) \_\_\_\_\_

Edson R. Beall 11.21.01  
Signature of the Keeper Date of Action

Moulton-Wells House  
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)

- buildings
- district
- site
- structure
- object

**Number of Resources within Property**

(Do not include any previously listed resources in the count)

Contributing	Noncontributing	
1	0	buildings
0	0	sites
3	0	structures
0	0	objects
4	0	total

**Name of related multiple property listings**

(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**

N/A

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions)

DOMESTIC / single dwelling

ENTERTAINMENT/recreation

**Current Functions**

(Enter categories from instructions)

RECREATION AND CULTURE / museum

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

20TH CENTURY REVIVALS/

Colonial Revival

**Materials**

(Enter categories from instructions)

foundation CONCRETE

walls WOOD

Weatherboard

roof ASPHALT

other BRICK

Tabby

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
B Property is associated with the lives of persons significant in our past.
C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
B removed from its original location.
C a birthplace or grave.
D a cemetery.
E a reconstructed building, object, or structure.
F a commemorative property.
G less than 50 years of age or achieved significance within the past 50 years

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 36) has been requested
previously listed in the National Register
previously determined eligible by the National Register
designated a National Historic Landmark
recorded by Historic American Buildings Survey
recorded by Historic American Engineering Record

Areas of Significance

(Enter categories from instructions)

ENTERTAINMENT/RECREATION

ARCHITECTURE

Period of Significance

1910-1938

Significant Dates

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Builder

unknown / unknown

Primary location of additional data:

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

Name of Repository

Volusia County Clerk, Records Retention Center, CANA

#

Moulton-Wells House  
Name of Property

Volusia, Florida  
County and State

**10. Geographical Data**

Acreage of Property 1.0

**UTM References**

(Place additional references on a continuation sheet.)

1	1	7	5	1	7	4	3	0	3	1	9	7	7	2	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 Robert F. Newkirk / Superintendent  
organization National Park Service, Canaveral National Seashore date July 05, 2001  
street & number 308 Julia Street telephone 321-267-1110  
city or town Titusville state FL zip code 32796

**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 United States National Park Service, Canaveral National Seashore  
street & number 308 Julia Street telephone 321-267-1110  
city or town Titusville state FL zip code 32796

**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 amend 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  
National Park Service****National Register of Historic Places  
Continuation Sheet**Moulton-Wells House, Volusia  
County, Florida  
Narrative DescriptionSection number 7 Page 1

## Summary Paragraph

Moulton-Wells House is located within the boundaries of Canaveral National Seashore, on a peninsula separating the Atlantic Ocean from the brackish waters of Mosquito Lagoon in southeast Volusia County, Florida. Moulton-Wells House is a wood frame Colonial Revival building from 1913 - 1926. The house is situated fifty feet east of the shoreline of Mosquito Lagoon, on a point less than five feet above sea level. The Atlantic Ocean lies three quarters of a mile east of the house through oak hammock and saw palmetto plant communities at the widest expanse of the peninsula. Mainland, lagoon, islands, hammock, and ocean horizon are visible from the widow's watch atop the house. Facing west-northwest, the house is a commanding element in the landscape, standing out from various angles on the lagoon at distances up to three miles. The property setting is largely unchanged since the Moulton-Wells House was built, with several nearby post-period houses reflecting the final evolutionary phase of the small Eldora village site where the house is located. Acquired by the State of Florida and later by the United States Department of the Interior for the purpose of creating a natural preserve from surrounding tracts of land and the adjacent lagoon, the original village of Eldora today comprises only scattered ruins and remnant structures, many of which have been altered over time. All are federally-owned; individual structures such as the Berlin House (former post office and citrus packing facility) and the Eldora Hotel site will be nominated if found to meet National Register criteria. The Moulton-Wells House is significant and should be included in the National Register of Historic Places as an example of early twentieth-century architecture, rare to the state of Florida. The style of the house is most closely associated with the Dutch Colonial Revival style of the early twentieth century. The elements of the style that are present in the design of the Moulton-Wells House are the side-gambrel roof with overhanging eaves, the full-width shed dormer, and centered main entry with sidelights. The house is also significant as a surviving example of early twentieth-century settlement and land development in the Volusia County area.

## Contributing and Non-contributing Resources

In addition to the Moulton-Wells House (building), three historic rainwater cisterns (classified as structures) remain on the property. There are no non-contributing resources.

**United States Department of the Interior  
National Park Service****National Register of Historic Places  
Continuation Sheet**Moulton-Wells House, Volusia  
County, Florida  
Narrative DescriptionSection number 7 Page 2**Details Of Contributing Resources: Moulton-Wells House**

The Moulton-Wells House is a two-story wood frame building composed of two distinct masses joined in a T-shaped plan (photographs 1-6). The most significant feature of the house is the side gambrel roof with flared eaves. This element, along with the full-width shed dormer and centered main entry with sidelights, strongly links the house to the Dutch Colonial Revival style of architecture. Within the full-width shed dormer are six double-hung, one-over-one window sashes arranged in three pairs. Located along the roof ridge is a side-gabled "widow's watch" or belvedere.

A normal slope front-gabled roof caps the slightly offset two-story rear plan, and incorporates a shed dormer on either side. The exterior wall material is cypress weatherboard with plain trim boards at corners, soffits, and around doors and windows.

The exterior of the house is complemented by two porches. The principal roofed front porch runs the full length of the house façade beneath round wood columns joined by railing, and wraps (with deck roof) along the southwest aspect to shelter a side entrance. An exterior brick chimney, added after 1920, extends above the ridge of the bellcast gambrel roof on the southwest elevation of the main plan. The rear porch extends beneath a dropped, half-hipped roof centered on the east end of the rear plan.

All windows are double hung single pane sashes. The single (centered) front door and two side exterior doors are typical framed recessed wood panels with one lite, the front entrance having two symmetrical side lites as well. The house is supported by exposed masonry piers that are joined by diagonal latticework panels.

The interior of the house is spacious, the main entrance opening into a living room (photograph 12) with a native stone (coquina) fireplace at the southwest end, and a doorway into the dining room (photograph 13) at the opposite end. A short hallway and landing combine to provide access to the kitchen (photograph 11) at the rear of the main floor and a split staircase above a ground-level side entrance. A small room adjacent to the hallway served historically as the pantry (photograph 14), entered through a swinging door off the kitchen or a second swinging door from the dining room.

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National Park Service****National Register of Historic Places  
Continuation Sheet**Moulton-Wells House, Volusia  
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On the second floor, three bedrooms span the façade of the house, each accessed by a separate door facing a common large landing at the top of the staircase (photographs 15-18). At the opposite (east) end of the second floor a single bedroom, a bathroom, closet, and attic staircase open through individual doors onto the landing. A single sash window illuminates the split stairwell. The narrow, walled attic staircase culminates just under the north roof of the rear plan in a full attic above both plans. From the attic, access to the widow's watch (belvedere) is by a narrow, near-vertical open staircase. The rectangular widow's watch is walled by six horizontal single sash windows, providing an inspirational view of the lagoon, numerous islands, and the channel known historically as the Hillsborough River.

All flooring, baseboard trim and cornice trim is heart pine; all original lath and plaster interior walls and ceilings were replaced in 1999 with plaster-surfaced drywall.

**Recent Stabilization**

The overall condition of the Moulton-Wells House today is very good; its structural integrity is sound. Having stood virtually unoccupied and neglected from 1970 to 1989, the house suffered decay and vandalism during that period, including major deterioration of both porches and minor interior structural damage from the loss of windows and intrusion by a fallen tree branch into the attic, which opened the house to the elements.

Substantial stabilization work has been performed on the Moulton-Wells House since 1989, when the roof then present was replaced with a temporary rolled composition roof, and necessary structural repairs were performed to slow the effects of decay resulting from the damage noted above. Between 1991 and 1997, three monetary grants from the State Of Florida Bureau of Historic Preservation, donated funds and materials solicited by the non-profit group Friends Of Canaveral, and extensive matching funds from the National Park Service, resulted in a thoughtful, comprehensive approach to stabilization of the Moulton-Wells House. The installation of a new composition shingle roof, acquisition of as-built architectural drawings, and the professional research, definition, and printing of rehabilitation contract specifications were achieved during this period; the first major work accomplished as a result was a thorough and faithful replacement of both front and rear porches under a carefully specified contract in 1997.

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Moulton-Wells House, Volusia County,  
Florida  
Narrative Description

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A second, more ambitious contract from October, 1998 through May, 1999 rehabilitated the interior and exterior of the house to specifications defined by National Park Service Historic Architects from the Southeast Regional Office in Atlanta and consulting architects under contract to the Friends Of Canaveral, in coordination with grant provisions of the State of Florida Bureau of Historic Preservation. Major improvements made at that time include the installation of code-compliant electrical wiring, lighting, fresh water and sewer system plumbing, a state-of-the-art (high groundwater level) septic system, central heating and cooling systems, and installation of a wheelchair ramp external to the southwest aspect of the front porch. Incoming electrical service to the house was relocated to an underground configuration. The severely deteriorated interior wall and ceiling surfaces were removed and replaced with sheetrock (drywall) faced with unfinished plaster. All original door and window trim, baseboard, and cornice trim wood was carefully removed, refinished, and replaced in its original configuration within the house. The condition of all flooring (yellow pine throughout the house) was evaluated, with the result that some individual boards were replaced with like material, while the entire kitchen room floor was removed and replaced with new similar materials.

The exterior surfaces of the house were scraped, washed, primed, and painted white utilizing both volunteer and paid laborers in concert with the interior work contract.

During the 1998-1999 rehabilitation contract the original masonry piers supporting the house were faced with mortar to arrest their deterioration, grooved to resemble the original bricks-and-mortar appearance, and painted to extend their serviceable life.

Since the rehabilitation contract was completed, modern (polyvinylchloride) lattice panels were installed around the entire house to obscure crawlspace beneath the house that would otherwise be exposed by gaps between the piers, and to exclude burrowing animals from the crawlspace. (The house was similarly fitted with lattice in the 1930s. Although that lattice is gone, some original latticework support elements remain between piers). New high quality wooden slat blinds were fitted to the house windows in 2000.



**United States Department of the Interior  
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Continuation Sheet**Moulton-Wells House, Volusia  
County, Florida  
Narrative DescriptionSection number 7 Page 5**Details Of Contributing Resources: Rainwater Cisterns**

Three cisterns are in separate locations next to the Moulton-Wells House. Numbered for the purpose of this nomination from southernmost (#1) to northernmost (#3), each cistern is unique in condition and dimensions.

Cistern #1 (photographs 7-8): Situated 30 feet southeast of the Moulton-Wells House, this bricks-and-mortar structure is rectangular in shape, with internally-sloping walls and outside dimensions of 12 feet wide by 17 feet long. Faced inside and out with a Portland cement mortar veneer, its overall condition is good. Cistern #1 is shown in photos dating to circa 1930, fitted with gutter pipe extending from the southwest aspect of the State House roof to the east end of the cistern. Historically covered with a low-pitched front gabled shingle roof, the cistern has been open to the elements since the 1980s. This open condition has resulted in the disappearance of all wood roof support members, deterioration of exposed mortar, and dislocation of some of the soft, coarse-textured brick comprising its uppermost tier. Woody plants have established roots in the east end wall, hastening its disintegration.

Cistern #2 (photograph 9): Possibly the oldest of the three cisterns, this structure lies 42 feet northeast of the Moulton-Wells House. It was roofed similarly to cistern #1, as depicted in photographs taken circa 1927-1930; its roof is now completely missing. Like cistern #1, cistern #2 was supplied with rainwater collected from the State House roof, which was channeled to the south end of the cistern through an elevated, sloping gutter. This structure is constructed of tabby, a coarse oyster shell conglomerate bonded with reconstituted lime (produced by mixing burned, powdered oyster shell and fresh water). It is faced with a Portland cement veneer. Its roof having been gone for decades, the walls of this cistern are severely disintegrated, although its apparent original outline is still discernible, with overall dimensions of 14 feet wide by 18 feet long.

Cistern #3 (photograph 10): In use as recently as 1950, this high-walled tabby structure is nearly square in configuration, with outside dimensions of 14 feet wide by 15 feet long. Six buttresses added to its outside surfaces after initial construction are a unique feature among the three cisterns; apparently they were meant to stabilize major cracks that are evident in the walls at the location of each buttress. The substantial walls of cistern #3

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Moulton-Wells House, Volusia  
County, Florida  
Narrative Description

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extend to nearly three feet above the surrounding ground level. The construction date for cistern #3 is undetermined at this time; a circa 1950 photograph shows it with a normal pitch front-gabled shingle roof.

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Moulton-Wells House, Volusia County,  
Florida

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Additional Documentation: Photographs

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List Of Photographs Submitted

1. Eldora
2. Volusia County, Florida
3. Reid Miller
4. April, 2001
5. Moulton-Wells House
6. View of house from west-southwest, looking east-northeast
7. Photograph number 01-01

1. Eldora
2. Volusia County, Florida
3. Reid Miller
4. April, 2001
5. Moulton-Wells House
6. View of house from southwest, looking northeast
7. Photograph number 01-02

1. Eldora
2. Volusia County, Florida
3. Reid Miller
4. April, 2001
5. Moulton-Wells House
6. View of house from south, looking north
7. Photograph number 01-03

1. Eldora
2. Volusia County, Florida
3. Reid Miller
4. April, 2001
5. Moulton-Wells House
6. View of house from east, looking west
7. Photograph number 01-04

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**National Register of Historic Places  
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Moulton-Wells House, Volusia County,  
Florida

Section number 7 Page 8

Additional Documentation: Photographs

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List Of Photographs Submitted (continued)

1. Eldora
2. Volusia County, Florida
3. Reid Miller
4. April, 2001
5. Moulton-Wells House
6. View of house from northeast, looking southwest
7. Photograph number 01-05

1. Eldora
2. Volusia County, Florida
3. Reid Miller
4. April, 2001
5. Moulton-Wells House
6. View of house from north, looking south
7. Photograph number 01-06

1. Eldora
2. Volusia County, Florida
3. Reid Miller
4. April, 2001
5. Moulton-Wells House
6. View of cistern #1 from east, looking west
7. Photograph number 01-07

1. Eldora
2. Volusia County, Florida
3. Reid Miller
4. April, 2001
5. Moulton-Wells House
6. View of cistern #1 from north, looking south
7. Photograph number 01-08

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**National Register of Historic Places  
Continuation Sheet**

Moulton-Wells House, Volusia County,  
Florida

Section number 7 Page 9

Additional Documentation: Photographs

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List Of Photographs Submitted (continued)

1. Eldora
2. Volusia County, Florida
3. Reid Miller
4. April, 2001
5. Moulton-Wells House
6. View of ruins of cistern #2 from southwest, looking northeast
7. Photograph number 01-09

1. Eldora
2. Volusia County, Florida
3. Reid Miller
4. April, 2001
5. Moulton-Wells House
6. View of cistern #3 from southeast, looking northwest
7. Photograph number 01-10

1. Eldora
2. Volusia County, Florida
3. Reid Miller
4. April, 2001
5. Moulton-Wells House
6. View of former kitchen, first floor, from west, looking east
7. Photograph number 01-11

1. Eldora
2. Volusia County, Florida
3. Reid Miller
4. April, 2001
5. Moulton-Wells House
6. View of former living room, first floor, from north, looking south
7. photograph number 01-12

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**National Register of Historic Places  
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Moulton-Wells House, Volusia County,  
Florida

Section number 7 Page 10

Additional Documentation: Photographs

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List Of Photographs Submitted (continued)

1. Eldora
2. Volusia County, Florida
3. Reid Miller
4. April, 2001
5. Moulton-Wells House
6. View of former dining room, first floor, from south, looking north
7. Photograph number 01-13

1. Eldora
2. Volusia County, Florida
3. Reid Miller
4. April, 2001
5. Moulton-Wells House
6. View of former pantry, first floor, from west, looking east
7. Photograph number 01-14

1. Eldora
2. Volusia County, Florida
3. Reid Miller
4. April, 2001
5. Moulton-Wells House
6. View of former bed room, second floor, from southwest corner, looking northeast
7. Photograph number 01-15

1. Eldora
2. Volusia County, Florida
3. Reid Miller
4. April, 2001
5. Moulton-Wells House
6. View of former bed room, second floor, from northwest corner, looking south
7. Photograph number 01-16

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Continuation Sheet**

Moulton-Wells House, Volusia County,  
Florida

Additional Documentation: Photographs

Section number 7 Page 11

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List Of Photographs Submitted (continued)

1. Eldora
2. Volusia County, Florida
3. Reid Miller
4. April, 2001
5. Moulton-Wells House
6. View of former middle bedroom, second floor, from southeast corner, looking west
7. Photograph number 01-17

1. Eldora
2. Volusia County, Florida
3. Reid Miller
4. April, 2001
5. Moulton-Wells House
6. View of former hallway, second floor, from west, looking east
7. Photograph number 01-18

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National Park ServiceNational Register of Historic Places  
Continuation SheetMoulton-Wells House, Volusia  
County, Florida  
Narrative Statement Of Significance

Section number \_\_\_\_\_ 8 \_\_\_\_\_ Page \_\_\_\_\_ 1

## History of the Area

## Summary Paragraph

The Moulton-Wells House is eligible for listing in the National Register for Historic Places under **Criteria A and C** for its significance in the area of **Entertainment/Recreation and Architecture**. Located in the turn-of-the-century town of Eldora, it is significant at the **Local** level. The town of Eldora, characterizes post-reconstruction era pioneer initiative in settling and developing Florida through agricultural pursuits, and the promotion of land acquisition and settlement by others. One of dozens of small waterfront villages in east-central Florida that began as homesteads, then grew into truck farms that solicited the establishment of post offices and improved roadways and river channels, the town of Eldora was a dynamic experiment that helped put its region on solid economic and social footing at the threshold of the twentieth century. Growing citrus and vegetables, maintaining apiaries, and harvesting native plant products all gave the Eldora homesteaders a contributing role in the river-based network of pre-railway villages that sustained commerce and communication in the region. When its agricultural base was impacted by freezes that destroyed both citrus and a host of blossoming plants that supported apiaries, Eldorans reacted in proportion to all affected Floridians by seeking other opportunities and investments. Yet, while ten percent of Volusia County residents left the county after the freeze of 1895, Eldorans stayed on, shifting their labors to building the community of New Smyrna and accommodating the growing trends of tourism and recreational visitors to Florida. With completion of the Florida East Coast Railway through the region in 1896, Eldora became further isolated from the arteries of commerce by the abrupt obsolescence of river steamer traffic that had nurtured its waterfront farms. Taking advantage of this transition, a handful of individuals from northern states acquired Eldora properties as winter retreats and investment holdings, characterizing a different role for the village as the new century began. The Moulton-Wells House is significant at the local level in being representative of this "winter retreat" era. The area's final chapter opened in the late 1950s as a collection of intended subdivisions by absentee owners, but local community seers ensured the protection of the Eldora setting by lobbying for its inclusion in first a Florida State Park, then a National Seashore managed by the National Park Service. The Moulton-Wells House, built according to artifacts found in the house in approximately 1913 and put on the Volusia County tax books in 1926, is today accessible to the public as a landmark of early twentieth century Florida history.



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National Park Service****National Register of Historic Places  
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Narrative Statement Of SignificanceSection number 8 Page 2

## Supporting Narrative: Historic Context

The town Eldora is the site of a post-reconstruction era Florida village that derived its success from the bounty of the land and the accommodation of its commerce by an adjacent navigable estuarine watercourse. Isolated in rural southeastern Volusia County, the village was briefly called Fairview when its first Post Office was officially authorized by the Postmaster General in 1882. Four key families - Pitzer, Watson, Nelson, and Moulton - made up the core workforce and land ownership at Eldora between 1877 and 1892, when new personalities and northern capital began to change the character of the little community, and established for it a sense of place that would last throughout the first two decades of the twentieth century.

In 1883 the Florida East Coast Canal Company began improvements to the natural channels of the inshore waterway that parallels Florida's Atlantic coast, from Jacksonville to Miami. That one initiative was a catalyst - a state sanctioned encouragement - for the establishment of waterfront settlements like Eldora, which would maintain or lose their own momentum by the force of character of their settlers. By 1886 the town of Eldora sustained a post office that boasted mail delivery three days per week, and a schoolteacher for some fifteen pupils at its own school. During the 1880s eleven Eldora farms grew citrus, six produced honey in apiaries that drew from abundant mangrove, palmetto, and citrus blossoms, and three cultivated vegetables (potatoes, cabbage, and onions). Four homesteads maintained docks where river steamers could tie up to take on all the produce that the village could supply, for transshipment to Jacksonville, Philadelphia, and New York. Eldora's docks were linked by a wagon track so that even the most remote homesteads could access transportation for their perishables. Shallow-draft steamers that ran in east-central Florida's estuaries and rivers were shuttles that supplied communities like Eldora from larger vessels docked at Jacksonville, after arriving from New York and Charleston. Likewise, the produce of Eldora's farmers was sent north along the same route, often in the same vessels that brought lumber, mail, passengers, ice, hardware, and other commodities to the village.

Julian St. Cyr Watson, one of the founders of Eldora, began growing crops on the peninsula as early as 1877. In that year he had set out 1,500 pineapple plants, and was actively clearing ten acres of hammock lands to locate an orange grove. In 1883, Watson

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National Park Service****National Register of Historic Places  
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Narrative Statement Of Significance

bought 163 acres in Township 18 south, Range 35 east (Tallahassee Meridian) from the United States, for 186 dollars. The township had been surveyed in 1850 and again in 1859, when government lot numbers were assigned to fragments of land in sections that included waterfront. Watson had his (government) lots re-surveyed and mapped in 1884 to reflect his own subdivision of the peninsular lands into narrow parcels that stretched, west-to-east, nearly one-half mile in length, from the Mosquito Lagoon shoreline to the Atlantic Ocean beach. Watson's own wharf extended longer than all others at Eldora, to reach west across shallow water flats to the eight-foot deep Hillsborough River channel and its frequent steamer traffic. By 1884 Robert S. Nelson had filed his homestead claim on 68 acres of public lands immediately north of Watson's holdings, with the surveyed line between sections 21, 22, 27, and 28 dividing their properties. In 1889, when Nelson proved up on his homestead, he had cleared, cultivated and improved at least ten acres of the coastal hammock by constructing a house and outbuildings, and planting a citrus grove that helped support an apiary that he co-owned with John B. Carpenter. The perseverance of these men, their wives and other settlers at Eldora clearly represents, then as now, the sense of purpose that was required of homesteaders as the first wave of permanent settlement in undeveloped coastal Florida.

Carpenter died in 1888, throwing the Nelson homestead into a prolonged period of legal proceedings that resulted in Nelson selling first a portion of the tract to fellow Missourian Julius Moulton, then, in October 1892, the remainder to New Yorker Mary E.S. Degrauw. In the first transaction of its kind in the region, Mrs. Degrauw came equipped with funds sufficient to eventually purchase more than 800 acres on the Eldora peninsula, and an equal acreage in various other locations throughout Volusia County. In 1893 she purchased 38 acres in a single lot central to Watson's original subdivision for \$2,000; a key element of the lot's value was the presence of Watson's main dock and citrus groves.

Contemporary with Nelson, Carpenter, and Watson was George R. Pitzer, an investor and civic-minded resident who, among other endeavors, voted to incorporate New Smyrna as a town at a meeting called for that purpose on June 6, 1887. When the "yes" vote carried unanimously among those present, Pitzer was promptly elected to the Board of Aldermen for a period of one year. Both Watson and Nelson married daughters of Pitzer, and were undoubtedly instrumental in re-naming their post office El-Dora after Ellen and Dora Pitzer, when it was re-commissioned in 1889.

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Together, Watson, Pitzer, Nelson, Carpenter, and Moulton comprised a syndicate that bought out other willing sellers at Eldora as opportunities arose.

Eventually, Pitzer and Robert S. Nelson became partners in a land subdivision named after them on the mainland across the Hillsborough River from Eldora. Julius Moulton and his wife Marion Nelson stayed on at Eldora, clearing the hammock to plant more citrus. Former Postmaster, orange grower and apiarist W.P. Shyrock established a mercantile store in New Smyrna, which served him well and provided seed, young trees, and tools and work clothes to his neighbors at Eldora.

Citrus was particularly profitable at this point in Florida's history, with young trees selling for as little as twenty-five cents in Volusia County, while a single bushel of oranges could fetch ten times that amount at market. Successful farmers could afford to improve their property to some extent every year, and Florida newspapers encouraged a host of efficient techniques regarding fertilization, budding, planting, and cultivating groves to boost production and diversify a grower's base operation. Progressive editors were not shy about expressing their encouragement of investment in both land and transportation enterprises, and provided an important real-time link between agriculturists in otherwise isolated settlements. Monthly articles promoting citrus and vegetables were a primary theme in New Smyrna's "The Florida Star" (the first coastal newspaper printed south of St. Augustine), with an occasional paragraph discouraging specific unsuccessful crops. Folks not serious about contributing their share of hard work to building the economy of the region were politely invited to stay away.

During the late 1880s and into the 1890s, change was occurring at a steady pace on the mainland, with the Florida East Coast Railway extending south along the Florida peninsula, and promoters of its construction appealing to every settler in its path to support the endeavor as a patriotic duty. By April, 1894, passenger service between New Smyrna and Oak Hill amounted to a mere twenty-two minute ride on the East Coast Line. Donations of land for the railway were unashamedly solicited of homesteaders on the mainland in widely distributed broadsides, with the result that the line was completed to Lake Worth in 1896.

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Meanwhile, events of nature reminded all who made their living directly from the land just how vulnerable agriculture is to sudden disaster. In December 1894 an 18-degree freeze destroyed fruit on trees in groves well into central and north Florida. When the weather moderated for several weeks, the affected trees began to grow again, with the result that they were in bloom in February 1895, their trunks full of sap. That condition proved devastating when a hard freeze that month burst the bark and killed the buds on those trees that survived December's offense. The effect was life-changing for some growers, who could not muster the resources to start over. Others turned to fishing, lumbering, or simply moved out of the county to seek employment elsewhere. George Wilkinson, a former postmaster at Eldora's second Post Office, continued an unusual but very successful business, harvesting and curing abundant saw palmetto berries from the Eldora dunes for shipment to Eli Lilly and Company, the pharmaceutical interest. A patent medicine, "Sanmetto", was derived from the processed berries for treatment of respiratory ailments and the relief of swollen prostate glands. Wilkinson relocated his home to Edgewater on the mainland, but maintained extensive berry drying racks on his Eldora homestead lands north of Robert Nelson's property, shipping the berries in burlap bags from his dock on the Hillsborough River.

Only those who had built a diversified income or who came with adequate capital to survive the disaster were able to remain at Eldora. Aaron Degrauw, the husband of Mary Degrauw, typified the coming age in a single poignant transaction. On June 1, 1896 he was high bidder, at \$100, on a sheriff's tax sale of two lots totaling 115 acres on Shipyard Island, in Mosquito Lagoon three miles north of Eldora.

Thus the twentieth century dawned, with investors buying out homesteaders at Eldora, and developing contemporary leisure pursuits in the bargain. Duck, turkey, bear, and deer hunting, sport fishing, and entertaining guests from the north became the annual winter routine. In the northern states, meanwhile, newspapers and magazines ran popular articles about hunting and camping trips to Florida by adventurous individuals and small parties, while steamship companies emphasized their connections with rail lines and hotels, which in turn sponsored day trips for their guests to view Florida's wondrous natural attractions.

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Marion Moulton, widow of Julius Moulton of the original Eldora homesteaders, remained on her sixty acres of land, eventually constructing a landmark work of Dutch Colonial Revival architecture in 1913 - 1926. She died just six years after the house appeared on the county tax roll, in 1926. The house and acreage was purchased from the Missouri-based Moulton heirs by one Walter Montresson Wells in 1927.

Walter M. Wells had led a distinguished life, beginning his career engaged in real estate in Greenville, South Carolina, where he moved from his birthplace in Lynchburg, Virginia. Eventually becoming a partner in a Certified Public Accounting and Auditing firm in Greenville, Wells later was appointed Chief Accountant of the steel section of the War Industries Board during the First World War. Having served the nation with distinction during the war years, he found a brief role in the Federal Trade Commission, then went on to a post as Chief Accountant at John A. Roebling and Sons Company in 1919. Wells was there as comptroller from 1931 and Assistant Secretary from 1936, a role in which he was considered a valuable member of the famed company's executive staff. Known for sound judgement and complete sincerity, Walter Wells was highly respected, and a natural asset to the town of Eldora in the early twentieth century. He improved the home that Marion Moulton had built by landscaping the grounds, maintaining its outbuildings, and cultivating a substantial garden and citrus grove. In virtually every photograph made of him by his family at Eldora, Wells is wearing a suit, thus exemplifying the dignity that he brought to the old village site.

The Wells house at Eldora hosted many guests, including the long-established Sams family of New Smyrna. Frank Sams had been a six-term senator to the Florida state legislature from 1899 through 1910, and was appointed Superintendent of the Seventh District of the U.S. Life-Saving Service in 1885, a geographic region that included the Atlantic coast of Florida and the Mosquito Lagoon House Of Refuge, four miles south of Eldora proper. One of his sons, Murray Sams, had represented Volusia County as a state attorney and judge, and was an advocate for Eldorans in real estate transactions. Another of Frank Sams' sons, Howard, founded the Eldora Land Company in the early 1920s. It is maintained by at least three New Smyrna octogenarians that the name "State House" became the local reference to the house that Marion Moulton built by virtue of the Sams family association with Eldora for so many years. When Walter M. Wells passed away at

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Eldora on April 1, 1938, he brought to a close the period of significance for the subject property, for it would never again see the emphasis on leisure and recreation that he typified in his winter home. From 1938 to 1970 the house was utilized primarily as a residence. In 1970 the house was acquired for park purposes. The building was rehabilitated in consultation with the Florida State Historic Preservation Office in 1999, due to its deteriorated condition. Photocopies P1 through P7 show the condition of the house in 1989.

**Supporting Narrative: Summary Of Categories Of Significance**

**ARCHITECTURE:** The Moulton-Wells House is an excellent example of a common style of residential architecture from early twentieth-century America. The Dutch Colonial Revival Style is part of the larger Colonial Revival architectural movement that gained popularity after interest in the nineteenth picturesque styles faded. The Philadelphia Centennial Exposition of 1876 is credited with renewing America's interest in the Colonial period of American History and fostering the Colonial Revival style. While incorporating up-to-date mechanical systems and building techniques, the Colonial Revival exhibits in its design classic details derived from the Colonial period of architecture. Within the broader Colonial Revival movement, the Dutch Colonial Revival style is based on houses built by Dutch settlers in New Amsterdam (New York) in the 1600s and 1700s. From the beginning of the twentieth century until World War II, the style was popularized in America through the publication of photographs of Colonial buildings and new home design plan books. The most significant feature of the Dutch Colonial Revival style is the gambrel (double-sloped) or barn-like roof with overhanging flared eaves. Other elements of the style include: symmetrical facades with the front door at center and windows at either side, doorways ornamented with columns, sidelights and transoms, full-width shed dormers, decorative shutters, horizontal lap siding and double hung, multi-pane (in one or both sashes) windows.

The Moulton-Wells House, although not a pure example of Dutch Colonial Revival style, does exhibit significant elements of the style. These elements include the side-gambrel roof, overhanging flared eaves, full-width shed dormer, and centered main entry with sidelights.

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ENTERTAINMENT / RECREATION: For almost four decades the town of Eldora was the site of two homes that hosted, on behalf of three families, numerous guests and extended family from New York, New Jersey, and other states each winter. The Warnocks at The Home Place, and Wells family at the State House would stay from two to four months at their respective homes, usually arriving in January and departing in March to return north. Guests would arrive by boat and stay a few days or weeks, then continue their travel to other points in Florida or return home, typically leaving behind several lines in a guest register praising the hospitality of their hosts and the charm of the Eldora setting. Activities for family and guests as recorded in registers from each house and in family photographs included sailing, fishing, horseback riding, ocean bathing, hiking, hunting, wildlife sighting, and annual birthday observances for family members and a formal party on George Washington's birthday, an anniversary largely missing from today's culture.

In order for a building to be eligible for the National Register, it must retain integrity of association, location, design, materials, workmanship, feeling and setting. First, the Moulton-Wells House has not been moved from its original location and as a result maintains its integrity of association and location. Second, there have been no major alterations or changes to the house and majority of the original material are still intact, therefore, the house maintains integrity in terms of its design, materials and workmanship. Finally, the Moulton-Wells House is located in the Canaveral National Seashore Park and has fortunately been protected and remains in an undeveloped area of Volusia County. Although some nearby buildings are now gone, the feeling and setting of the house remain nearly unchanged since its construction. Based on all the above aspects of integrity, the Moulton-Wells House possesses ample integrity to convey its historical and design significance and meet the standards for inclusion in the National Register of Historic Places.

(End Section 8 Narrative Statement Of Significance).

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## Verbal Boundary Description

The boundary of the Moulton-Wells House as defined in this nomination is shown as the dashed and slashed line on the accompanying map entitled "Boundary and UTM Reference Points for Moulton-Wells House". The boundary of Moulton-Wells House as nominated encompasses the home site of the 1913 - 1926 building known as the "Moulton-Wells House" and the three associated cisterns. All of the resources described as contributing are documented in a variety of aerial and ground-level photographs from the period of significance and more recently, and are fundamental to public understanding of the story represented at the site and its relevance to local and state history. Vegetation within the subject property is predominantly grass with some native vegetation and some older trees remaining from the period of significance and identifiable in photographs from that time. The property is bounded to the west by Mosquito Lagoon, to the east and south by a natural area administered by the National Park Service and to the north by an administrative sand trail that terminates at a modern 21<sup>st</sup> Century fishing pier (outside of the boundary).

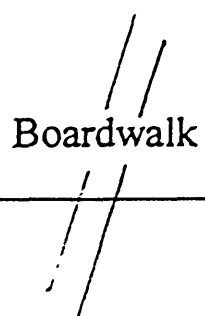
## Boundary Justification:

The boundaries as established are within the Park's historic area and currently administratively define the area maintained as an active historic site. The areas beyond the western, southern and eastern boundaries are maintained in a natural condition as part of the congressional direction for the Park. The northern boundary (administrative sand roadway) is utilized for: access to a modern fishing pier; fire access road; administrative maintenance access to the House; and patrol purposes. The boundaries as established provide for the entire historic resource nominated, and a sufficient "open" area to present these resources in the "historic" context in which they were utilized during the period of significance. Finally, they very closely follow the historic property lines for the site (on the west, north and south sides).

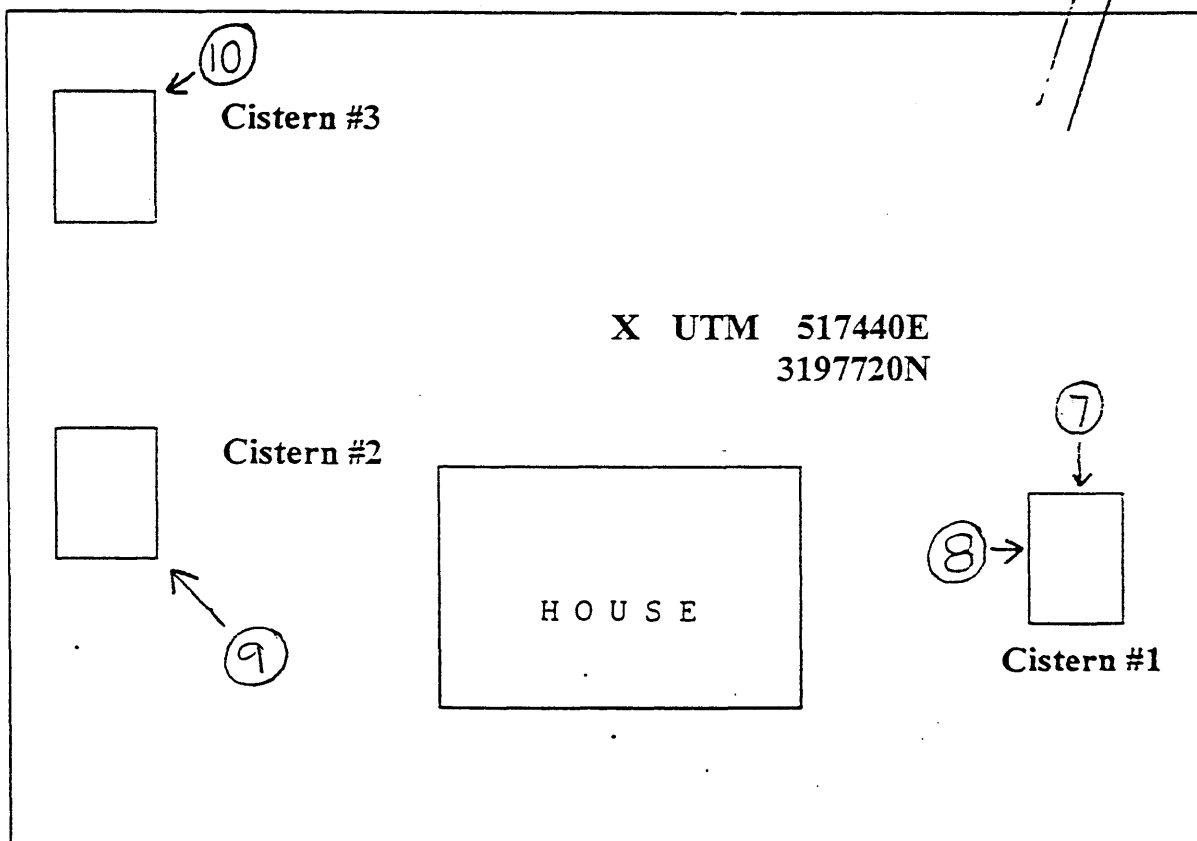
**Moulton-Wells House**  
**Volusia County, Florida**  
**Site Map**

**SW Portion of**  
**Lot 101-15**

Vegetation



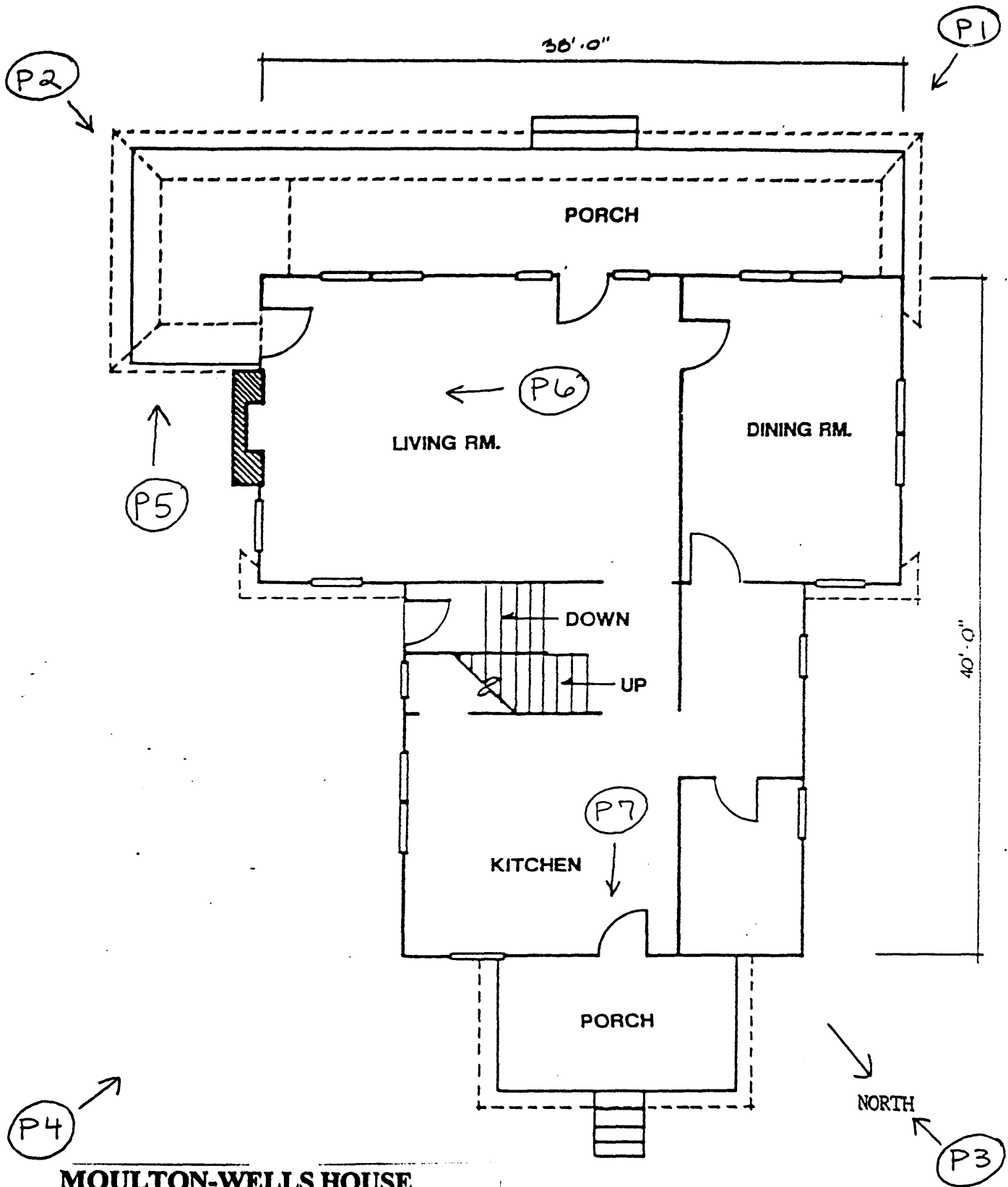
Sand  
Road



← 220 ft →

**Mosquito Lagoon**

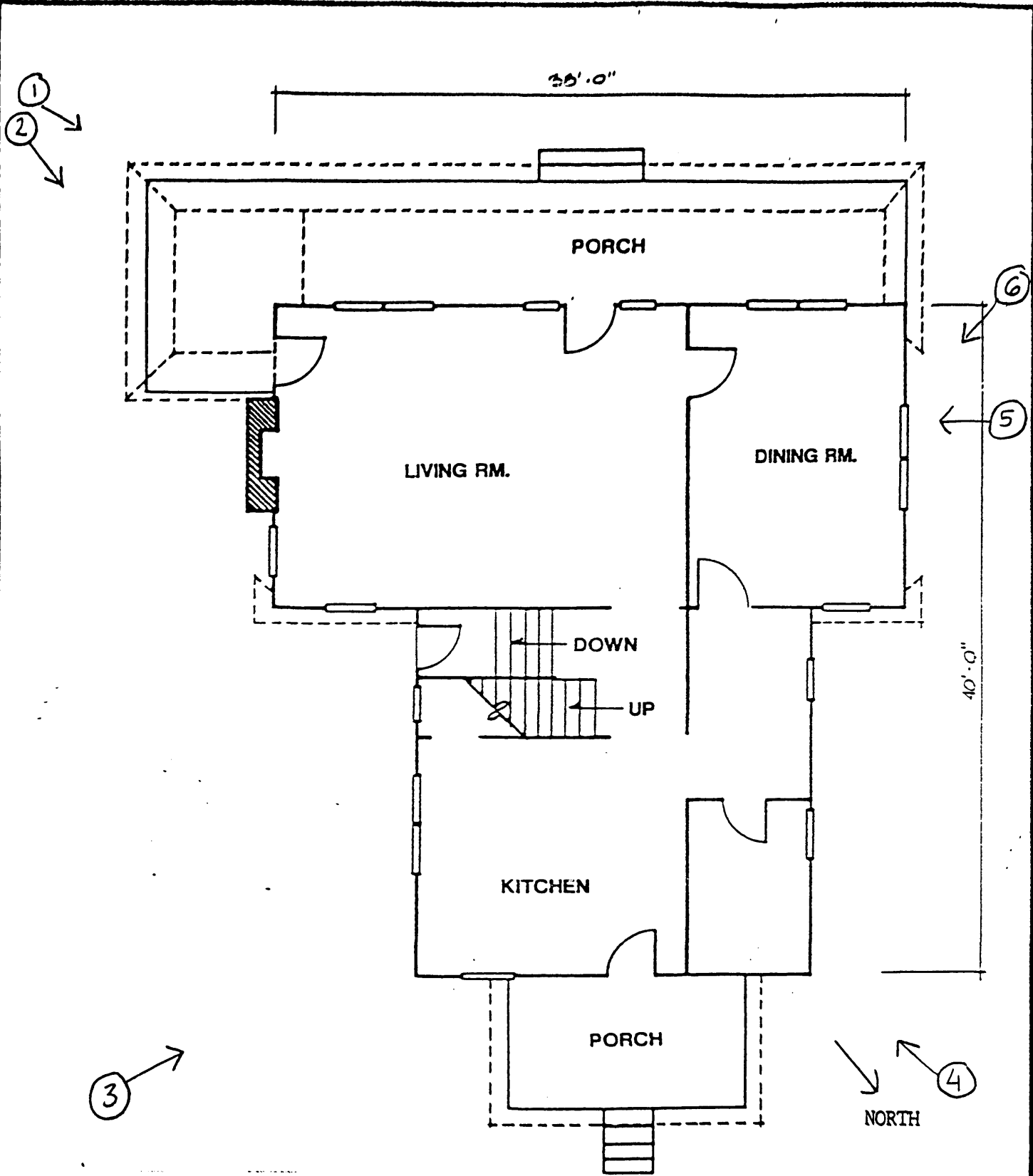
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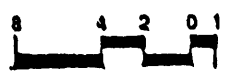
**MOULTON-WELLS HOUSE**  
 Volusia County, FL  
 Orientation of Photographs  
 Exterior and First Floor  
 Prior to Rehabilitation - January 1989

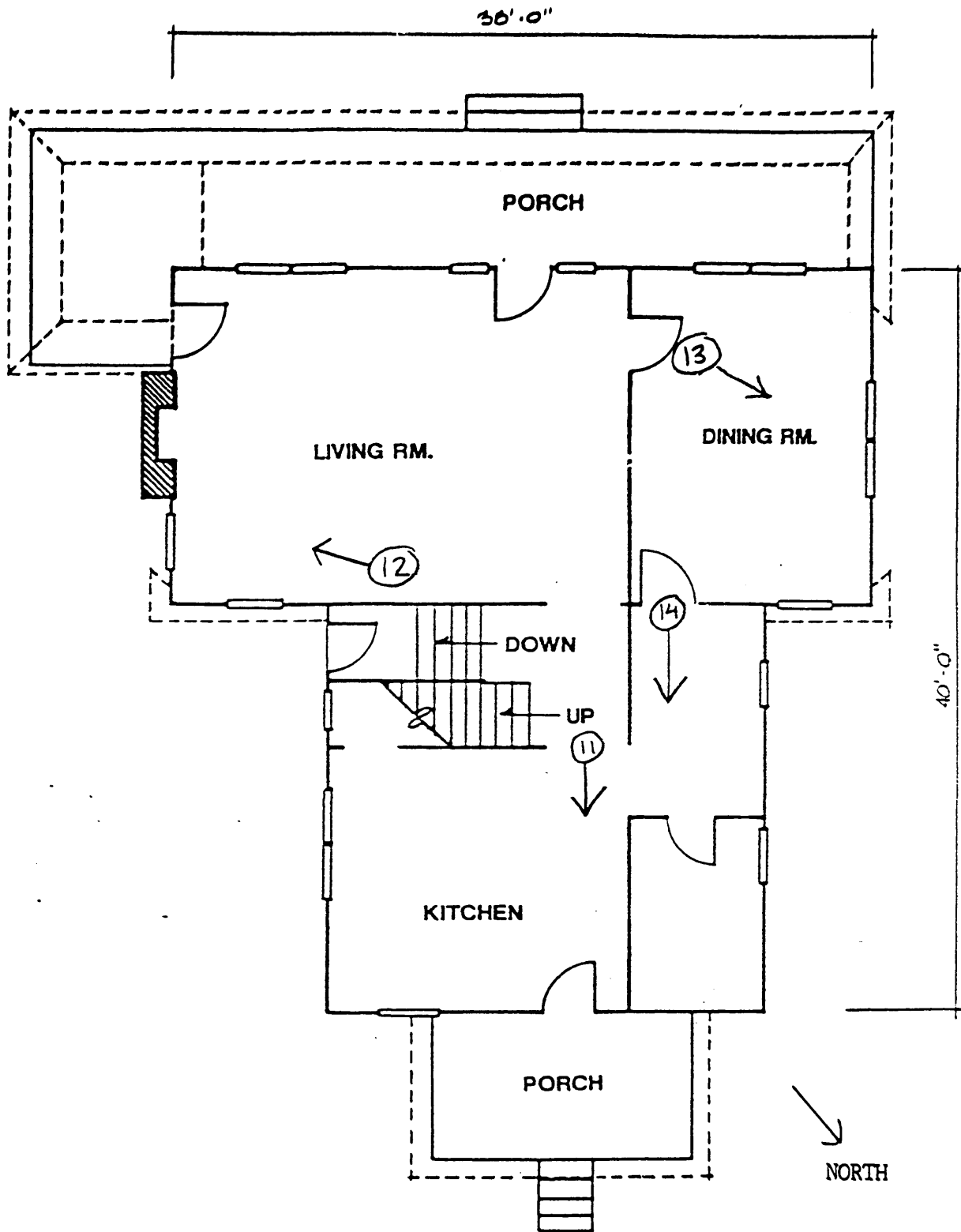






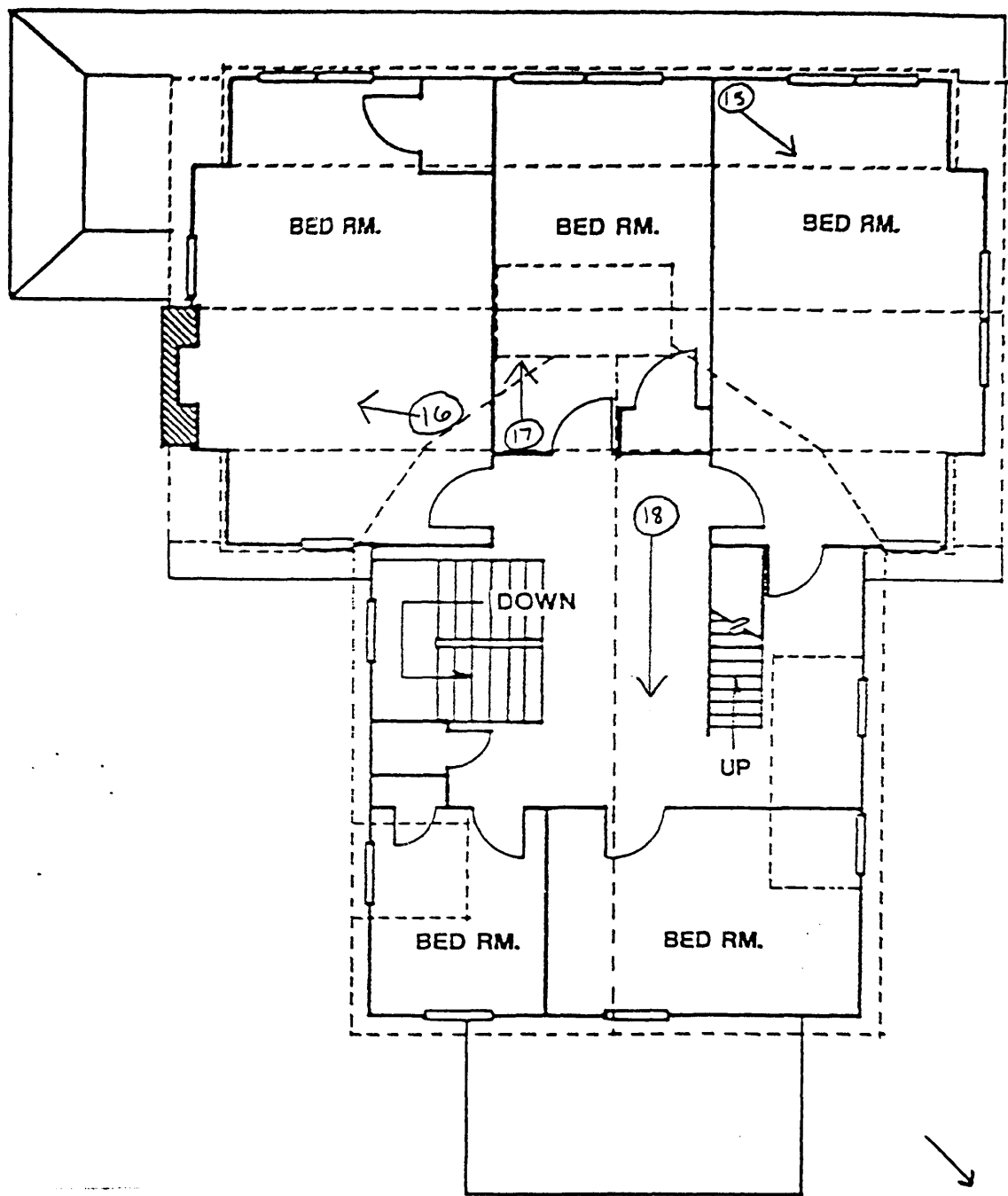
**MOULTON-WELLS HOUSE**  
 Volusia County, FL  
 Orientation of Photographs  
 Exterior and First Floor  
 After Rehabilitation – August 2001





**MOULTON-WELLS HOUSE**  
 Volusia County, FL  
 Orientation of Photographs  
 First Floor  
 After Rehabilitation – August 2001





**MOULTON-WELLS HOUSE,**  
 Volusia County, FL  
 Orientation of Photographs  
 Second Floor  
 After Rehabilitation – August 2001





P 1. Northwest corner of house (camera faces southeast) Jan. 1989



P 2. Southwest corner of house (camera faces northeast) Jan. 1989



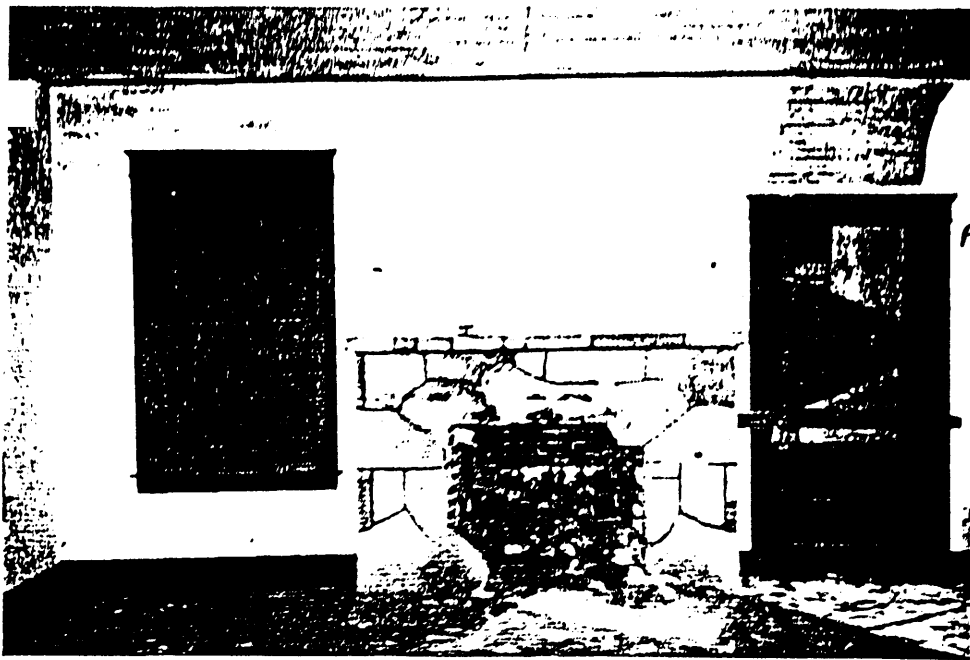
P 3. Northeast corner of house (camera faces southwest) Jan. 1989



P 4. Southeast corner of house (camera faces northwest) Jan. 1989



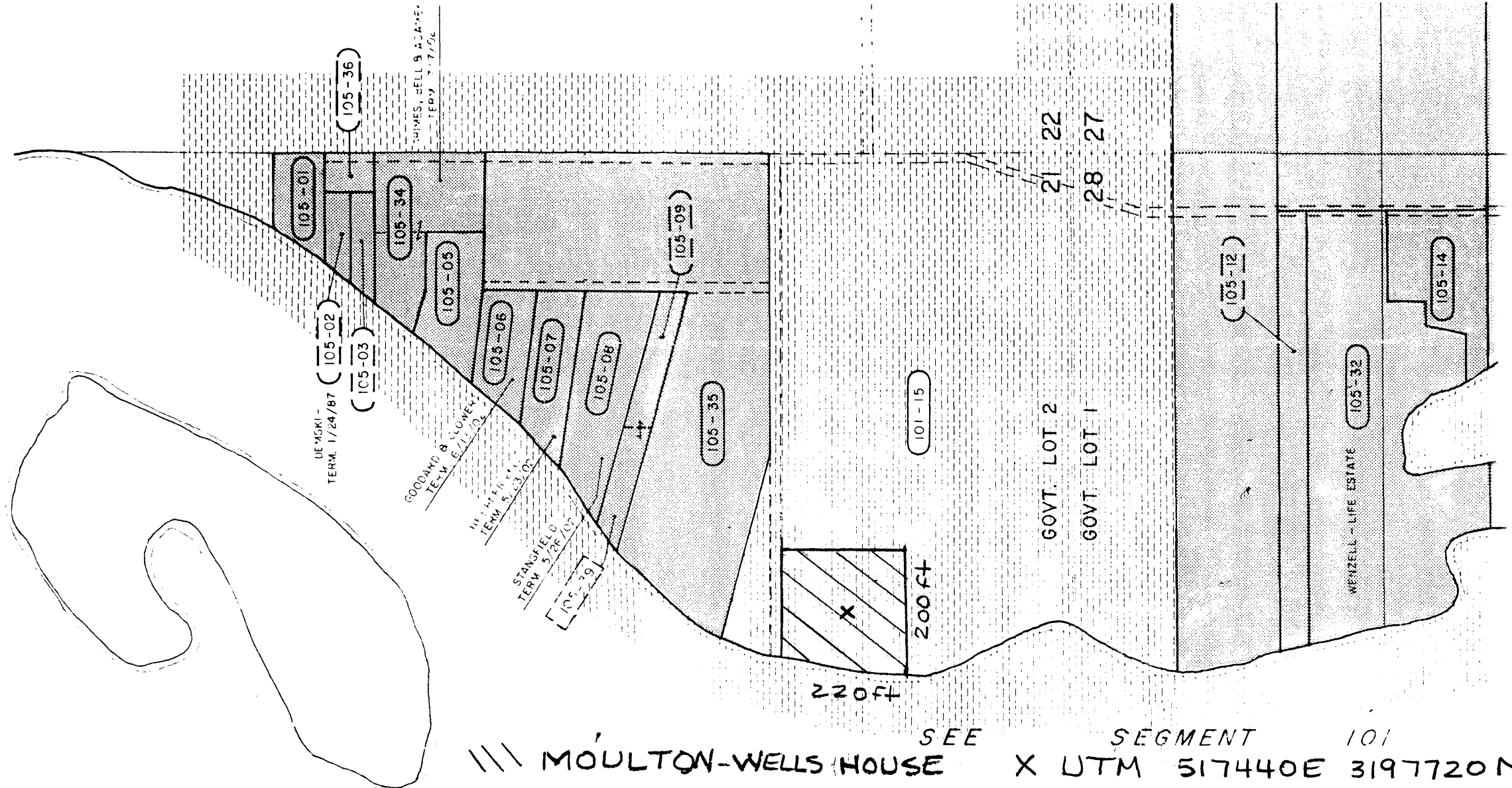
P 5. Front porch; note deteriorated condition of piers, columns, ceiling and gutter (camera faces west)  
March 1990



P 6. Living Room; note deteriorated condition of window, door, plaster, fireplace & barbed wire across window opening to deter break-ins (camera faces south) March 1990

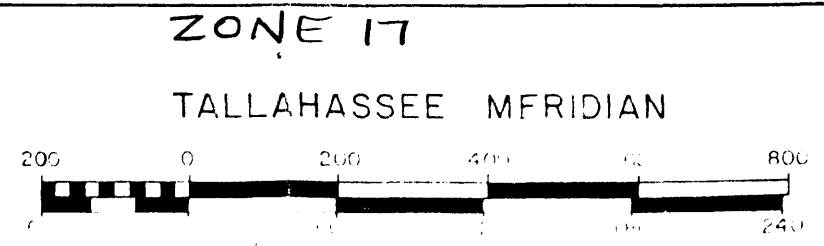
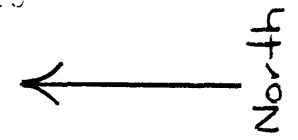


P7. Kitchen; note deteriorated condition of ceiling, wall and door. Also note physical damage caused by fallen limb and moisture damage from rain entering the house. (camera faces east) March 1990



/// MOULTON-WELLS HOUSE SEE SEGMENT 101 UTM 517440E 3197720N

ESTABLISHED: JANUARY 3, 1975  
 BOUNDARY CHANGE:  
 DATE: SEPTEMBER 1975  
 MAPPED BY THE DIVISION OF LAND ACQUISITION  
 SOUTHEAST REGION



DATE	REVISIONS	DATE	REVISIONS
7/8/71	C.O. NO. 5180-13		
1/20/81	C.O. NO. 5180-12		
5/23/80	C.O. NO. 5180-11		
1/26/77	C.O. NO. 5180-10		
9/12/77	C.O. NO. 5180-9		
4/13/77	C.O. NO. 5180-7		
2/25/77	C.O. NO. 5180-6		
11/24/76	C.O. NO. 5180-5		
10/19/76	C.O. NO. 5180-4		
6/22/76	C.O. NOS. 5180-2 & 3	10/30/85	C.O. NO. 5180-17