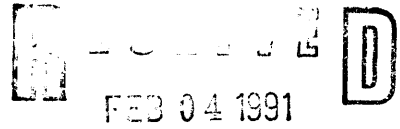


United States Department of the Interior  
National Park Service



# 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 Stetson University Campus Historic District  
other names/site number N/A 8VO 2913

### 2. Location

street & number See Continuation Sheet N/A  not for publication  
city, town DeLand N/A  vicinity  
state Florida code FL county Volusia code 127 zip code 32720

### 3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u>10</u>	<u>1</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>1</u>	<u>1</u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>1</u>	<u>1</u> structures
	<input type="checkbox"/> object	<u>11</u>	<u>3</u> objects
			<u>3</u> Total

Name of related multiple property listing:  
N/A

Number of contributing resources previously listed in the National Register 1

### 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 (deputy) 1/29/91  
Signature of certifying official Date

State Historic Preservation Officer, Bureau of Historic Preservation  
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. 3/14/91  
 See continuation sheet. Entered in the National Register

determined eligible for the National Register.  See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:)

for Signature of the Keeper Date of Action

---

**6. Function or Use**

---

Historic Functions (enter categories from instructions)

Education/UniversityDomestic/Single Dwelling

---

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Current Functions (enter categories from instructions)

Education/UniversityEducation/University

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**7. Description**

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Architectural Classification

(enter categories from instructions)

Second EmpireColonial RevivalClassical RevivalMediterranean RevivalGothic Revival

Materials (enter categories from instructions)

foundation Brickwalls Brickroof Metal: Shinglesother Brick: Tower

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Describe present and historic physical appearance.

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)

Architecture  
Education  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Period of Significance  
1884-1934  
\_\_\_\_\_  
\_\_\_\_\_

Significant Dates  
1884  
\_\_\_\_\_  
\_\_\_\_\_

Cultural Affiliation

N/A  
\_\_\_\_\_  
\_\_\_\_\_

Significant Person

N/A  
\_\_\_\_\_

Architect/Builder

See Continuation Sheet Section 8  
\_\_\_\_\_  
\_\_\_\_\_

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

See Continuation Sheet

See continuation sheet

**9. Major Bibliographical References**

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 22 apprx.

UTM References

A 

1	7
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4	7	0	2	0	0
---	---	---	---	---	---

3	2	1	1	9	4	0
---	---	---	---	---	---	---

  
 Zone Easting Northing

C 

1	7
---	---

4	7	0	6	6	0
---	---	---	---	---	---

3	2	1	1	5	4	0
---	---	---	---	---	---	---

  
 Zone Easting Northing

B 

1	7
---	---

4	7	0	6	6	0
---	---	---	---	---	---

3	2	1	1	9	4	0
---	---	---	---	---	---	---

  
 Zone Easting Northing

D 

1	7
---	---

4	7	0	2	0	0
---	---	---	---	---	---

3	2	1	1	5	4	0
---	---	---	---	---	---	---

  
 Zone Easting Northing

See continuation sheet

Verbal Boundary Description

See Continuation Sheet

See continuation sheet

Boundary Justification

See Continuation Sheet

See continuation sheet

**11. Form Prepared By**

name/title W. Carl Shiver, Historic Sites Specialist  
 organization Bureau of Historic Preservation date December 3, 1990  
 street & number 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

Description

Summary

The Stetson University Campus Historic District is an irregularly shaped 22 acre area of Stetson University, a privately owned institution located just north of downtown DeLand, Florida. The proposed historic district contains fifteen buildings, structures, and objects. Of that number, eleven are contributing buildings and one is a contributing object. The non-contributing elements are one building, one structure, and one object. The contributing buildings in the historic district were all built between 1884 to 1934 and exhibit a variety of architectural styles. The wood frame and masonry buildings range in height from one to three stories. Nine of the contributing buildings were constructed as university facilities, but two were originally residences. Although some of them have been altered, all of the contributing structures retain sufficient integrity to reflect their original appearance and purpose. DeLand Hall, the oldest building on campus, was listed in the National Register of Historic Places in 1983.

Present And Original Physical Appearance

Stetson University is located in DeLand, Florida, the seat of government of Volusia County, Florida. Founded in 1876 and incorporated in 1882, DeLand is now a community of 17,000 and is located approximately twenty miles west of the city of Daytona Beach. The campus of the university, established in 1883, is located immediately north of the commercial center of DeLand and measures approximately 150 acres. The historic district comprises 22 acres of this area. The district occupies about four city blocks, centering around the intersection of Woodland Boulevard and Minnesota Avenue. Historic campus buildings are located in each of the quadrants that border that intersection. The district is roughly bounded by Florida, Michigan, Hayden, and University avenues. Though relatively level, the tract of land forming the campus slopes gently to the south, toward the commercial district of town. Residential neighborhoods lie to the east and west, with a small commercial district located to the north.

The historic development of the Stetson University campus spans from 1884, when DeLand Hall was constructed, until 1934, when Hulley Tower was added to the campus. The university campus developed organically, having no definite plan. Most of the property on which the buildings are located was purchased in

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Description

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small parcels as construction space was needed. Development began in 1884 at the northeast corner of Woodland Boulevard and Minnesota Avenue. By 1892, buildings extended for two blocks along the east side of Woodland Boulevard. Later, the University constructed buildings along the west side of Woodland Boulevard and eventually pushed east to Hayden Avenue and west to Florida Avenue.

The historic district comprises fifteen contributing and non-contributing resources. Eleven are contributing buildings and one is a contributing structure. The non-contributing elements include one masonry building (1946), a kiosk (c. 1980), and a fountain. Contributing elements comprise 80 percent of the properties within the district. All of the non-contributing elements fall outside the period of significance. Contributing buildings in the district date from three sub-periods within the overall period of significance: 1884-1892, 1902-1911, and 1930-1934. Of the eleven contributing buildings, five were constructed in the first period, five during the second period, and one in the final period. Hulley Tower, the district's major structure, was also erected in the final period. The wood frame buildings were all erected during the initial period, as were the largest and most significant high style structures.

### Architectural Styles

The historic buildings in the district exhibit a wide variety of distinctive architectural styles. These include three examples of the Colonial Revival style, two Second Empire buildings, two constructed using Classical Revival elements, one Gothic Revival residence, and three masonry vernacular buildings. The buildings are large in scale and separated by substantial green spaces. Brick is the most common construction material, but the two earliest buildings are constructed of wood. There is some use of stucco, wood, and terra cotta for decorative features. Decorative pressed metal shingles cover the roofs of several buildings. The buildings within the district contribute to the sense of time, place, and historical development of the campus through their location, design, materials, workmanship, feeling, and association.

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Description

Colonial Revival

Colonial Revival style elements predominate in the appearance of historic campus buildings. These are Elizabeth, Chaudoin, and Conrad halls. Colonial Revival was a dominant style in American architecture during the late nineteenth and early twentieth centuries and reflected a rebirth of interest in the early English and Dutch residential buildings of the Atlantic Seaboard. The Colonial Revival style was introduced at the Philadelphia Exposition of 1876. The centennial of the Declaration of Independence sparked renewed interest in the architecture of the colonial period. The Georgian and Adam styles were the backbone of the Revival, which also drew upon the influences of post-medieval English and Dutch Colonial architecture. The style soon became popular and Colonial Revival buildings began to appear in Florida in the late 1880s.

Elizabeth Hall, located at 421 North Woodland Boulevard, dominates the buildings in the historic campus district (Photo 3). The central unit of the building was constructed in 1892 and the wings in 1897. The three and a half story structure expresses Colonial Revival styling through its hip roof, hip dormers, carved rafter ends, and multi-paned double hung sash windows and multi-light transoms. French doors open onto the third story balcony, which features small classical columns. Decorative wood lintels embellish every other window along the second story. The trim and mould details throughout the building are cast in terra cotta, stone, and wood. Spanish Baroque architectural elements are also evident, including details located on the pavilion and the use of the third story balcony that runs across the length of the primary unit. The building is dominated by a four-story tower or pavilion which rises from its center and features a large white cupola surrounded by a balustrade.

The other Colonial Revival buildings on campus are Chaudoin Hall, constructed in 1892 (Photo 7) and Conrad Hall (Photo 11), constructed nearly two decades later. Both buildings are distinguished by gambrel roofs whose ends are parallel with the main facade. Each of the two and a half story buildings is constructed of brick, except for the half story formed by the gambrel roof whose end walls are sheathed in wood: drop siding for Chaudoin and shingles for Conrad. Chaudoin Hall has gable dormers with decorative pediments on its roof, whereas Conrad features plain shed dormers. Also, Chaudoin's gambrel roof ends contain Palladian large windows instead of the small fanlights

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Continuation SheetSection number 7 Page 4

Description

found in the ends of Conrad's roof. Chaudoin is further distinguished by a cupola atop the balustraded deck that occupies the center of the roof. Chaudoin's large veranda is integrated into the wall of the main facade, and the door of the main entrance is embellished with an elaborate frame containing both a fan light and sidelights. The entrance porch and accompanying lounge of Conrad Hall were added in 1937, but reflect the styling of the original building

Second Empire

The Second Empire Style was employed in the construction of both DeLand and Stetson halls. DeLand Hall (Photo 9), constructed in 1884, is the oldest building on university campus. Stetson Hall (Photo 12) was erected in 1886. The Second Empire style was popular in the United States between 1860 and 1880 and derives its name from the reign of Napoleon III of France (1852-1870), who instituted a major building campaign in Paris creating grand boulevards and vistas of monumental buildings. The designs of his architects had a strong influence throughout Europe and America during the latter part of the nineteenth century. A distinguishing feature of the style is the mansard roof, a dual-pitched roof with dormer windows on the steep slope. Molded cornices usually border the top and bottom edges of lower roof, and the wide eaves are supported by decorative brackets. Second Empire style buildings are rare in Florida due to the state's relatively late era of development. They were generally erected near the end of the period when the style was popular, or after it had gone out of fashion in the rest of the country.

DeLand Hall embodies the characteristics of the Second Empire style through its mansard roof, large square central tower and prominent projecting and receding surfaces. Decorative trusses and cloverleaf caps embellish wall dormers that punctuate the roof and entrance and side porticos that provide access to the building. Wood clapboard serves as the exterior wall fabric. Patterned wood shingles are employed as a string course, which defines the second floor. Multi-paned double hung sash windows provide natural interior lighting. Wood carved cloverleaf elements serve as embellishment on window lintels and door panels. DeLand Hall was restored in 1982 to reflect its original exterior wall fabrics and detailing.

Stetson Hall is the other building that reflects Second Empire styling and was the second building constructed on the Stetson University campus. The style of this three-story



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Description

building is expressed largely by its mansard roof, which is pierced by numerous gable dormers with 6/1 light double hung sash windows and molded cornices. Patterned wood shingles cover the surface of the vertical portion of the mansard roof. Two entrance porticos with paired columns provide access along the south elevation of the building. Double hung sash windows provide natural interior lighting. The building was enlarged in 1946, compromising some of its original integrity. During the renovation, a central pavilion and symmetrical balconies on the facade were removed. Vinyl siding now covers the original wood exterior wall fabric.

Classical Revival

Two buildings were constructed in the Classical Revival style. These are Sampson Hall (Photo 14), erected in 1908 and the President's House (Photo 1), constructed in 1910. The Classical Revival style in the United States has evolved from a variety of sources, appearing even before the birth of the republic. During late colonial times it was derived from the classicism of Ancient Rome via Britain and found expression in the Adam and Georgian style. This trend continued during the Federal period, after the birth of American independence, but was soon replaced by the more simple and "purer" forms of Ancient Greece, in particular the design of Greek temples.

A much later wave of building was spurred by the World's Columbian Exposition, held in Chicago in 1893. Many of the best known architects of the day designed buildings for the Exposition based on classical precedents. Examples were varied, ranging from monumental copies of Greek temples to smaller models, which drew heavily from designs of Adam, Georgian, and Early Classical Revival residences built in the United States in the eighteenth century. The Classical Revival style became one of the most popular styles for commercial and government buildings, particularly banks and courthouses during the first three decades of the twentieth century.

Sampson Hall has classical styling expressed by a low hip roof with boxed eaves and small gable dormers. The entablature of the building contains modillions and a frieze with names of famous political and military leaders cast in relief. The predominant feature of the building is its symmetrical facade dominated by a full height entrance portico with classical Ionic columns surmounted by a pediment whose tympanum contains simple

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Description

abstract geometric designs cast in relief. Carved stone decoration embellishes the bases of the attached columns and the arched window surrounds. Double hung sash windows with multi-glazed transoms and sidelights are located throughout the building. Currently undergoing restoration, the building retains most of its original integrity.

The second Classical Revival building in the historic district is the President's House, which originally was erected in 1910 for W.A. Steed, a local DeLand businessman. It was purchased by the university in 1951 for use as the president's home. The wood frame building consists of a two and a half story central block with flanking one-story wings and a rear extension. The main facade is dominated by a full height porch supported by colossal Ionic columns and wall pilasters. The hip roof is covered by flat ceramic tile and punctuated with four hip dormers and four chimneys. French doors with a transom and side lights open onto a small second floor balcony located immediately above the main entranceway. Coach lamps and transom lights define the main entrance. The one-story wings have French doors and transom lights and are covered with decks surrounded by balustrades. Drop siding is employed as the exterior wall fabric and the fenestration of the house is regular, using paired 1/1 light double hung sash windows.

Gothic Revival Style

One former residential building in the district features characteristics of the Gothic Revival style. This is the Public Relations Building (Photo 4), originally a residence constructed in 1885. The university acquired the building in 1950. The Gothic Revival style was most popular in the United States between 1840 and 1880. It began to be used for the construction of houses in the late 1830s and was popularized by the designs of American architect Andrew Jackson Downing. Elaborate examples of Gothic Revival houses are unusual in Florida. Its identifying features usually include a steeply pitched gable roof--often with one or more intersecting gables--elaborately decorated vergeboards at the gable ends, board and batten siding, and a narrow one-story entrance or end porch. These houses often exhibited varied window treatments, often being lancet shaped. Narrow, double hung sash windows were common, as were casement windows with diamond pane glazing.

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Description

The building located at 516 North Woodland Boulevard, however, has few specific Gothic Revival details, but embodies the overall massing and shape of such structures. These include a steeply pitched cross gable roof, with one narrow gable facing the street. The small, one-bay entrance porch is another typical Gothic Revival feature. Drop siding and patterned wood shingles are employed as exterior wall fabrics and the building has 2/2 light double hung sash windows. The house was renovated by the university for use as administrative offices in 1965.

### Masonry Vernacular

Three buildings on the Stetson campus are masonry vernacular structures. These are Flagler Hall (Photo 2), constructed in 1901, Cummings Gymnasium (Photo 5), completed in 1910, and Stover Theater (Photo 6), erected in 1930. Vernacular buildings are those constructed using common techniques and for which distinctive stylistic elements play no role, or only a very limited part. Originally the term referred only to the products of lay or self taught builders, but is now applied to most "ordinary" forms of construction. In the historic district, the buildings characterized as masonry vernacular are associated with the designs of trained architects and draftsmen rather than self-taught builders.

Flagler Hall, located at 434 North Woodland Boulevard, is a good example of hollow tile masonry vernacular construction. Flagler Hall's architectural features include a flat roof and stucco exterior wall surfacing. String courses define each story and 6/1 and 4/1 light double hung sash windows provide natural interior lighting. Paired columns define the third story balcony. Brick surrounds are located at the second floor arched window openings. Architectural elements derived from Mediterranean sources include flared foundation walls and terra cotta ornamentation. The most evident Mediterranean elements include a decorative entrance surround that contains a bust and a gable pediment located at the roof line directly above the main entrance.

Cummings Gymnasium at 536 North Woodland Boulevard is a one-story building set on a high basement that features a flat roof and large 6/6 light double hung sash windows with multi-pane transom windows that provide natural lighting inside the gymnasium. Smaller 6/6 light double hung sash windows are located at the ground floor level. Buff brick serves as the primary construction material, and attached columns are employed

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to separate each large window unit. Decorative features include carved rafter ends and ashlar stone string courses that define the foundation, the interior gymnasium floor, and the roof line. The overall massing of the building, the flat roof, and multi-paned windows are reminiscent of the Prairie School; but this otherwise plain structure remains vernacular in appearance.

Stover Theater, located at 535 North Florida Avenue, is the plainest of the masonry vernacular buildings on campus, having no apparent stylistic features on the exterior. The brick building's architectural features include a two-story central and a three-story rear extension that houses the stage and its associated equipment. A high, plain parapet surrounds the building, and a triangular parapet is located at the front facade. Cast stone string courses define the interior ceiling level and the foundation. Additional architectural elements include brick pilasters located at the corners and along the north and south elevations. A marquee and entrance patio, with multi-light French doors and transom lights, dominate the main facade. Diamond pane double hung sash windows provide interior lighting.

Structure

One structure from the historic period is located in the historic district. Hulley Tower, located between DeLand and Chaudoin halls on Woodland Boulevard, is a 116 foot masonry monument (Photo 8). Hulley Tower serves as a mausoleum for Lincoln Hulley, a former president of the university. The tower also contains a carillon. The tower features a steel frame, hip roof, and brick exterior wall fabric for the tower shaft and quoins. Ashlar stone is employed for the base which contains the mausoleum. A decorative iron grille and ashlar stone embellish the belfry. Narrow multi-pane casement windows are found in the mausoleum and on the tower shaft. Erected in 1934, Hulley Tower contains the bodies of Lincoln Hulley and his wife, Eloise. The Eloise Chimes, which had been located in the belfry of Elizabeth Hall since 1915, were transferred to Hulley Tower in 1934.

Non-contributing Elements

Three non-contributing elements are located in the historic district. One is the university print shop (Photo 10), a one-story, masonry vernacular building constructed in 1946 located at 121 East Minnesota Avenue. The second non-contributing element

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Section number 7 Page 9

Description

is a small hexagonal kiosk (Photo 13) erected about 1980. This information booth is located on the south side of East Minnesota Avenue, in front of Sampson Hall. Holler Fountain (Photos 14, 15) is a non-contributing object located near Sampson Hall. It was constructed in 1937, and later was part of the Florida Exhibit at the New York World's Fair in 1939. The cast iron fountain and concrete basin were installed on the Stetson campus in 1951. Although the fountain has an important historical association with the 1939 World's Fair, it did not become part of the Stetson campus during the period of significance, and thereby fails to contribute to the historic development and design of the district.

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Continuation Sheet**

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Photos

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Inventory of Photographs

1. President's House, 418 North Woodland Boulevard, Stetson University Campus Historic District
2. DeLand (Volusia County), Florida
3. Sidney Johnston
4. 1990
5. Historic Property Associates
6. Front (East) Facade, Facing West
7. Photo No. 1 of 18

1. Flagler Hall, 434 North Woodland Boulevard, Stetson University Campus Historic District
2. DeLand (Volusia County), Florida
3. Sidney Johnston
4. 1990
5. Historic Property Associates
6. Front (East) Facade, Facing Northwest
7. Photo No. 2 of 18

1. Elizabeth Hall, 421 North Woodland Boulevard, Stetson University Campus Historic District
2. DeLand (Volusia County), Florida
3. Sidney Johnston
4. 1990
5. Historic Property Associates
6. Front (West) Facade, Facing Southwest
7. Photo No. 3 of 18

1. Public Relations Building, 516 North Woodland Boulevard, Stetson University Campus Historic District
2. DeLand (Volusia County), Florida
3. Sidney Johnston
4. 1990
5. Historic Property Associates
6. Front (East) Facade, Facing West
7. Photo No. 4 of 18

1. Cummings Gymnasium, 536 North Woodland Boulevard, Stetson University Campus Historic District
2. DeLand (Volusia County), Florida
3. Sidney Johnston
4. 1990
5. Historic Property Associates
6. Front (South) Facade and East Elevation, Facing Northwest
7. Photo No. 5 of 18

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Photos

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1. Stover Theater, 535 North Florida Avenue, Stetson University  
Campus Historic District
  2. DeLand (Volusia County), Florida
  3. Sidney Johnston
  4. 1990
  5. Historic Property Associates
  6. Front (East) Facade, Facing West
  7. Photo No. 6 of 18
- 
1. Chaudoin Hall, 533 North Woodland Boulevard, Stetson  
University Campus Historic District
  2. DeLand (Volusia County), Florida
  3. Sidney Johnston
  4. 1990
  5. Historic Property Associates
  6. Front (West), Facing East
  7. Photo No. 7 of 18
- 
1. Hulley Tower, Stetson University Campus Historic District
  2. DeLand (Volusia County), Florida
  3. Sidney Johnston
  4. 1990
  5. Historic Property Associates
  6. Front (West) Facade, Facing East
  7. Photo No. 8 of 18
- 
1. Deland Hall, 503 North Woodland Boulevard, Stetson University  
Campus Historic District
  2. DeLand (Volusia County), Florida
  3. Sidney Johnston
  4. 1990
  5. Historic Property Associates
  6. Front (West) Facade, Facing East
  7. Photo No. 9 of 18
- 
1. Print Shop, 121 East Minnesota Avenue, Stetson University  
Campus Historic District
  2. DeLand (Volusia County), Florida
  3. Sidney Johnston
  4. 1990
  5. Historic Property Associates
  6. Front (East) Facade, Facing West
  7. Photo No. 10 of 18

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Photos

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1. Conrad Hall, 166 East Minnesota Avenue, Stetson University  
Campus Historic District
  2. DeLand (Volusia County), Florida
  3. Sidney Johnston
  4. 1990
  5. Historic Property Associates
  6. West Facade, Facing East
  7. Photo No. 11 of 18
- 
1. Stetson Hall, 133 East Minnesota Avenue, Stetson University  
Campus Historic District
  2. DeLand (Volusia County), Florida
  3. Sidney Johnston
  4. 1990
  5. Historic Property Associates
  6. Front (South) Facade, Facing Northeast
  7. Photo No. 12 of 18
- 
1. Kiosk, East Minnesota Avenue, Stetson University Campus  
Historic District
  2. DeLand (Volusia County), Florida
  3. Sidney Johnston
  4. 1990
  5. Historic Property Associates
  6. West Elevation, Facing East
  7. Photo No. 13 of 18
- 
1. Sampson Hall and Holler Fountain, 132 East Minnesota Avenue,  
Stetson University Campus Historic District
  2. DeLand (Volusia County), Florida
  3. Sidney Johnston
  4. 1990
  5. Historic Property Associates
  6. Front (North) Facade, Facing South
  7. Photo No. 14 of 18
- 
1. Landscape of Holler Fountain, Stetson University Campus  
Historic District
  2. DeLand (Volusia County), Florida
  3. Sidney Johnston
  4. 1990
  5. Historic Property Associates
  6. Holler Fountain, Facing North
  7. Photo No. 15 of 18



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Photos

- 
1. Landscape, East Minnesota Avenue, Stetson University Campus  
Historic District
  2. DeLand (Volusia County), Florida
  3. Sidney Johnston
  4. 1990
  5. Historic Property Associates
  6. Kiosk, Print Shop, and Hulley Tower, Facing Northwest
  7. Photo No. 16 of 18
- 
1. Streetscape, North Woodland Boulevard, Stetson University  
Campus Historic District
  2. DeLand (Volusia County), Florida
  3. Sidney Johnston
  4. 1990
  5. Historic Property Associates
  6. View of Campus Buildings, Facing North
  7. Photo No. 17 of 18
- 
1. Landscape, North Woodland Boulevard, Stetson University  
Campus Historic District
  2. DeLand (Volusia County), Florida
  3. Sidney Johnston
  4. 1990
  5. Historic Property Associates
  6. View of Chaudoin, Deland, Elizabeth Halls and Hulley Tower,  
Facing South
  7. Photo No. 18 of 18

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Resource List

Inventory of Contributing Resources

<u>Address</u>	<u>Name</u>	<u>Date</u>
<u>North Florida Avenue</u>		
535	Stover Theater	1930
<u>East Minnesota Avenue</u>		
132	Sampson Hall	1908
133	Stetson Hall	1886
166	Conrad Hall	1909
<u>North Woodland Boulevard</u>		
418	President's House	1910
421	Elizabeth Hall	1892
434	Flagler Hall	1902
503	DeLand Hall	1884
516	Public Relations	1885
533	Chaudoin Hall	1892
536	Cumming Gym	1911
***	Hulley Tower	1934

Inventory of Non-contributing ResourcesEast Minnesota Avenue

121	Print Shop	1946
***	Holler Fountain	1937
***	Information Kiosk	1980

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Significance

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Summary Paragraph

The Stetson University Campus Historic District fulfills criteria A and C in the areas of education and architecture for listing on the National Register of Historic Places. The campus is significant as the oldest continuously operated private institution of higher education in the State of Florida. The university was founded in 1883 and began constructing buildings in 1884. The development of the campus was largely complete by 1911, but a number of significant buildings were erected during the 1930s. The buildings in the historic district have significance both individually and as a group for embodying a variety of designs and types that reflect national trends in architecture during the late nineteenth and early twentieth centuries. Some of these buildings were designed by architects who made other important contributions to Florida's architectural resources.

Historical Context

"Early Development of Stetson University: 1884-1892"

Beginning in the late nineteenth century, a number of public and private colleges and universities were established in Florida. The Florida Legislature recognized the importance of educating the state's citizens and in 1887 established a normal school at DeFuniak Springs to train young women to become elementary school teachers. All educational facilities in the state were racially segregated; therefore in the same year the legislature also established normal schools for blacks in Lake City and Tallahassee. Eight years later the South Florida Educational and Military Institute at Bartow was created for the education of white men. In 1905, the state legislature passed the Buckman Act to form the basis of the educational system that has developed into the present state university system. The direct result of the act was the establishment of what is now the state's three primary universities: the University of Florida, Florida State University, and Florida A & M University.

Private schools of higher education were also founded. The oldest of these to remain in continuous operation on its original site is Stetson University, founded in 1883 in DeLand, Florida. The establishment of other private institutions followed a short

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time later, including Rollins College in Winter Park (1885), St. Leo College in St. Leo (1889), and Florida Southern Seminary at Orlando (1890).

The city of DeLand, the home of Stetson University, was founded in 1876 by Henry DeLand, a chemical manufacturer from the state of New York. In 1882, the year the town was incorporated, DeLand set about establishing a university in the fledgling community. No four year institution, either public or private, yet existed in Florida. Preparations for opening the university began in the summer of 1883, and in November thirteen students were enrolled in "DeLand Academy," with classes being held in a rented building.

In late 1884, DeLand had a building erected to house his new academy and give it a symbol of permanence. The construction of DeLand Hall, a wood frame Second Empire style building, cost approximately \$8,000. The building still stands and is distinguished by a mansard roof and a three-story bell tower that rises above the central entranceway. The exterior siding consists of weatherboard and patterned shingles. The building has served a number of functions since it was erected, today being used as administrative offices. The building was restored in 1982 and listed in the National Register of Historic Places in 1983.

In 1885, DeLand persuaded the Florida Baptist Convention to locate its proposed new college in the city of DeLand, offering the organization's board of trustees--which included DeLand himself--the building bearing his name, four acres surrounding it, and \$20,000 in cash to set up the institution. The trustees readily accepted the generous bequest and renamed the facility "DeLand Academy and College." The newly reorganized coeducational facility opened with thirty-nine students. John Forbes, then a professor at the State Normal School at Brockport, New York, accepted the position of president of the institution.

Initially, Henry DeLand financed the operation of the college primarily with his personal fortune, which had increased by selling real estate in the community named after him. In 1886, however, he began to experience financial difficulties. To promote his new community, DeLand had promised settlers that he would buy back property from dissatisfied purchasers. Many of these new land owners were citrus farmers, and a freeze in 1886 destroyed most of that year's still ripening fruit. Although the trees themselves were not seriously damaged, many discouraged

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Significance

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settlers demanded DeLand buy their property back, and he found himself nearly bankrupt and unable to meet the expenses of the college. He turned for assistance to John B. Stetson, the wealthy Philadelphia hat manufacturer, who had already been a major benefactor of the DeLand College and Academy.

Stetson had constructed a winter home west of town (listed in the National Register in 1978) and quickly established a lasting friendship with Henry DeLand and John Forbes. His favorite charity became the local university. In 1886, Stetson donated money for the construction of a second building at the college. Like DeLand Hall, Stetson Hall still survives. It was constructed in 1886 for approximately \$12,000.

In 1887, John Stetson was elected to the board of trustees, and later that year the board voted to rename the college DeLand University. By 1889, Stetson had donated a total of \$1,000,000 to the university and Henry DeLand recommended that the name of the institution be changed to John B. Stetson University. Then, to help recoup his financial losses, Henry DeLand left the community to reestablish his chemical manufacturing business in New York. Though he met with some success, he never enjoyed the wealth that he had accumulated prior to 1886. The most important legacies that he left included the town named for him and the nucleus of the university that he helped to establish.

Both Stetson University and the city of DeLand grew significantly in size over the next decade. In 1892, the board of trustees undertook an ambitious construction program. That year, two large Colonial Revival style brick buildings were erected. These were Elizabeth Hall (named after John B. Stetson's wife) and Chaudoin Hall. At the request of Stetson the design of Elizabeth Hall was based on that of historic Independence Hall in Philadelphia.

During the 1890s, the community of DeLand continued to grow, despite the freeze that seriously damaged the citrus industry in 1886 and a fire that devastated the commercial center of town the same year. The commercial area was quickly rebuilt, the older wooden structures being replaced by more substantial brick buildings, some of which are still extant. By 1895, the population of DeLand totaled approximately 1,600. In 1890, Stetson University had an enrollment of approximately 100 students. Four years later that figure had climbed to more than 220 students.

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The institution was divided into two major components. The academy served as a grammar school for students from the local area, with classes leading to graduation from high school. The college offered a four-year university degree. Both academy and college operated out of the same buildings but were treated as separate divisions of the university. The residents of DeLand could educate their children from first grade through college without having them leave the community, an uncommon advantage at the time.

Stetson University energetically solicited funding from a variety of sources and implemented construction programs during the intervals 1884-1892 and 1902-1911 to accommodate increasing student enrollments. Important academic strides were taken as well. In 1898, Stetson University became affiliated with the University of Chicago, which greatly increased its prestige and academic quality. Stetson remained one of the South's important private universities well into the twentieth century.

"The Maturing Campus (1902-1911)"

Between 1902 and 1911, the university erected four more buildings to accommodate increases in enrollment. The first of these was Flagler Hall, designed in 1901 and the first building to be erected on the west side of Woodland Boulevard. Construction of the building was funded by Henry Flagler, Florida's pioneer railroad builder, who had close ties the president of Stetson University. John Stetson donated the land on which the building was to be erected. Perhaps fearing that other colleges would also ask him for money, Flagler stipulated that the university make no mention of his philanthropy or associate his name with the building in any way. "Science Hall" was dedicated in October 1902; however, after Flagler's death in 1913, the name of the building was changed to Flagler Hall to commemorate the railroad magnate's contribution to the university. Construction and equipment costs for Flagler Hall totaled approximately \$60,000, most of which Flagler donated.

A masonry vernacular building with a sprinkling of Mediterranean Revival style influences, Flagler Hall broke with the picturesque architectural traditions that had characterized the earlier buildings. The Second Empire styling of DeLand and Stetson halls and the Colonial Revival vocabulary employed on Elizabeth and Chaudoin halls had been expressions of a long standing esthetic tradition for the construction of institutional

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buildings. Some echoes of that tradition remain in the Mediterranean Revival details of Flagler Hall, which are reflected in the unusual combination of elements found in Elizabeth Hall.

In 1904, John Forbes resigned as president of Stetson University and was replaced by Lincoln Hulley, who directed the university for the next thirty years. Hulley assumed the presidency at a critical period. In 1905, the State of Florida reorganized its higher education system, by consolidating the seven state supported schools into four: one for white men, one for white women, one for blacks of both sexes, and a school for the deaf, dumb, and blind. Out of this action grew the modern University of Florida at Gainesville, all male until 1947; Florida State University at Tallahassee, which was Florida State College for Women until 1947; and Florida A & M University for Negroes, also at Tallahassee.

Competition for students from these new state institutions and other private colleges that were being established Florida placed new demands on Stetson, making the university be more aggressive in attracting prospective enrollees. Hulley was a successful fund raiser, effectively lobbying wealthy benefactors to bestow gifts of money on the university to finance construction and expand its educational programs.

During Hulley's tenure, Stetson University continued its construction of new buildings. The first of these was the Carnegie Library (later renamed Sampson Hall), erected in 1908. This Classical Revival style building lies immediately southeast of Elizabeth Hall and faces north, into the interior of the campus. The building was designed in 1906 by John Henry Klutho, at that time one of Florida's most prominent architects. The library was erected at a cost of \$40,000, provided by the Carnegie Foundation library fund, which was responsible for constructing library buildings throughout the country. Today the building houses the university's Fine Arts Department.

The next building erected was Conrad Hall, constructed in 1909 as a dormitory. Like Chaudoin Hall, constructed earlier, Conrad Hall was a Dutch Colonial Revival style building with a gambrel roof. The building was named in honor of Jacob B. Conrad, a trustee of the university. Construction costs totaled approximately \$15,000.

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In 1910, construction was begun on Cummings Gymnasium. The building cost \$12,000 to erect. The design of the building is slightly reminiscent of the Prairie Style. Difficulties plagued construction of the building, especially the roof, which had to be replaced twice between 1911 and 1915. Cummings Gymnasium was the second building erected on the west side of Woodland Boulevard, giving the university a significant presence that extended for two blocks along that corridor north of downtown DeLand.

As the university campus grew, a number of residential buildings began to appear on the boundary of the campus, particularly along Woodland Boulevard. Some of these began to be associated directly and indirectly with the campus, and today those buildings that remain form a visual complement to the historic resources of Stetson University. In 1910, a two-story Classical Revival residence was erected immediately south of Flagler Hall for W.A. Steed, a local businessman. The design of the building closely reflected the classicism of Sampson Hall. In 1948, the university acquired the building for use as the president's residence. Another residence associated with the campus is the Gothic Revival style building at 516 North Woodland Boulevard. It was constructed about 1885 for James F. Allen and was acquired by the university in 1950. The building now houses the offices of the Stetson University Public Relations Office.

**"Depression Era Construction, 1930-1934"**

Campus construction slowed markedly following the completion of Cummings Gymnasium, as the existing building proved sufficient to meet the university's needs for almost two decades. The building program instituted by Hulley had resulted in a dramatic expansion of the campus, occurring at a time when university enrollments were increasing. Hulley's construction program was so successful that no other significant campus buildings were constructed until the late 1920s.

In the 1920s, the nation entered a period of remarkable economic expansion. A land boom began in Florida almost immediately after World War I and property values quickly rose in some areas to dramatic heights. The boom started in Miami and rapidly spread to other parts of the state. Towns grew seemingly overnight into cities, where new subdivisions were platted and lots sold and resold for quick profits. Volusia County shared in this growth. The population of DeLand grew from about 2,800 in 1910



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to over 5,000 by 1930. For the first time enrollment at Stetson University broke the 300 mark. The academy, however, was eliminated, no longer being necessary due to improvements in DeLand's public schools.

The Florida Boom and the growth of DeLand had no effect on the physical character of Stetson University. No new buildings were constructed between 1911 and 1929, and only four buildings were added to the campus between 1929 and 1940. Unfortunately, two of these have not survived. Hulley Gymnasium, erected in 1929, was demolished and the Commons Building, built in 1937, was lost to fire. Stover Theater and Hulley Tower represent the extant campus resources constructed during this rather fallow period. Some of the existing buildings did undergo alterations, including Sampson Hall (south addition) in 1929, Chaudoin Hall (south addition) in 1935, and Conrad Hall (lounge addition) in 1937.

The construction of Stover Theater began in 1930. Originally called Assembly Hall, the building was designed to serve as the central feature of Beaver Quadrangle, the development of which was never completed. The quadrangle was to have included women's dormitories surrounding the Assembly Hall. Stover Theater cost \$36,000 to construct. The two-story masonry vernacular structure was dedicated on November 13, 1930. In 1938, the building was renamed Stover Theater in honor of Irving Stover, who had joined the Stetson faculty in 1908 as a professor of speech.

In 1933, Lincoln Hulley commissioned the construction of Hulley Tower, a carillon tower and mausoleum. The monument was to be Hulley's gift to the University and designed to be the place of interment for himself and his wife, Eloise, after their deaths. The "Eloise Chimes" to be used in the carillon had been installed in Elizabeth Hall in 1915. The foundation stone of the tower was laid in December, 1933. Ironically, Lincoln Hulley died in January 1934, and construction of the tower was completed later that year. The 116 foot tall carillon is a steel frame structure with a brick shaft surmounting an ashlar stone base, which contains the mausoleum.

The Great Depression, placed new strains on the University. Endowments dropped from \$2,000,000 in 1925 to \$1,000,000 by 1935. Nevertheless, university enrollments rose steadily during the 1930s, growing from 383 in 1929, to 466 in 1934, and 710 in 1938.

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However, no new building programs for the campus were initiated until after World War II.

Statement of Significance

The Stetson University Campus Historic District fulfills criteria A and C for listing on the National Register of Historic Places. It has significance in the areas of education and architecture. The proposed district, which contains a large concentration of Florida's oldest buildings associated with higher education, developed over time between 1884 and 1937. Coeducational from its inception, Stetson University continues to provide a college education to students from across the United States. Locally significant events that have shaped the development of the campus include the founding of the community of DeLand in 1876, the establishment of the University in 1883, and construction programs implemented by University between 1884 and 1934.

Since 1883, the University has provided educational opportunities to the residents of Florida and the rest of the United States. The oldest privately funded, continuously operated university in Florida, Stetson University continues to occupy its original campus site, which gradually expanded from one building and four acres to more than forty buildings spread over 150 acres. The historic district comprises 12 historic structures contained in an area of approximately 22 acres. The development of the historic campus was largely complete by 1911, with the construction of eight university buildings. Universities and colleges elsewhere in Florida, including the three major state institutions, had hardly begun to establish campuses at the time Stetson University had completed its second era of construction.

The district contains a number of individually significant buildings representing various distinct architectural styles, including examples of the Colonial Revival, Second Empire, and Classical Revival styles. Also located in the district are vernacular structures showing the influences of the Gothic Revival, Mediterranean Revival, and Prairie styles. Furthermore, architects important in the history of Florida architecture, were associated with the design and construction of the historic buildings on the Stetson University campus.

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John P. Mace designed the university's oldest building, DeLand Hall. Mace also designed Stetson Hall. He was a native of Ohio, but had set up practice in nearby Lake Helen, Florida, a town of which he had been elected the first mayor. Mace had also designed the first Volusia County courthouse (demolished) in 1888. George T. Pearson, the designer of Elizabeth Hall, had studied and worked in Philadelphia and was responsible for the design of a number of churches, railway stations, and large residences. His acquaintance with John B. Stetson gave him the opportunity to design Stetson's winter home in DeLand and Elizabeth Hall. Pearson also designed Chaudoin Hall.

The designer of Flagler Hall was William C. Hays, another Pennsylvania architect. During his career Hays also designed a number of buildings for the University of California in San Francisco for which he served as supervising architect between 1906 and 1943. Perhaps the most notable of the architects employed by Stetson University was Henry J. Klutho, the designer of the university library. Klutho had studied architecture in the firm of Kimball and Smith in New York City. In 1901, he moved to Jacksonville, Florida, following a fire that devastated a large section of the city. Over the next several decades, he designed a number of notable houses, churches, and public and commercial buildings. He employed a wide range of styles and was instrumental in introducing the Prairie style to Florida. Many of his most notable works, however, were executed in the Classical Revival style. Several architectural landmarks in the state designed by him, including his own Prairie style residence in Jacksonville, are listed in the National Register of Historic Places.

Although some of the buildings in the historic district have been altered since they were erected, they have largely retained their architectural integrity. The exception is Stetson Hall which lost many of its original exterior features but still retains important historical associations with the history of the development of the campus. The district possesses a significant concentration, linkage, and continuity of buildings united historically by purpose, plan and physical development. No other university campus in Florida possesses such a unique concentration of historic structures erected over a fifty year period.

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Geographical Data

Verbal Boundary Description

The boundary of the Stetson University Campus Historic District (see enclosed map) encloses the historic buildings located on the campus of Stetson University. The district takes in parts of four blocks, closely following legal street, block, and lot lines and the contours of several buildings.



The district is bounded on the north by University Avenue. Beginning at the southeast corner of the intersection of University and Florida avenues, the boundary runs east crossing Woodland Boulevard, and then follows the north lot line of lot 3, block 14 of Roger's Map of DeLand. The line turns south at the rear (east) of Chaudoin Hall and runs west of the circle drive (a landscape feature developed after the historic period) to the north end of Stetson Hall, where it turns east and runs across the rear of that building. The boundary then jogs north along the east line of lots 2 and 3, then east, then south, taking in Conrad Hall. The boundary turns west at the north line of the walking mall, which formerly was the north curb of Minnesota Avenue. The boundary runs along the walking mall until it reaches the front elevation of the DuPont-Ball Library building, where it turns south and runs to the rear of Sampson Hall. At that point the boundary jogs around Sampson Hall, runs between Elizabeth and Presser halls and crosses Woodland Boulevard. The boundary then jogs south to take in the President's House, then turns north and runs along the rear of that building and across the rear of Flagler Hall. The boundary then crosses Minnesota Avenue and runs along Woodland Boulevard, jogging west to take in the Public Relations Building. The boundary continues north along Woodland Boulevard until it reaches the south lot line of University Place subdivision. The boundary then turns west, running along that subdivision line to Florida Avenue. The line then turns north and runs to the point of beginning.

Boundary Justification

The boundary encompasses all of the extant historic resources associated with the campus of Stetson University. Those resources and the accompanying geographical area are associated with the historic development of Stetson University between 1884 and 1934. The boundary follows historic platted streets and block and lot lines, and the outlines of several buildings.

# STETSON UNIVERSITY HISTORIC DISTRICT

KEY:

- DISTRICT BOUNDARY — — —
- CONTRIBUTING ELEMENT 
- NON-CONTRIBUTING ELEMENT 

## CONTRIBUTING ELEMENTS

1. STOVER THEATER
2. CUMMINGS GYM
3. CHAUDOIN HALL
4. HULLEY TOWER
5. DELAND HALL
6. PUBLIC RELATIONS OFFICE
7. FLAGLER HALL
8. PRESIDENT'S HOUSE
9. ELIZABETH HALL
10. SAMPSON HALL AND ART GALLERY
11. STETSON HALL
12. CONRAD HALL

