

**Phase I Cultural Resource Assessment Survey  
of County Road 19A from US 441/SR 19  
to Old 441, Lake County, Florida**

**SEARCH No. 06078**

**PREPARED FOR**

**HNTB Engineering**

**BY**

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**FEBRUARY 2007**

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## **EXECUTIVE SUMMARY**

In October and November 2006, Southeastern Archaeological Research, Inc. (SEARCH) conducted a Cultural Resource Assessment Survey (CRAS) in support of the Project Development and Environment (PD&E) Study for the proposed improvements to County Road (CR) 19A from US 441/SR 19 to Old 441 in Lake County, Florida. The project is approximately 1.5 miles in length and will evaluate the effects of additional lanes to the existing two-lane configuration, as well as intersection improvements and adding lanes to specific crossroads to achieve an intersection operation of Level of Service C or higher. Three alternative improvement concepts will be considered along the existing roadway corridor, which is considered the only viable corridor.

For the Phase I survey, the APE was defined as the existing right-of-way (ROW) and any parcel fronting onto the ROW on either side of CR 19A to accommodate left, right, and center right-of-way acquisition. All historic structures within the APE were identified and evaluated. Archaeological testing was conducted within the right-of-way on both sides of the road and five potential pond sites.

The Phase I cultural resource survey resulted in the identification of one resource group (8LA3442, Riley's Park) and fifty-eight historic structures (8LA3443-8LA3497 and 8LA3500-8LA3502) within the area of potential effect (APE). One resource group (8LA3442, Riley's Park), including nineteen historic buildings (8LA3443-8LA3459 and 8LA3500-8LA3501), was determined to be potentially eligible for listing in the National Register of Historic Places (NRHP) under Criterion A, for its close association with tourism in Florida, and under Criterion C, for its embodiment of the distinctive characteristics of motor court architecture.

Archaeological survey resulted in recording one archaeological occurrence (AO 1), a single waste fragment from lithic tool manufacture. Due to the unexceptional nature of AO 1 and the lack of additional recovery from adjacent shovel tests, the find is considered an archaeological occurrence rather than a site. As such, it is not eligible for listing in the NRHP. Ground disturbance within the APE will have no adverse impact on significant archaeological resources.

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## INTRODUCTION

This report presents the findings of a Cultural Resource Assessment Survey (CRAS) conducted in support of the Project Development and Environment (PD&E) Study for the proposed improvements to County Road (CR) 19A from US 441/SR 19 to Old 441 in Lake County, Florida (Figure 1). The project is approximately 1.5 miles in length and will evaluate the effects of additional lanes to the existing two-lane configuration, as well as intersection improvements and adding lanes to specific crossroads to achieve an intersection operation of Level of Service C or higher. Three alternative improvement concepts will be considered along the existing roadway corridor, which is considered the only viable corridor.

The Phase I survey was conducted to locate, identify, and bound any archaeological sites or historic resources within the area of potential effect (APE) and assess their potential for listing in the National Register of Historic Places (NRHP). The APE defines the boundaries to which visual, audible, and atmospheric effects related to the improvement project and subsequent maintenance extend and includes any historic properties that may be affected by these activities. For the Phase I survey, the APE was defined as the existing CR 19A right-of-way and extending to the rear property line of all parcels adjacent to the ROW on either side of CR 19A to accommodate left, right and center right-of-way acquisition. The APE was also extended to a width of 600 feet at all intersections. As a result, the width of the APE ranges from approximately 660 feet (200 m) to 1395 feet (1200 m).

All historic structures within the APE were identified and evaluated. Archaeological testing was conducted within the right-of-way on both sides of the road, and within the five proposed pond locations.

The investigation was conducted to comply with Section 106 of the National Historic Preservation Act (as amended) and its implementing regulation 36 CFR Part 800 (*Protection of Historic Properties*). It was conducted in accordance with Part 2, Chapter 12 of the Florida Department of Transportation (FDOT) PD&E Manual (revised January 1999), the Cultural Resource Management Handbook (revised August 2003), as well as the Florida Division of Historical Resources (FDHR) recommendations for such projects as stipulated in the *Cultural Resource Management Standards & Operations Manual, Module Three: Guidelines for Use by Historic Preservation Professionals*. This study also complies with Chapter 267 of the Florida Statutes and Rule Chapter 1A-46, Florida Administrative Code. The Principal Investigator for this project meets the Secretary of the Interior's *Standards and Guidelines for Archaeology and Historic Preservation* (36 CFR Part 61).

## PROJECT DESCRIPTION AND ENVIRONMENTAL OVERVIEW

The CR 19A project area is located in Sections 23 and 26 of Township 19 South, Range 26 East (Figure 1). The northern portion of the project area is situated between Lake Saunders, approximately 250 meters to the west, and Lake Woodward, approximately 100 meters to the east. Lake Dora is approximately 600 meters to the southeast of the southeastern portion of the project area, at the closest point between the two. Elevation within the project area

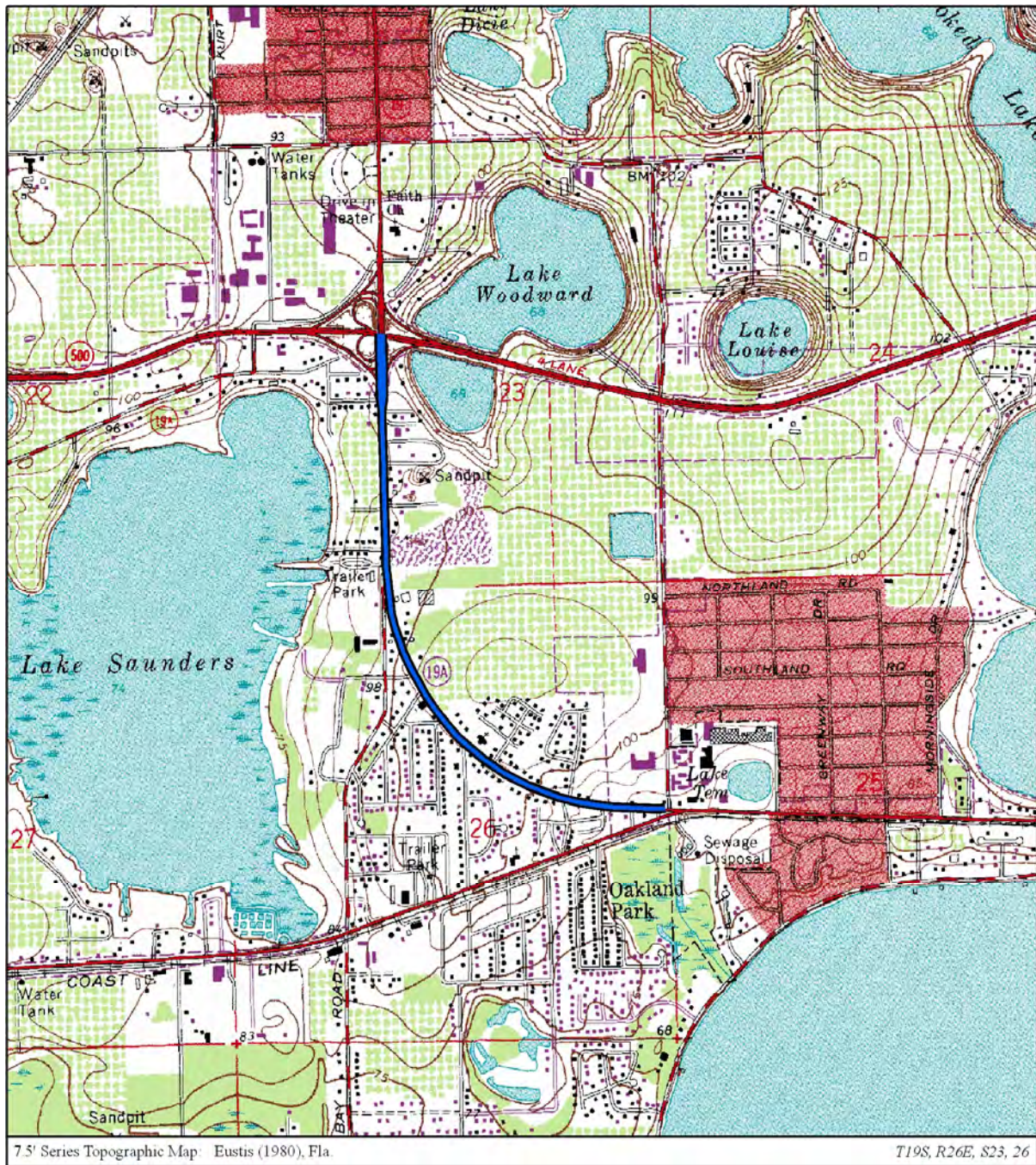


Figure 1. County Road (CR) 19A from US 441/SR 19 to Old 441 in Lake County, Florida.

ranges from 75 feet above mean sea level (amsl) on the northern and southern portions of the project area to 100 feet amsl in the central portion.

Lake County falls within the Central Highlands region of Florida (Schmidt 1997). This area is composed of a series of ridges which encompass broad expanses of lowlands and which are interspersed with lakes (White 1970). The ridges, which parallel the eastern coastline, are relict coastal beach features (White 1970).

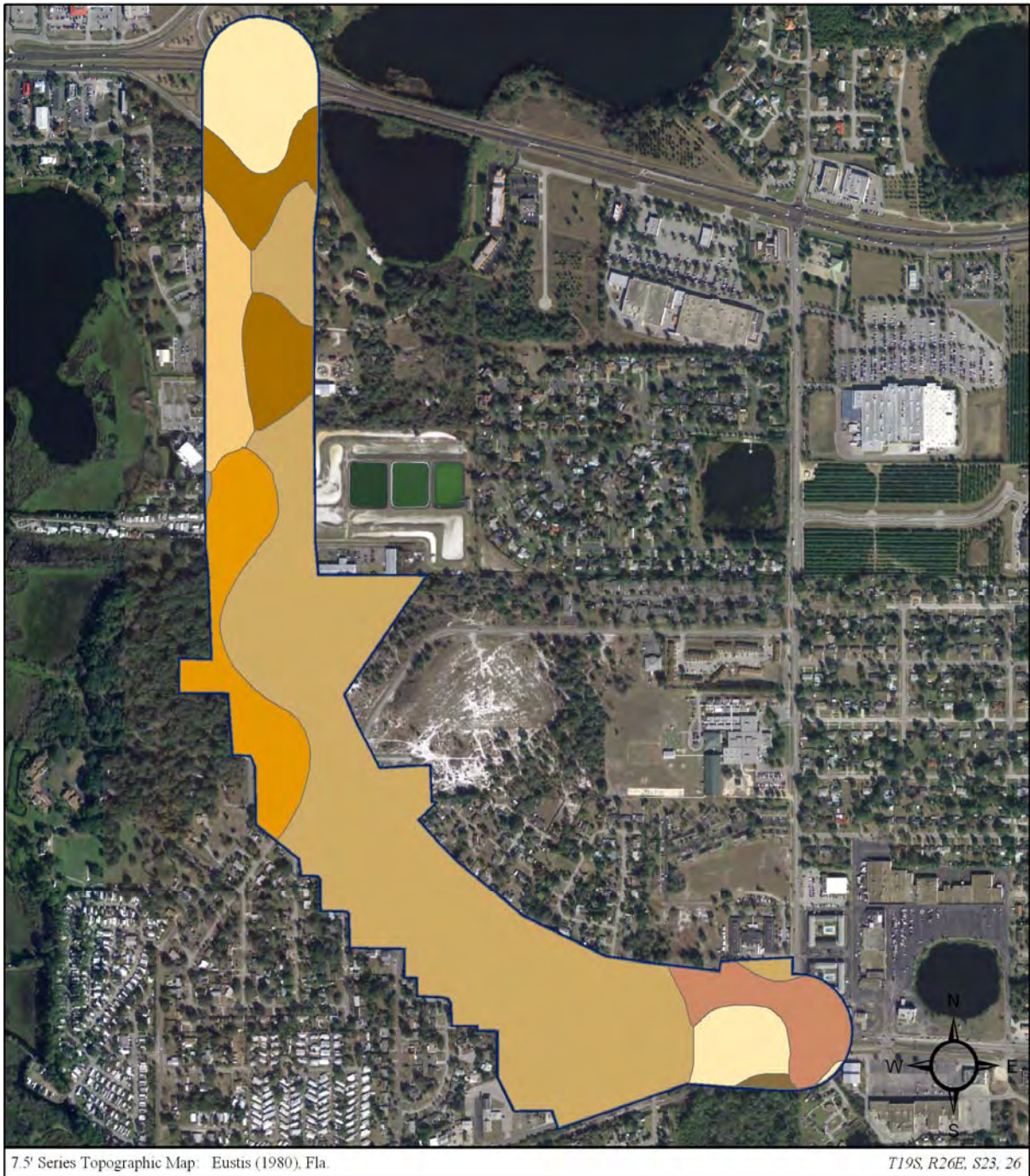
Prior to modern land alterations and clearing, the project area and its immediate surroundings would have been composed of a patchwork of different ecosystems. The majority of the area would have been dominated by species found in xeric upland sandhill communities, particularly those of the Longleaf Pine-Turkey Oak Hills ecological community (Florida Soil and Water Conservation Society 1989). The most common tree species in this community are longleaf pine (*Pinus palustris*), turkey oak (*Quercus laevis*), and bluejack oak (*Quercus incana*). A variety of herbaceous plants and vines, and grassy plants are also variably distributed throughout this low to moderately-dense community. In the past, this community was sustained by frequent natural fires which controlled the vegetative profile of the ecosystem (Florida Soil and Water Conservation Society 1989).

The upland sandhill environments were once common to the ridges of central Florida, but have largely been destroyed or degraded through their clearing for citrus agriculture and the suppression of natural fires by humans (Department of Natural Resources 1990). However, historic maps (1849 General Land Office Survey) depict patches of “scrub” probably referring to vegetation frequently found in “sand scrub” ecological communities (Florida Soil and Water Conservation Society 1989). Scrubby plants in these communities include dwarf huckleberry (*Gaylussacia dumosa*), gopher apple (*Chrysobalanus oblongifolius*), prickly pear (*Opuntia spp.*), and sawpalmetto (*Serenoa repens*). A variety of oak and pine species are also interspersed in these communities, which are usually found in areas of well-drained to excessively drained soils.

The ridge complexes typical of Lake County and elsewhere in central Florida sometimes contain seepage slopes. These are hillsides in which groundwater surfaces in certain areas (Duever 1984). Seepage slopes create unusually wet upland environments, such as baygall forests. Baygall forests are found at ridge bottoms where water has flowed downhill and collected, often producing a peat deposit. These forests, which are depicted in isolated areas in the 1849 General Land Office Survey (GLOS) plat, are composed of very dense, predominantly evergreen species (Duever 1984). The most common tree species are sweet bay (*Magnolia virginiana*), swamp red bay (*Persea palustris*), and dahoon holly (*Ilex cassine*). Understory species are limited because of the dense coverage provided by the forests.

Because of the diversity of ecological communities within the immediate area, the CR 19A project area cuts across a variety of soil types (Table 1; Figure 2). These range from low, very poorly drained soils to elevated, excessively drained soils. Table 1 contains a list of the major soil types that are found in or very near the project area. St. Lucie is the most common soil type in the project area, located predominantly in the southern portion and making up





Specific Soils	
	Myakka
	Anclote
	Arents
	Astatula
	Cassia
	Orlando
	Paola
	St. Lucie
	Area of Potential Effect

0 455 910 1,820 Feet



Figure 2. Soil types found within the CR 19A APE, Lake County, Florida.

approximately one half of the APE. There also are small, isolated patches of “fill materials,” soils that have been leveled, reworked, or mixed by earth-moving equipment. Other soils are in small pockets and range from very poorly drained to excessively drained.

**Table 1: Soil Types in the CR 19A Project Area (USDA 1975).**

<b>Soil Type</b>	<b>Slope</b>	<b>Drainage</b>
Astatula Sand, Dark Surface	0-5 percent slopes	Excessively drained
Myakka Sand	Nearly level	Poorly drained
St. Lucie	Nearly level to gently sloping	Excessively drained
Arents	Nearly level	Moderately drained
Cassia	0-5 percent slopes	Somewhat poorly drained
Anclote	Nearly level	Very poorly drained
Orlando	0-8 percent slopes	Well drained
Paola	0-5 percent slopes	Excessively drained

## **PALEOENVIRONMENT**

Florida was much cooler and drier than today from 18,000 to 12,000 years (yr) Before Present (B.P.), and then became warmer and wetter rather rapidly during the next three millennia. By no later than 9000 yr B.P., the warmer climates of the Holocene began to prevail. These changes were more drastic in northern Florida and southern Georgia than in southern Florida, where the “peninsular effect” and a more tropically influenced climate tempered the effects of the continental glaciers that were melting far to the north (Watts 1969, 1971, 1975, 1980).

Melting of the continental ice sheets led to a major global rise in sea level (summarized for long time scales by Rohling et al. 1998) that started from a low stand of –120 meters at 18,000 yr B.P. The rise was slow while glacial conditions prevailed at high latitudes but became very rapid in the latest Pleistocene and earliest Holocene. By 6000 to 5000 yr B.P., sea level had risen to only 3-5 meters lower than at present. As a generalization, the climate, water levels, and plant communities of Florida and southern Georgia attained essentially modern conditions by 4000 B.P. during the Late Archaic period and have been fairly stable through all phases of habitation by ceramic-using cultures.

## **PREHISTORIC OVERVIEW**

### **Prehistoric Background**

The following prehistoric overview of central Florida consists of a four-part chronology, with each period based on distinct cultural and technological characteristics recognized by archaeologists. From oldest to most recent, the four temporal periods include Paleoindian, Archaic, Woodland, and Mississippian. These periods along with their regional subperiods are presented in Table 2. While each period is briefly discussed below, readers are referred to Milanich (1994) for a more comprehensive treatment of the prehistory of Florida.

## Paleoindian Period (10,000 - 8000 B.C.)

The most widely accepted model for the peopling of the New World argues that Asian populations migrated to North America over the Beringia land bridge that formerly linked Siberia and Alaska, some 12,000 years ago. However, data are mounting in support of migrations that date to before 12,000 years ago. Regardless of the precise timing of the first occupations of the New World, it does not appear that Florida was inhabited by humans prior to about 10,000 years ago. Although limited, radiocarbon dates from Paleoindian sites in western Florida date to between 10,000 and 7500 B.C. (Cockrell and Murphy 1978; Clausen et al. 1979; Dunbar et al. 1988).

The conventional view of Paleoindian existence in Florida is that they were nomadic hunters and gatherers who wandered into an environment quite different than that of the present.

Recent excavations at the Harney Flats site in Hillsborough County have altered this view and many archaeologists believe that Paleoindian people lived part of the year in habitation sites that were located near critical resources such as fresh water. The climate during the Paleoindian period was cooler than at present and the land drier, with coastal sea levels and the inland water table much lower than at present (Carbone 1983; Watts and Hansen 1988). The paucity of potable water sources is thought by some archaeologists to have played a crucial role in the distribution of Paleoindian bands across the landscape. They hypothesize that human groups frequented sinkholes and springs to collect water and exploit the flora and fauna that were also attracted to these locations (Webb et al. 1984; Dunbar 1991; Milanich 1994). As an added bonus, many of these freshwater sources were located in areas of exposed Tertiary age limestone that had become silicified, providing the Paleoindians with a raw material source (chert) for tool manufacture. Thus, it is thought that permanent freshwater sources (sinkholes, springs) along with locations of high quality chert were primary factors influencing Paleoindian settlement patterns in Florida. Only one previously recorded Paleoindian site has been located within 15-miles of the project area, the Lunch Spot site (8PO6053). This site is located approximately 8 miles west of the project area within the Green Swamp.

## Archaic Period (8000 - 500 B.C.)

Around 8000 B.C. the environment and physiology of Florida underwent some pronounced changes due to climatic amelioration. These changes were interconnected and include a gradual warming trend, a rise in sea levels, a reduction in the width of peninsular Florida, and the spread of oak-dominated forests and hammocks throughout much of Florida (Milanich 1994; Smith 1986). Concomitant with these environmental changes were alterations in

**Table 2. Prehistory of Central Florida.**

Paleoindian Period (10,000+ - 8000 B.C.)
Archaic Period (8000 - 500 B.C.)
Early (8000 - 5000 B.C.)
Middle (5000-3000 B.C.)
Late (3000 - 500 B.C.)
Preceramic (3000 - 2000 B.C.)
Orange (2000 - 500 B.C.)
Woodland Period (500 B.C. - A.D. 750)
St. Johns I (500 B.C. - A.D. 100)
St. Johns Ia (A.D. 100 - 500)
St. Johns Ib (A.D. 500 - 750)
Mississippian Period (A.D. 750 - 1565)
St. Johns IIa (A.D. 750 - 1050)
St. Johns IIb (A.D. 1050 - 1513)
St. Johns IIc (A.D. 1513 - 1565)

native subsistence strategies, which became more diverse due to the emergence of new plant, animal, and aquatic species. Also occurring at this time was a significant increase in population numbers and density, with native groups developing regional habitat-specific adaptations and material assemblages (Milanich 1994; Smith 1986:10). As conditions became wetter, coastal, riparian, and lacustrine adaptations became increasingly more common. The Archaic period is typically divided into the Early, Middle, and Late subperiods by archaeologists, as shown in Table 1.

Within the Central Lakes District, evidence of the earliest occupations usually consists of lithic scatters containing chert debitage and occasionally projectile points. While Early Archaic Bolen projectile points have been recovered at sites in central Florida, Middle Archaic points, such as Hardee, Sumter, Alachua, Putnam, and Newnan, are typically much more common (Smith and Bond 1984:53-55). As life became more settled during the Archaic period, an array of site types evolved that included residential bases, short-term settlements, specialized procurement camps, and cemeteries (Milanich 1994:75-85). Collectively, these comprised the regional settlement-subsistence system.

The trend toward increased sedentism and more circumscribed territories continued into the Late Archaic period, as environmental and climatic conditions approached those of today. A major technological innovation of the Late Archaic was the development of fired-clay pottery around 2000 B.C. Referred to as Orange pottery by archaeologists, this early ceramic ware was tempered with vegetal fibers, either thin strands of palmetto or Spanish moss (Bullen 1972; Griffin 1945). During a span of approximately 1500 years, plain, incised, and punctated types were produced; decorated variants, however, underwent periods of stylistic popularity. With regard to vessel form, early pots were hand molded and tended to be thick-walled, whereas some of the later vessels were thinner and formed by coiling. This Transitional period is characterized by the emergence of ceramic traditions and the inception of limited horticulture. Horticulture preceded the early fiber-tempered pottery, which appeared simultaneously in three areas of the southeastern United States (Sassaman 1993). People belonging to the Orange culture lived along the Atlantic Coast between southern South Carolina and northern Florida. While fiber-tempered pottery is found sparingly throughout Florida, it is primarily recovered in eastern and central portions of the state.

Orange Fiber-Tempered ceramics were first described by James Griffin (1945:219) and are considered among the earliest pottery types in North America. The next recognized early fiber-tempered ceramic culture, Norwood, extended from the Gulf coast, to the Orange series on the East coast. These early ceramic periods are characterized by fiber-tempered ceramics with sand temper or inclusions. The fiber-tempered Norwood pottery is usually undecorated or stick impressed. A variety of the later Deptford simple-stamped ceramic ware found on the Gulf coast is also stick impressed and seems to be derived from the earlier Norwood ceramic assemblage (Milanich and Fairbanks 1980).

A third fiber-tempered ceramic variant known as Tick Island Incised was produced at the same time as Orange series ware and occurs in the Upper St. Johns River drainage area. The designs incised onto the exterior of Tick Island ware are curvilinear and incorporate small dashes or punctations. A typical design uses concentric circles and small dashes between the

lines of the circle. This type is somewhat localized and is not typically on sites outside of the Upper St. Johns area.

During the late Transitional period, more and more sand was added to the clay used to make pottery as a tempering agent. Eventually, this technique replaced the practice of using plant fibers as temper. Early sand- and grit-tempered pottery in north Florida was produced by the Deptford culture. The other dominant pottery type that followed the fiber-tempered tradition is called St. Johns ware, produced in northeast Florida. St. Johns pottery relies on microscopic sponge spicules, or exoskeletons, as temper. Although some sand was added to this pottery, St. Johns ware lacks the fiber, sand, and grit temper that is typical of prehistoric pottery giving it a chalky texture. Deptford and St. Johns were produced at the same time and are often recovered in association with each other.

### **Woodland and Mississippian Periods (500 B.C. - A.D. 1565)**

#### *St. Johns Culture*

The Central Lakes District is not well studied archaeologically, but research to date finds that St. Johns is the dominant ceramic type in the region. Culturally it is currently included within the east and central Florida region, which is dominated by the St. Johns tradition. St. Johns is characterized by chalky pottery produced between 500 B.C. and A.D. 1565, increased population and settlement numbers compared to the Archaic period, construction of sand burial mounds, continued economic dependence on aquatic resources, and greater emphasis on plant cultivation (Goggin 1952:40; Milanich 1994:243-274). While St. Johns ceramics are found across the peninsula, the St. Johns River drainage in central and northeastern Florida was the core area of the St. Johns culture. In eastern and central Florida, the St. Johns culture grew directly out of the Orange culture. This is evidenced by the carryover of late Orange period designs to early St. Johns period pottery. Within the St. Johns period there are two major subdivisions (I and II).

In addition to St. Johns wares, sites in the Central Lakes District typically contain Glades and Belle Glade ceramics, which originate in the Lake Okeechobee region. These are more common in the south central portion of this district, whereas purer St. Johns assemblages are found in the northern portion of the region (Sears 1959). Our project area is located in this northern region and may be culturally associated with the St. Johns heartland. Sites in the Central Lakes District are often characterized by freshwater shell and black earth middens located along the banks of inland rivers and lakes (Austin and Hansen 1988; Hardin et al. 1984).

#### *St. Johns I*

The St. Johns I period is divided into three subperiods (I, Ia, and Ib) on the basis of observable changes in material culture, most notably ceramics (Goggin 1952:40; Milanich 1994:247). People of the St. Johns I culture (500 B.C. to A.D. 100) were foragers who relied primarily upon hunting, fishing and wild plant collecting. During this time, the resources found near freshwater wetlands, swamps, and the coastal zones were typically the most

heavily exploited. St. Johns I sites are typically shell middens in coastal zones that contain St. Johns Plain and St. Johns Incised pottery.

At St. Johns Ia sites (A.D. 100 to 500), St. Johns Plain and Incised pottery continued to be produced and a red-painted St. Johns variant called Dunns Creek Red was also made. Exotic Hopewellian artifacts also occur in burial mounds. Weeden Island pottery (a primarily Gulf coast ware) has been recovered from late St. Johns Ia sites, apparently acquired as a trade ware. The St. Johns Ib period (A.D. 500 to 750) is similar to the Ia period, with the carry over of St. Johns Plain and Incised wares and Dunns Creek Red, but Weeden Island pottery becomes more common. However, the majority of everyday ceramics are plain. As the St. Johns culture progressed, sand mounds continued to be constructed and became larger through time.

### *St. Johns II*

St. Johns II period is further divided into three subperiods (IIa, IIb, and IIc). As populations grew, the number and size of mounds and villages increased. The emergence of check stamping marks the beginning of the St. Johns II period around A.D. 750 and, along with plain pottery, dominates the assemblages throughout the period. During St. Johns IIa (A.D. 750-1050), incised and punctated wares, possibly a reflection of Gulf coast influences, occur with some frequency in mounds and middens. Late Weeden Island pottery continued to be traded into the St. Johns region and is recovered in sand burial mounds.

The St. Johns II culture reached its apex in terms of social, political, and ceremonial complexity during the St. Johns IIb period (A.D. 1050-1513). Classic Mississippian traits such as the construction of large truncated mounds and the presence of Southern Cult burial paraphernalia in association with perceived elite burials are evident (Milanich 1994; Smith 1986), indicating influence from northwest Florida. Some sand burial mounds were quite large and ceremonially complex, including truncated pyramidal mounds with ramps or causeways leading up to their summits (Milanich 1994:269-270). The rise in the number of St. Johns village and mound sites implies greater cultural complexity compared to that of the earlier St. Johns I period (Milanich 1994:267-274; Miller 1991). Shell and bone ornaments, worked copper, and other exotic materials and artifacts occur with some frequency in burial mounds (Goggin 1952; Milanich 1994).

In addition to the exploitation of aquatic resources for subsistence, it has been suggested that there was an increased dependence on horticulture during St. Johns II times (Goggin 1952; Milanich 1994:263-264). In fact, sixteenth-century French and Spanish documents allege that beans, squash, and maize were heavily cultivated by the Timucua of northern Florida (Bennett 1964, 1968, 1975; Lawson 1992), although direct evidence of prehistoric horticulture is lacking for the St. Johns region.

## **HISTORIC OVERVIEW**

### **Contact Period (post A.D. 1513)**

The St. Johns IIc (A.D. 1513-1565) represents the protohistoric period and is characterized by the introduction of European artifacts. Prior to the founding of St. Augustine by Pedro Menendez in 1565, the Spaniards made several forays into Florida beginning with Ponce de Leon in 1513 (Davis 1935). Except for the native's intermittent exposure to European goods and diseases, the St. Johns IIc seems to represent a continuation of the earlier St. Johns II period. Items such as glass beads, European pottery, hawk's bells, mirrors, and metal hoes, axes, and chisels have been recovered in association with St. Johns IIc burials. Other metals such as copper, silver, and gold were also acquired and reworked by native artisans.

In order to convert the local Indians to Christianity, the Spanish established a series of Franciscan missions between St. Augustine and Tallahassee. Cattle ranches were established as a way of supporting the missions and the colonists in St. Augustine.

The Indian groups living in the project vicinity at the time of Spanish contact were known as the Jororo, named for one of the larger villages in the region. The Jororo subsisted primarily by hunting animals, collecting locally available root, nuts, fruits and tubers, and fishing (Milanich 1995:68). Their settlements were nearly always located either on islands or along the shore of the larger lakes in central Florida. The Jororo spoke Mayaca, a language distinct from Timucua, and appear to have been tied linguistically and politically to the Ais and other peoples of south-central Florida.

Spanish records document four large Jororo villages in the central lakes region: Jororo, Atissimi, Atoyquime, and Piaja. The Spanish established missions in the largest of these villages. Efforts to missionize the Jororo were less than completely successful. In 1696, Frier Luis Sanchez was killed along with a local chief and two boys who had been converted to Christianity at the mission at Atoyquime (Hann 1996:244). The Spanish retaliated, and later captured the Indians involved, but many of the Jororo had already left the area and moved to the St. Augustine area (Hann 1993:130-131).

Little is known about the material culture of the Jororo people. They had some contact with the Spanish Mission system in the late 17<sup>th</sup> century, but most of the Spanish artifacts have been recovered from burial contexts. None of the village sites identified in the Spanish documents have ever been identified and there are no known Jororo village sites.

After the destruction of the mission system by the British in 1702, central and north Florida was essentially abandoned (Milanich 1995). Warfare and disease had a severe effect on the native Florida populations. Groups of Creek Indians began to move south into the sparsely populated central Florida region from Georgia and Alabama after being pushed off their ancestral lands by European pressure and inter-Creek warfare. These people settled in Spanish Florida and utilized some of the feral cattle abandoned by the Spanish 50 years before. They later became known as the Seminoles.

## **Seminoles**

Seminole folklore links Seminoles to earlier Florida Native American groups and their hunting grounds (Wickman 1999:197). Wickman (1999:218-219) contends that the group that became known as the Seminoles were in fact “survivors of the earlier tribes” of Florida who were later joined by groups of Creek Indians, their “cultural relatives.”

According to Mahon (1985), the Oconee Creeks of central Georgia, led by Cowkeeper (so named because of his large cattle herd), migrated into the Alachua savanna region south of Gainesville between 1739 and 1750, eventually becoming the nucleus of the Seminole tribe. Two other regions of early Seminole settlement are the Brooksville Ridge in Hernando County and the area around Dunnellon in Marion County (Weisman 1989).

Generally, the Seminoles were divided into bands, and each band lived in a separate autonomous town. The three earliest primary towns in the north-central Florida region are Cuscowilla near modern-day Micanopy in Alachua County, Talahasochte on the east bank of the Suwannee River near the border of Gilchrist and Levy Counties, and a town of unknown name on the west bank of the St. Johns River near Palatka in Putnam County. All three Seminole towns were settled by 1770. The unnamed town near Palatka was adjacent to two trading operations run by British traders, Denys Rolle and James Spaulding (Covington 1993:18). Leery of the English power exerted during the Yamassee War in Georgia, the Seminoles favored the English traders over the Spanish, although they were living in Spanish-claimed territory. The Seminoles traded deer, wild cattle and furs in exchange for guns, iron tools, cloth and a variety of ornamental jewelry (Fairbanks 1973). This trade brought prosperity to some Seminole individuals, but for many individuals trade was limited. Traditional pottery manufacture methods were still employed by the Seminole and bows and arrows supplemented their use of flintlock guns.

Around the same time as the Oconee Creek migration, a group of Lower Creeks and their Yamassee slaves from southeastern Georgia were led into north Florida by their leader Secofee. Later, factions of the Upper Creeks from the Alabama Territory also migrated into north Florida as a result of the Creek War of 1813-1814 (Halbert and Ball 1995). This conflict was a civil war between the Upper and Lower Creeks. Andrew Jackson, angry that this battle had spilled over into white territory and taken white lives, formed an alliance between the U.S. Army and the Lower Creek forces and defeated the Upper Creeks, also known as the Red Sticks. The Red Sticks migrated to Florida after their loss, and though they joined the Lower Creek bands already in Florida, because they had little choice, they remained bitter toward the Lower Creeks (Wright 1986).

In 1825, approximately 5,000 to 7,000 Native Americans were estimated to reside in Florida (Wickman 1999). After Florida became an American territory in 1821, the government made an effort to increase the territory’s White population by removing the Seminoles. The result was the Second Seminole War (1835-1842), which severely affected the Seminole population. The military erected forts and established roads throughout much of Florida’s interior. This conflict opened up much of the interior and southern portions of Florida to White settlement. Some of the earliest roads in Lake County were established to connect a



chain of forts across Central Florida. Despite population losses and the shipment of many Seminoles to reservations west of the Mississippi River, the Seminoles persevered.

The third and final Seminole War (1855-1858) consisted of a series of skirmishes fought by Seminoles under Chief Billy Bowlegs (Milanich 1995:234). Because of these events, the series of conflicts is also referred to as Billy Bowleg's war. During this period, forts were reactivated and war was again declared. By 1858, after a series of sporadic skirmishes, the Third Seminole War ended with the shipment of 123 Seminoles to Oklahoma. However, 100-300 Seminoles evaded capture and remained in the Everglades (Fernald and Purdum 1992; Milanich 1995). In 1879, approximately 20 Seminoles were estimated to be living near present day Miami (Covington 1993:156). The present day Seminole and Miccosukee Tribes of Florida and the Independent Seminoles of Florida are direct descendants of those who could not be forcibly removed during the Seminole Wars. As a result of forced removal, Seminole Indians also now live in Texas and Oklahoma.

### **Mount Dora**

The historical development of the current project area has been closely associated with that of the city of Mount Dora, located approximately one mile to the west. Mount Dora's unique environmental setting, among some of Florida's largest lakes, has shaped its history. Following the removal of the Seminole Indians in the 1840s, white settlers were attracted to the region and began building homesteads and farms in the vicinity of Lake Dora. The location that later became the town of Mount Dora was relatively isolated for much of the nineteenth century. Area waterways were the primary means of transportation and long distance communication until the arrival of the railroad in the early 1880s. A settlement called Royellou was renamed Mount Dora in 1883. The railroad fueled the town's growth in the late nineteenth century. By the early twentieth century, Mount Dora was outgrowing its frontier roots as agricultural opportunities and the stunning scenery had begun to attract visitors from far beyond Lake County. While tourism was a key component of the local economy, agriculture (particularly citrus), was of equal importance. These industries carried Mount Dora through the twentieth century, fostering a reputation for serenity that attracted nationwide interest.

Much of present-day Lake County, including Mount Dora, was once part of the Seminole Indian Reservation which spanned most of central Florida in the 1820s and early 1830s. Heightened tensions between white settlers and the Seminole erupted into open conflict in 1835 with the outbreak of the Second Seminole War (1835-1842). During the course of the war, several American forts were established in the lake region. One was located on the northern shore of Lake Eustis in 1837 and the other near the community that became Astor, appeared in 1838. No forts were within the current project area although military expeditions likely passed through the vicinity (Roberts 1988) (Figure 3).

The outcome of the seven year conflict was the removal of most of the Seminole from Florida and the opening of a vast territory to white settlement. When government surveyors arrived to plot land in the present Lake County in the late 1840s, they discovered that several white families had already settled along the various lakes of the region. One family was the Drawdys. Local lore tells that Dora Ann Drawdy, the mother of the family, opened her home to these surveyors who memorialized her hospitality by naming a nearby lake after her. Lake Dora, the namesake of the later Mount Dora, is located to the south of the current project area (Peter 1994; Edgerton 1982:19-21).



**Figure 3. Inset of 1839 MacKay and Blake map of Florida depicting military trails in the region. The current project area is located south of Lake Eustis (center) and north of Lake Dora (not depicted). Courtesy of the Florida Photographic**

Settlement of the central Lake County region was slow until the 1870s when enterprising individuals began to arrive. William and Annie Stone settled on the site of the future town of Mount Dora around 1875. The Tremains were another family that established a home in the area during this period. In about 1880, there was a sufficient number of individuals living on the northern shore of Lake Dora to warrant postal service. Ross Tremain led the effort and therefore got to name the town. He called it “Royellou” after his three children, Royal, Ellie, and Louie (Kennedy 1929:66). After three years of the awkward name, locals decided to rename their fledgling community Mount Dora (Bradbury and Hallock 1962:73; Edgerton 1982:22-23).

Like many other communities in Florida in the late 1870s and early 1880s, Mount Dora was on the frontier and somewhat isolated from the wider world. The town had a few streets that were intermittently topped with pine straw and clay. Sidewalks were a development of the future (Kennedy 1929:66-69). The area’s waterways served as the main highways in the days before the railroad. Goods were transported via steamboat or other vessels to and from the region by way of the lakes which connected with the Oklawaha River and, from there, the St. Johns River and Jacksonville (*New York Times* 17 June 1883).

The bellow of steamboats was gradually replaced by that of the locomotive in 1881 and Mount Dora began to change. The group of Tremain and Tremain set up a real estate office. A mercantile store opened in 1884 which supplied residents with needed goods and saved them a long journey to Mellonville for supplies or an extended wait at dockside. Several hotels were constructed that began to attract visitors who wanted to witness the citrus-covered hills and the picturesque lake scenery (Kennedy 1929:66-69). This scenery inspired the establishment of the South Florida Chautauqua between Lake Dora and Lake Gertrude (to the north of Mount Dora) in 1885. The Chautauqua was an adult education institution, originally founded in New York, which featured lectures, religious meetings, and various forms of entertainment such as plays and concerts. An auditorium and assembly grounds

were included at the Mount Dora location. Although the South Florida Chautauqua dissolved after an auditorium fire in 1905, it was an important development in the social and cultural life of the community (Federal Writer's Project 1939:532).

One of the factors that influenced the growth and prosperity of Mount Dora was its environmental setting (Figure 4). The hills and lakes were ideal for citrus cultivation. By 1886, the town of 200 individuals was noted for its exports of vegetables as well (Richards 1886; Webb 1886:86). Half a decade later, the Tremain family opened the area's first packing house, the Lake Dora Packing Company (Kennedy 1929:71). A sizable population of Blacks had settled along the shores of Lake Dora in the late nineteenth century and they presumably formed the emergent laboring sector (Peter 1994). In short time, citrus surpassed all other crops in cultivation as settlers continued to arrive and set out new groves. This effort was thrown asunder in the winter of 1894 and 1895 when an arctic freeze descended upon the state, destroying the citrus crop in numerous places. Mount Dora and Lake County's economic engine was crippled. Some citrus farmers abandoned their frozen groves and never returned. Most, however, refused to allow the Great Freeze to conquer their interest in growing citrus (Dietrich 1978:146; Peter 1994).



**Figure 4. Mount Dora's Donnelly Street as it appeared in 1888. Courtesy of the Florida Photographic Collection.**

At the beginning of the twentieth century, Mount Dora had the look of a prospering town. About 300 individuals made it their year-round home. Local government facilities were present in the form of a town hall. Religious life was centered around two main churches and the occasional camp meeting. The growing commercial sector included a hardware store and several drugstores (Kennedy 1929:69). Still there were residents who believed that the town, which had a population of about 500 in 1911, had room to grow (Polk 1911:307).

In the early 1910s, a group of local boosters known as the Mount Dora Board of Trade were busy drawing up a promotional brochure for their town. Amidst photos of rolling hills, stunning lakeviews, and “tropical forests” was a straightforward plea: “we want more citizens.” The Board of Trade was confident that anyone could find a place in their community, writing that “if one does not feel at home here it is his fault.” The brochure showcased the area’s fishing opportunities and the annual yacht regatta that took place on Lake Dora. In addition to a bank, schools, electricity, and ideal conditions for citriculture, the Board of Trade reported that Mount Dora had more miles of sidewalk than any town in Florida (Mount Dora Board of Trade, 1913).

The Board of Trade’s efforts at promoting Mount Dora apparently paid off. By 1925 there were about 1200 people living in the town. Along with neighboring Tavares and Eustis, Mount Dora was referred to as one point in the “Golden Triangle” (Polk 1925). A county history from the era bragged about the town’s new movie theatre which was outfitted with a Movietone, the latest advancement in motion picture technology. The device guaranteed synchronization between the sound and picture of a film. The Mount Dora Yacht Club held dances and other social events that were geared towards prominent locals and the tourist set (Kennedy 1929:71-72). Once a distant, frontier backwater, Mount Dora was attracting high profile visitors at the start of the 1930s such as former President Calvin Coolidge and his wife who spent part of their winter vacation here (*New York Times* 12 January 1930). Tourists arrived via three roadways that intersected the town—State Road 2, State Road 44, and US Highway 441 (Florida State Chamber of Commerce and Florida Emergency Relief Administration [FSCC] 1935:175).

Tourism had been a mainstay of Mount Dora’s economy since the late nineteenth century, but any observer who passed through the town in the 1930s could find abundant evidence that agriculture was of great importance as well. Citrus crates and vegetable hampers were manufactured at the Florida Crate Company. The Andrews Packing Company sent out 2 railroad cars of boxed citrus per day. Growers in the area were united under the Mount Dora



**Figure 5. Mid-twentieth century citrus crate label from the Mount Dora Growers Cooperative. Courtesy of the Pomona Public Library.**

Growers Association which represented them on the state level as part of the Florida Citrus Exchange (FSCC 1935:175) (Figure 5).

In the post-World War II era, Mount Dora continued to attract seasonal visitors as it had since the late nineteenth century. Travel writer Leavitt

F. Morris, who visited the town in the early 1950s, wrote that he left with a “special warm feeling for this community and its people....A nod here and a cheery ‘hello’ there soon made me feel as though I ‘belonged’ (*Christian Science Monitor* 7 December 1951). Accommodations at this time could be found at the 35-room Villa Dora hotel located on Lake Dora or the Bishop Gates guest house. The Lakeside Inn, present since the 1880s, offered tours of the area’s lakes and the Ocklawaha River (Adventures in Good Eating, Inc.

1951). Mount Dora has benefited from the tremendous growth that the state has undergone as a whole since the post-World War II era. Nevertheless, it has managed to retain a small town setting. The citrus industry has become less visible although other reminders of Mount Dora's past remain abundant.

## **RESEARCH DESIGN**

A research design is a plan to coordinate the investigation from the inception to the completion of the project. This plan should minimally account for three things. It should make explicit the goals and intentions of the research, it should define the sequence of events to be undertaken in pursuit of the research goals, and it should also provide a basis for evaluating the findings and conclusions drawn from the investigation.

The goal of this cultural resource assessment is to locate and document the existence of any evidence of potentially important historic or prehistoric occupation or use within the area of potential effect. The field survey is the traditional and most cost-effective means of locating this evidence. These activities typically manifest as archaeological or historic sites, historic structures, or archaeological occurrences (single artifact finds). Assessment surveys attempt to locate evidence of any past human activities that are archaeologically discernable with current investigative techniques. The techniques employed must be able to identify the kinds of sites expected in the region.

The research strategy is composed of three interrelated and roughly sequential components: a background investigation, a historical document search, and the field survey. The background investigation involves several inquiries. A review of relevant archaeological literature produced a summary of previous archaeological work in the region and a discussion of previous survey work undertaken near the project area. The Florida Master Site File (FMSF) was checked for any previously recorded sites within the project corridor to provide an indication of prehistoric settlement and land-use patterns for the region. Current soil surveys, vegetation maps, and relevant literature were consulted to provide a description of the physiographic and geological region of which the project area is a part.

The historical document search involved a review of both primary and secondary historic sources. Historic maps and aerial photographs, as well as the Lake County Property Appraiser database, and other relevant secondary historical sources were checked for information pertaining to the existence of historic structures, sites of historic events, and historically occupied or noted aboriginal settlements within the project area.

## **BACKGROUND RESEARCH**

### **Previous Surveys**

Three previous surveys were conducted within or in the vicinity of the CR 19A APE (Figure 6). In May 1994, Brenda J. Elliot & Associates conducted *A Phase II Historical and*

*Architectural Survey of the City of Eustis* (#4024) to the immediate north of the current survey, which included the northernmost portion of the CR 19A APE. However, no historic resources were recorded within the CR 19A APE by the Brenda J. Elliot & Associates survey. In July 1995, Environmental Services, Inc. conducted A Phase I Cultural Resource Assessment Survey of SR 500 (US 441) from Lake Eustis Drive to CR 44B (#4227). The survey area was 4.7 miles in length and 30 feet in width, and traversed the northern portion of the CR 19A APE. No archaeological sites or historic structures were recorded during the Environmental Services, Inc. survey. In October 2000, Janus Research conducted A *Cultural Resource Assessment Survey of Four Pond Sites Along SR 500 (US 441) from Lake Eustis Drive to CR 44B* (#6315). The survey resulted in the identification of one archaeological site (8LA2571), consisting of a single lithic waste flake and considered not eligible for listing in the NRHP by the surveyor.

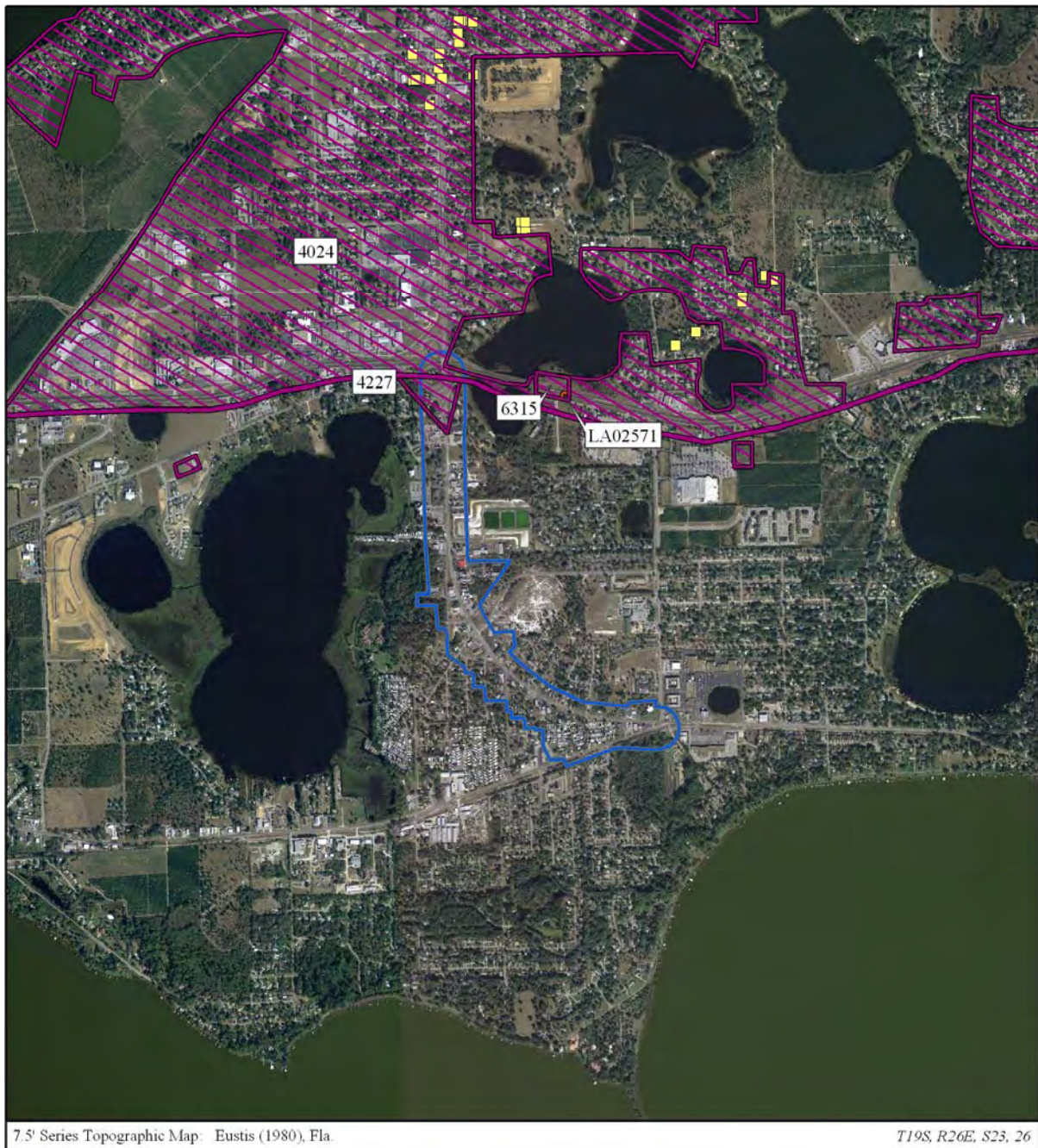
### **Previously Recorded Sites**

The Florida Master Site File database was reviewed in Geographic Information Systems (GIS) format from files dated January 2007. No archaeological sites or historic resources have been recorded within the CR 19A APE. One archaeological site (8LA2571) has been recorded within a one mile radius of the APE (see Figure 6). Several historic structures have been recorded within a one mile radius of the APE. These structures primarily consist of buildings recorded during the May 1994 Brenda J. Elliot & Associates *Phase II Historical and Architectural Survey of the City of Eustis* (#4024).

## **HISTORIC DOCUMENT SEARCH**

### **Historic Map Review**

Historic maps and aerial photographs were examined in order to identify historic activity in the current project area. The earliest detailed map of the current project area was completed in 1849 by the General Land Office Survey (GLOS) (Figure 7). This map depicts Township 19 South, Range 26 East in which the current project area is located. The land of C.T. Smith is shown in Section 26, on the eastern shore of Lake Saunders, approximately 0.4 miles (644 meters) to the west of the project area. A dashed line, possibly representing a trail, is also shown in the vicinity of the project area. The dashed line runs northwest to southeast between Lake Saunders and Lake Dora. The GLOS map depicts the area within the boundaries of the current APE as “scrub” (GLOS 1849).



**Figure 6. Previous surveys and previously recorded sites in the vicinity of the CR 19A APE, Lake County, Florida.**

Detailed maps of the Lake County area are not available until the early twentieth century. In 1928, the General Land Office again surveyed in the area. One of the maps they produced from this work depicts Section 23 which is where the northern portion of the APE is located. This map shows no features within the current APE (GLOS 1928). A detailed highway map published in 1935 by the State Road Department shows the railroad passing through the vicinity of the southern portion of the APE. This map also depicts State Road 2 (present-day CR 19A). The configuration of the road appears to be the same in the present as it was shown in the 1935 map (Florida State Road Department 1935).

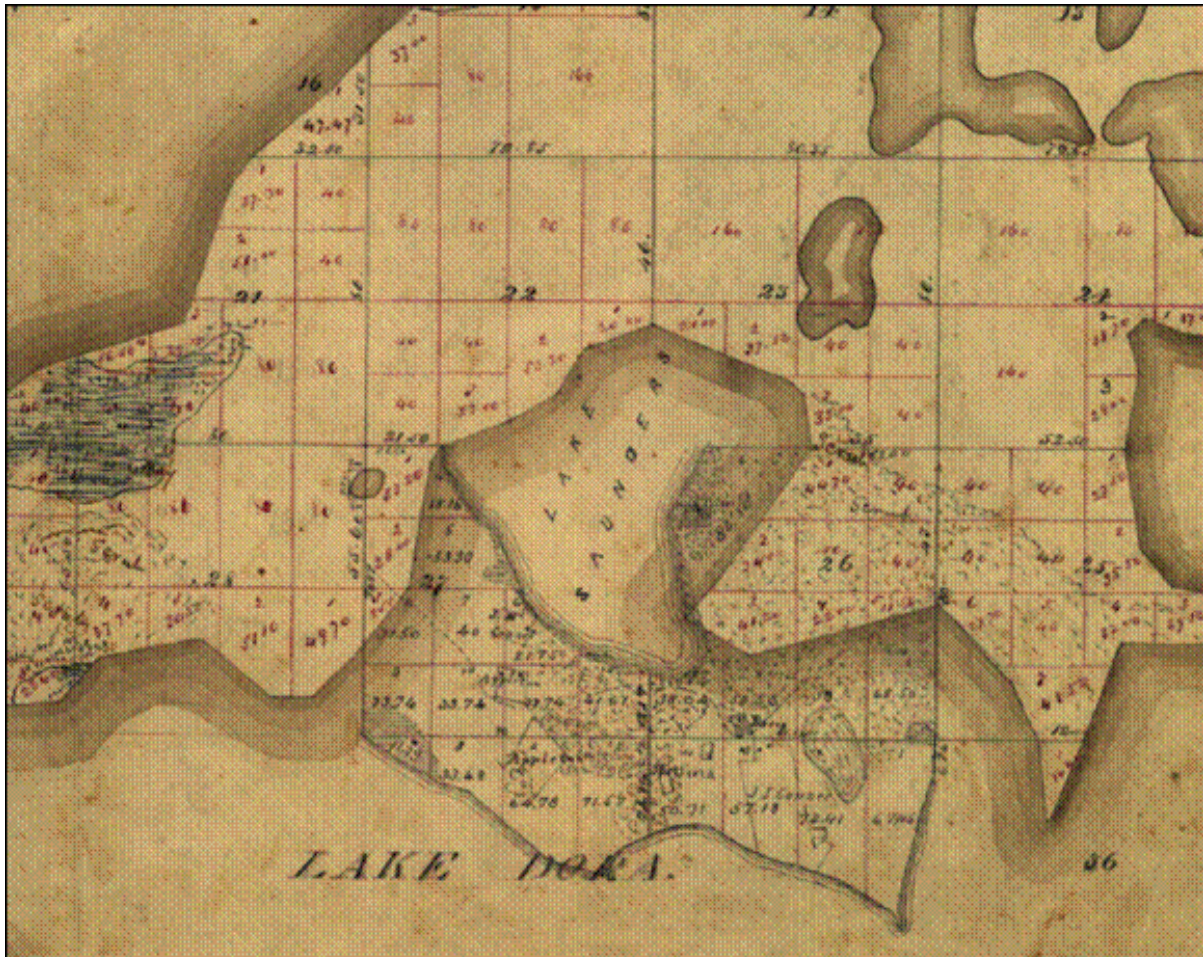


Figure 7. 1849 General Land Office Survey.

### Historic Aerial Review

Aerial photographs show that the APE was largely undeveloped in 1941, with land use primarily consisting of agricultural and grove activities. By 1947, the project area had changed little, although residential development had increased slightly. The 1947 aerial photograph shows that development was limited to the northern portion of the project area and immediately adjacent to the CR 19A corridor. By 1958, aerial photographs depict dramatically increased residential development in the APE, with density approaching present-day levels.



## **SURVEY METHODOLOGY**

Each resource was evaluated as to its eligibility for listing in the National Register of Historic Places as well as its contribution to a corresponding Resource Group or District, when appropriate. The following criteria were used, as established by the U.S. Department of the Interior (U.S. Department of the Interior 1998:5).

### *NRHP Criteria*

A site, building, or district may be significant and eligible for listing in the NRHP if it meets at least one of the four following criteria:

- A. Association with historic events or activities,
- B. Association with important person,
- C. Distinctive design or physical characteristics, or
- D. Potential to provide important information about prehistory or history

NRHP-eligible districts must possess a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development (U.S. Department of the Interior 1998:5). NRHP-eligible districts and buildings must also possess historic significance, historic integrity, and historic context.

### **Archaeological Survey Methods**

The project APE was visually examined via pedestrian survey for the presence of exposed artifacts and above-ground features (outcrops, mounds). Shovel tests measuring approximately 20 inches (50 cm) in diameter were excavated to a minimum depth of 39 inches below surface (100 cmbs) unless prevented by ground water inundation or impenetrable zones such as rubble/fill, limestone, or clay. Excavated soil was screened through 6.4 mm (1/4 inch) mesh hardware cloth. These tests were placed at 25-, 50-, and 100-m intervals according to the probability of encountering archaeological remains in a given area. The location of each shovel test was marked on aerial photographs of the project area. GPS coordinates were taken of each shovel test with WAAS-enabled hand-held units. The cultural content, stratigraphy, and environmental setting of each shovel test were recorded in field notebooks.

### **Architectural Survey Methods**

The Phase I historic structure survey for the project utilized standard procedures for the location, investigation, and recording of historic structures. In addition to a search of the Florida Master Site File (FMSF) for any previously recorded historic structures within the project area, historic aerial photographs and USGS quadrangle maps were reviewed for structures that were constructed prior to 1960. Construction dates were initially based on the Lake County Property Appraiser's database and then verified visually on-site, based on the style and construction materials. Each historic resource was plotted on USGS quadrangle maps. All identified historic resources were photographed and all pertinent information

regarding the architectural style and condition of the resource recorded on a FMSF form and field notebook. Current homeowners, tenants, or informants were also questioned to help determine the architect, builder, date of construction, and integrity of the building.

Upon completion of fieldwork, forms and photographs were returned to the SEARCH offices for analysis. Date of construction, architectural style, condition and integrity of the building, the relation of the building to the surrounding neighborhood or landscape, and potential for NRHP eligibility were carefully considered.

## Laboratory Methods

### *Lithic Analysis*

All lithic artifacts were separated into two categories, waste flakes or debitage, and tools or tool fragments. Each artifact was examined both macroscopically and microscopically for possible use wear. Microscopic analysis was conducted at low magnification under white light. Raw material provenience was also conducted under magnification and used published descriptions of chert samples from known quarry clusters in Florida. Data concerning stone tool types and associated debitage were totaled for the sample, recorded in tabular format, and the results used to interpret possible site use.

### *Curation*

All artifacts recovered during the archaeological survey were returned to the laboratory facilities at the SEARCH office in Jonesville for cleaning and processing. Artifacts were washed clean of sand and dirt and allowed to air dry. Materials were then rebagged, given field sample numbers (FS#), and organized by provenience. The artifacts and original maps and field notes are presently housed at the Jonesville office of SEARCH. These materials will be turned over to the FDOT upon project completion; copies of notes and maps will be retained by SEARCH.

## SURVEY RESULTS

### Archaeological Resources

The entire length of the roadway corridor is within a developed area just west of the corporate limits of Mount Dora, with pockets of undeveloped area (Figure 8). Primary vegetation in natural areas contained scrub oak and pine with an understory of grasses and palmetto bushes (Figure 9).

During the survey, a total of 38 shovel tests were excavated along the CR 19A corridor



Figure 8. Natural Area within the APE.

and within the five proposed pond locations (Appendix A). Shovel tests were placed at intervals between 20 and 200 meters. This testing resulted in recording one archaeological occurrence (AO 1), a single waste fragment from lithic tool manufacture. Additional tests were placed between 7 and 30 meters from the positive shovel test. No artifacts or cultural features were encountered during shovel testing.



**Figure 9. General Environment of the APE.**

Typical soil profiles at the northern and southern ends of the project area displayed light gray to dark brown sand from 0 to 100 cmbs. Within the center portion of the APE, in and around Ponds 2 and 3, typical soil profiles displayed light gray sand from 0 to 20 cmbs, followed by white sand to 100 cmbs. Eight of the 16 southern-most shovel tests, including the one that contained AO 1, had disturbed soil from 0 to at least 50 cmbs, and six tests had impenetrable limestone bedrock beginning between 15 and 30 cmbs.

The archaeological survey resulted in the recording of one new archaeological occurrence (AO 1). Due to the unexceptional nature of AO 1 and the lack of additional recovery from adjacent shovel tests, the find is considered an archaeological occurrence rather than a site. As such, it is not eligible for listing on the NRHP. Ground disturbance within the APE will have no adverse impact on significant archaeological resources.

### Architectural Resources

Fifty-eight historic structures were recorded within the APE (Table 3; Figure 10), all of which were recorded for the first time. None of the historic resources is considered individually eligible for listing in the National Register of Historic Places; however, the Riley’s Park Resource Group is considered potentially eligible for listing in the NRHP as a historic district (Figure 11).

<b>Table 3. Historic Resources within the CR 19A APE.</b>				
<b>FMSF #</b>	<b>Street Address or Name</b>	<b>Style</b>	<b>Year Built</b>	<b>NRHP Status</b>
8LA3442	Riley’s Park Resource Group	Motor Court, Masonry Vernacular, Bungalow	1938-1949	Potentially eligible
8LA3443	Riley’s Park Office	Bungalow	1938	Not Eligible
8LA3444	Riley’s Park Cottage #1	Masonry Vernacular	c1942	Contributing/Not Eligible
8LA3445	Riley’s Park Cottage #2	Masonry Vernacular	1938	Contributing/Not Eligible
8LA3446	Riley’s Park Cottage #4	Masonry Vernacular	c1940	Contributing/Not Eligible
8LA3447	Riley’s Park Cottage #5	Masonry Vernacular	c1940	Contributing/Not Eligible
8LA3448	Riley’s Park Cottage #6	Masonry Vernacular	1938	Contributing/Not Eligible
8LA3449	Riley’s Park Clubhouse	Masonry Vernacular	1949	Contributing/Not Eligible
8LA3450	Riley’s Park Cottage #8	Masonry Vernacular	c1940	Contributing/Not Eligible
8LA3451	Riley’s Park Cottage #9	Masonry Vernacular	c1940	Contributing/Not Eligible

8LA3452	Riley's Park Cottage #10	Masonry Vernacular	c1940	Contributing/Not Eligible
8LA3453	Riley's Park Cottage #11	Masonry Vernacular	c1940	Contributing/Not Eligible
8LA3454	Riley's Park Cottage #12	Masonry Vernacular	c1940	Contributing/Not Eligible
8LA3455	Riley's Park Cottage #19	Masonry Vernacular	c1950	Contributing/Not Eligible
8LA3456	Riley's Park Cottage #18	Masonry Vernacular	c1950	Contributing/Not Eligible
8LA3457	Riley's Park Cottage #17	Masonry Vernacular	c1950	Contributing/Not Eligible
8LA3458	Riley's Park Cottage #16	Masonry Vernacular	c1950	Contributing/Not Eligible
8LA3459	Riley's Park Cottage #15	Masonry Vernacular	c1950	Contributing/Not Eligible
8LA3460	4950 N Hwy CR 19A	Masonry Vernacular	1956	Not Eligible
8LA3461	4025 Lake Saunders Dr.	Masonry Vernacular	1945	Not Eligible
8LA3462	4023 Lake Saunders Dr.	Masonry Vernacular	1925	Not Eligible
8LA3463	4019 Lake Saunders Dr.	Masonry Vernacular	1949	Not Eligible
8LA3464	4885 North CR 19A	Masonry Vernacular	1950	Not Eligible
8LA3465	4024 Lake Saunders Dr.	Frame Vernacular	1948	Not Eligible
8LA3466	4026 Lake Saunders Dr.	Masonry Vernacular	1920	Not Eligible
8LA3467	4855 North CR 19A	Commercial	1954	Not Eligible
8LA3468	4600 North CR 19A	Commercial	1955	Not Eligible
8LA3469	4051 Close Ct.	Masonry Vernacular	1954	Not Eligible
8LA3470	4075 Close Ct.	Masonry Vernacular	1956	Not Eligible
8LA3471	4095 Close Ct.	Masonry Vernacular	1953	Not Eligible
8LA3472	4385 North CR 19A	Commercial	1948	Not Eligible
8LA3473	4060 Close Ct.	Masonry Vernacular	1948	Not Eligible
8LA3474	4095 Close Ct.	Masonry Vernacular	1952	Not Eligible
8LA3475	4301 N CR 19A – Bldg 103	Frame Vernacular	1940	Not Eligible
8LA3476	4200 N CR 19A	Commercial	1956	Not Eligible
8LA3477	4180 N CR 19A	Commercial	1953	Not Eligible
8LA3478	4075 N CR 19A	Masonry Vernacular	1951	Not Eligible
8LA3479	3850 N CR 19A	Masonry Vernacular	1946	Not Eligible
8LA3480	3760 N CR 19A	Frame Vernacular	1947	Not Eligible
8LA3481	3720 N CR 19A	Masonry Vernacular	1955	Not Eligible
8LA3482	3725 N CR 19A	Commercial	1950	Not Eligible
8LA3483	3715 N CR 19A	Masonry Vernacular	1940	Not Eligible
8LA3484	3650 N CR 19A	Masonry Vernacular	1942	Not Eligible
8LA3485	3640N CR 19A	Masonry Vernacular	1942	Not Eligible
8LA3486	3620 N CR 19A	Masonry Vernacular	1942	Not Eligible
8LA3487	3610 N CR 19A	Masonry Vernacular	1942	Not Eligible
8LA3488	3600 N CR 19A	Masonry Vernacular	1951	Not Eligible
8LA3489	3530 N CR 19A	Frame Vernacular	1940	Not Eligible
8LA3490	3510 N CR 19A	Frame Vernacular	1930	Not Eligible
8LA3491	3501 N CR 19A	Masonry Vernacular	1943	Not Eligible
8LA3492	3411 N CR 19A	Masonry Vernacular	1943	Not Eligible
8LA3493	3410 N CR 19A	Frame Vernacular	1936	Not Eligible
8LA3494	3400 N CR 19A	Masonry Vernacular	1953	Not Eligible
8LA3495	1285 Indiana Ave.	Masonry Vernacular	1957	Not Eligible
8LA3496	3380 N CR 19A	Masonry Vernacular	1935	Not Eligible
8LA3497	3316 N CR 19A	Frame Vernacular	1935	Not Eligible
8LA3500	Riley's Park Aux. Bldg. #1	Masonry Vernacular	c1950	Contributing/Not Eligible
8LA3501	Riley's Park Aux. Bldg. #2	Masonry Vernacular	c1942	Contributing/Not Eligible
8LA3502	3820 N CR 19A	Masonry Vernacular	1946	Not Eligible

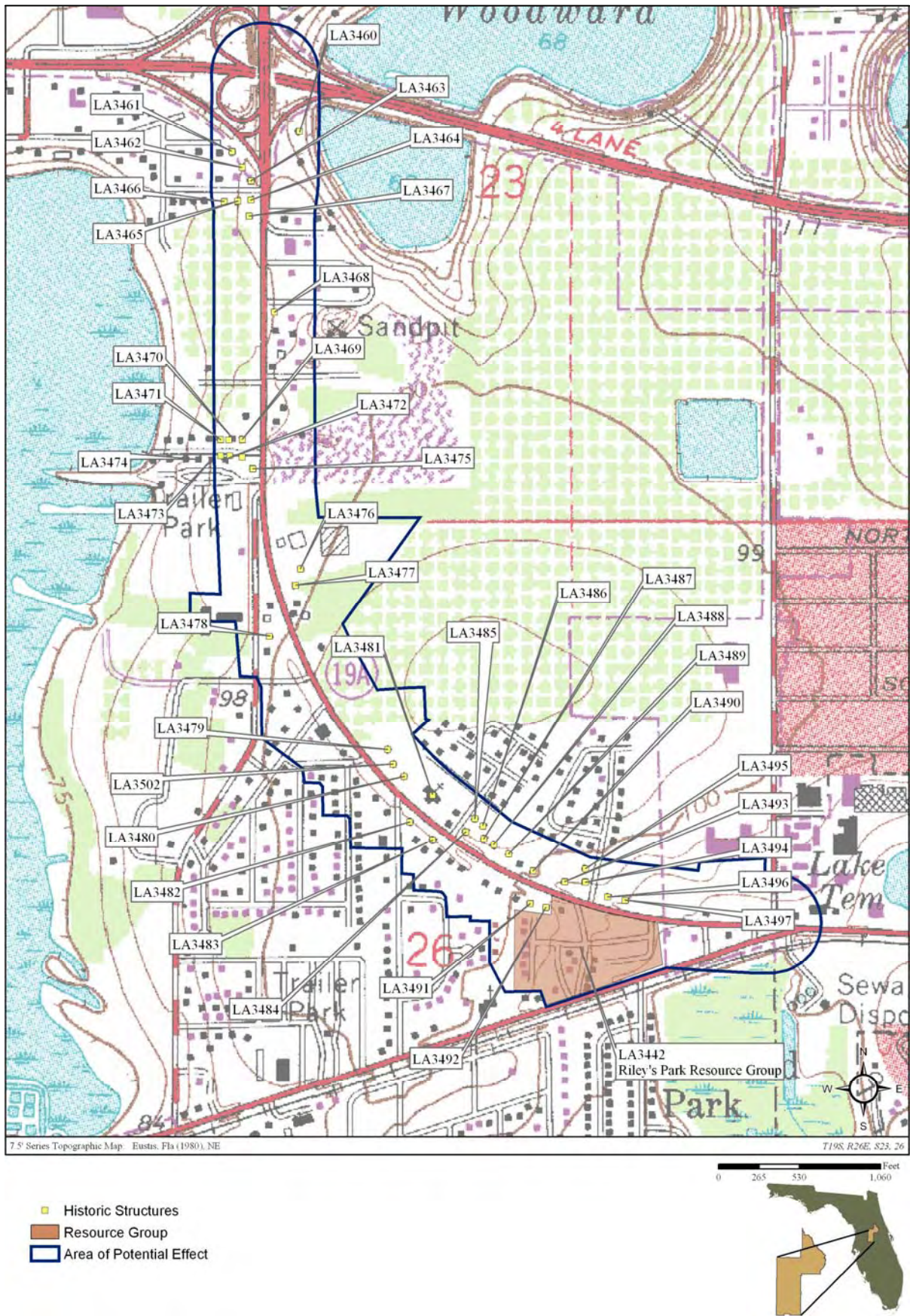


Figure 10. Newly recorded historic resources within the CR 19A APE, Lake County, Florida.

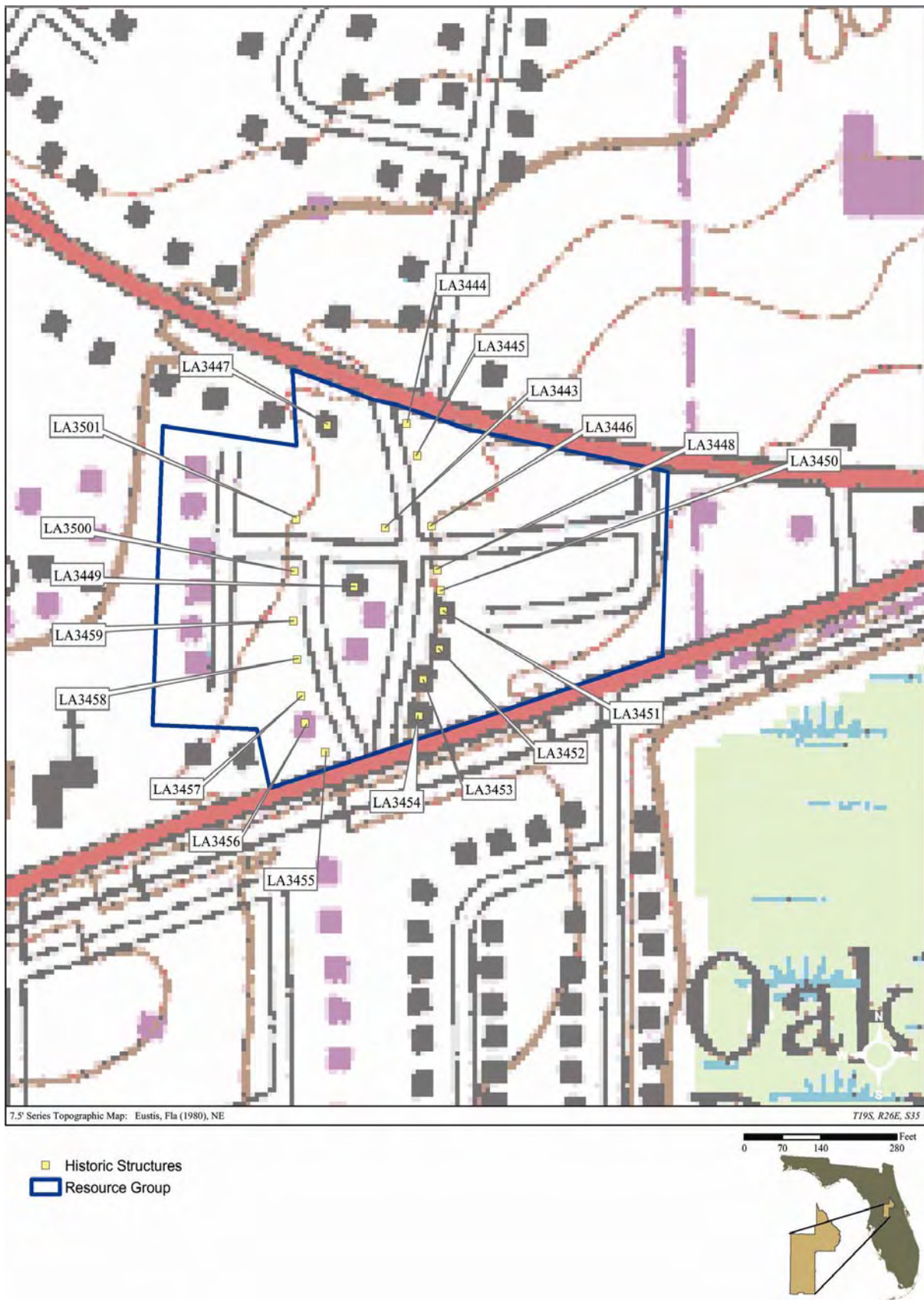


Figure 11. Newly Recorded Resource Group (8LA3442, Riley's Park) with locations of contributing buildings, Lake County, Florida.

The most prevalent style within the APE is Masonry Vernacular with 44 structures being classified under this category. Seven Frame Vernacular and six Commercial buildings were recorded in the APE. The sole example of the Bungalow style was recorded within the APE is 8LA3443, a contributing resource to the Riley's Park resource group. A more detailed description of each recorded historic resource is included in Appendix C of this report.

### *Frame Vernacular*

Although classified as a building style, the term "frame vernacular" most often refers to a building constructed by a self-taught builder, utilizing local materials, and often found in rural areas. Additionally, frame vernacular structures usually are not associated with any predominant stylistic details or any one particular period of construction. Frame Vernacular residences are of basic wood frame construction with some type of wood siding. Most are one- to two-stories high, rectangular in plan, often with a gable or hip roof, and generally set about one to two feet above ground on brick or concrete block pier foundations. Windows are typically wood double-hung sash with traditional 1/1, 2/2, or 4/4 panes although some may have popular craftsman style 4 vertical or 2 vertical/1 panes. Many of these residences have been later re clad with asbestos shingle siding, metal siding, or vinyl siding. Windows are typically replaced with metal awning or single-hung sash. As of December 2006, Lake County had 1117 Frame Vernacular buildings ranging in date from 1870 to 1958, recorded in the Florida Master Site File. Building 8LA3489 is an example of a frame vernacular building within the CR 19A APE (Figure 12).



**Figure 12. Example of a frame vernacular building in the CR 19A APE. 8LA3489, photo facing northeast.**

Windows are typically wood double-hung sash with traditional 1/1, 2/2, or 4/4 panes although some may have popular craftsman style 4 vertical or 2 vertical/1 panes. Many of these residences have been later re clad with asbestos shingle siding, metal siding, or vinyl siding. Windows are typically replaced with metal awning or single-hung sash. As of December 2006, Lake County had 1117 Frame Vernacular buildings ranging in date from 1870 to 1958, recorded in the Florida Master Site File. Building 8LA3489 is an example of a frame vernacular building within the CR 19A APE (Figure 12).

### *Masonry Vernacular*



**Figure 13. Example of a masonry vernacular building in the CR 19A APE. 8LA4080, photo facing south-southwest.**

Building 8LA4080 is an example of a Masonry Vernacular residence in the CR 19A APE (Figure 13). Masonry Vernacular style generally refers to a type of building most often constructed by lay, or self-taught builders. There usually are no predominant stylistic details. This style does not fit into a particular period of construction. Masonry Vernacular structures are generally constructed of brick or concrete block and have a continuous or slab foundation. Many times these structures incorporate elements from various architectural styles including,

but not limited to, Neo-Classical Revival, Georgian Revival and Mediterranean Revival. As of December 2006, Lake County had 324 Masonry Vernacular buildings ranging in date from 1880 to 1957, recorded in the Florida Master Site File.

### *Bungalow*

The Bungalow was a popular building style during the first half of the 20<sup>th</sup> century. The affordability, small size, and low maintenance of the typical bungalow made it a logical choice for the working class. There is an emphasis on the whole building to use common, preferably local, materials in an artistic manner. One of the most noticeable features of the bungalow is the deep front porch, generally ranging from one-quarter width to full-width and often extending out from the side of the house to form a porte-cochere. These porches and porte-cocheres are most often supported by tapered (battered) square columns and/or piers constructed of wood, brick, concrete, rock, or a combination of these materials. Many houses are actually wood frame structures that incorporate materials and design elements characteristic of the bungalow form. Included among these are full-width entry porches supported by tapered wood columns on brick piers; low-pitched, gabled roof with wide eave overhangs, false beams (purlins), knee braces, exposed rafter tails, and dormers; and large, double hung sash wood windows often having a multi-pane sash above a single pane sash. Many houses display the front-facing gable, often with an attached gable-roofed front porch. Other variations include cross-gabled roofs, side-gabled roofs, or hipped roof. Other details include wood and glass entrance doors and wood knee braces. Most are one-story, although, some have an airplane or camelback, terms used to refer to a recessed upper-story that provides additional bedrooms or a sleeping porch. Many of the structures retain their original novelty siding, however, like the frame vernacular, some will have been clad with asbestos shingles, metal siding, or vinyl siding. Interior layouts of the Bungalow generally consisted of a living room and dining room separated by a half-wall, French door, or built-in cabinetry, a kitchen, one bathroom, and two to three small bedrooms. Additional porches, either screened or glazed, may be located on the side or rear of the house to provide additional living space or cooler sleeping rooms during hot summer nights. The large front porch also served as an extension of the living room, often with french doors, glazed entrance doors, and large windows opening onto the porch. Regional variations in size and style can be found especially between the East, South, Midwest, and West (i.e. Southern California). Southern bungalows tend to be more akin to a Frame Vernacular with the typical square columns that are indicative of the more unique Western bungalow style. Eastern bungalows tend to have gabled roofs, and the aforementioned square columns. Midwestern or "Chicago" Bungalows are one and one-half story and constructed of brick for the purpose of fireproofing the area. The largest windows on these bungalows are seen on the front façade. Hipped roofs with dormers are also common. The sole example of the bungalow style in the CR 19A APE is 8LA3443, the Riley's Park Office.

### *Essential Physical Features of Motor Courts on a National Level*

Prior to the development of Henry Ford's Model T, vacationing was generally done by the wealthy who could afford hotel accommodations and railway or steamship tickets (Hatton 1987:175). By the 1920s, middle-class Americans were taking automobile vacations. Carl



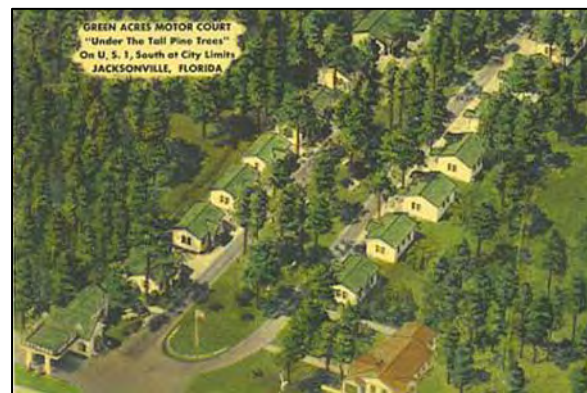
Fisher helped fuel the automobile vacation by developing Lincoln Highway that connected America's East Coast to the West Coast. Fisher was also instrumental in the construction of Dixie Highway, the East Coast's first north-south highway that connected Maine to Florida. "Tin can" tourist parks, named for the metal cans in which many travelers stored and cooked their food, were developed to house the traveling public. Florida took an early lead in these parks with 178 autocamps established throughout the state in 1925 (Hatton 1987:176). The autocamps evolved from a place to pitch a tent to having rudimentary cabins and then to cottage camps complete with beds and kitchenettes (Belasco 1979:viii, 3; Hatton 1987:177; *New York Times* 1935a:XXI). One could still pitch a tent at the cottage camp, but the cottage camp evolved into the motor court as the automobile tourist wanted more amenities (Belasco 1979:139,142; Hatton 1987:177). Motor courts usually did not allow camping and the rooms were supplied with indoor plumbing, and private bathrooms replaced the kitchenette as the tourists began eating their meals out. By 1933, approximately 30,000 tourist camps lined the nation's motorways (Liebs 1985:177). Motor courts growth in popularity during the 1930s and 1940s was due to the privacy afforded to guests by the lack of lobbies, elevators, or corridors, the ability to park one's car within a few steps of the cabin, lack of help that needed to be tipped, cross ventilation afforded by windows on several facades of each cabin, lack of noise from traffic or rowdy conventioners, inexpensiveness, and easy escape in case of fire (Belasco 1979:139; Liebs 1985:180-181; *New York Times* 1949:X16).

Typically motor courts were located adjacent to a roadside or highway and consisted of several small separate cottages that were independently owned by small business owners. These small business owners generally operated the motor courts as family-operated businesses. A variety of names have been applied to motor courts, combining the terms cabins, camp, cottage, court, lodge, and apartment with motor, auto, or tourist (Belasco 1979:149; Hatton 1987:177). Resources listed on the NRHP include in their names the phrases Tourist Court, Court(s), Tourist Camp, Hotel Motor Court, Motor Inn, Tourist Cabins, Court Motel, Motor Court, Auto Court, or Lodge. In Florida, resources listed in the FMSF most commonly use the phrase Motor Court followed by Tourist Court, and then by single representations of Motel, Camp, Travel Park, Motor Hotel, Tourist Cottage, Motor Lodge, Motel Lodge, and Apartments utilized in the name. By 1955, the State of Florida recognized the variety of names applied to motor courts, including cottages, courts, inns, highway hotels, and motels (State of Florida 1955:12). For the purposes of this overview, the term "Motor Court" is used to represent the variety of terms used to describe roadside travelers' rooming accommodation typically built from the 1910s to the 1950s prior to the rise of post-World War Two chain hotels and motels.

Chester H. Liebs (1985:174-181), author of *Main Street to Miracle Mile: American Roadside Architecture*, states that on a national scope motor courts had six distinguishing elements that were important in their operation as accommodations for early motorists. Court layouts, exterior imagery, innovate names, embellishment of the office and owner's living quarters, landscaped grounds, and the furnishing of cabin interiors were all important features in capturing the tourist on wheels (see also Belasco 1979:134, 137-138; *New York Times* 1935a:XXI; *New York Times* 1935b:SM13, SM16). Court layouts exhibited thoughtful planning to attract the most attention possible from passing motorists. Cabins were generally placed far enough back from the road to appear private and quiet, but close enough to be seen

and accessible from the highway (Leibs 1985:175). In areas where land was expensive or limited, motor courts were arranged with cabins in rows perpendicular to the road in U- or L-shaped plans. Internal roads and parking were planned to provide connection from the highway to the office to the cabin-side parking spot. An obvious pathway provided a visual cue for guiding people to the motor court.

Coupled with the layout, exterior imagery became an important aspect in catching a motorist's eye and drawing the person into the motor court. Domestic architecture was the imagery of choice during the early days of the 1920s, but other themes also were used, including tepees, missions, adobe huts, log cabins, miniature windmills, dwarf-size villages, and other fantasy motifs. Florida was not immune to the fantasy motifs to attract attention with the Wigwam Village operating in Orlando during the 1940s and 1950s (Hampton 1987:177). However, a review of postcards, photographs, and FMSF forms revealed that the majority of Florida's motor courts appear to embody the domestic architecture imagery (Figure 14). Evocative names such as Wigwam or Alamo were provided to motor courts to enhance the theme. For domestic themed motor courts, names that elicited an image of safe, comfortable informality were provided, such as Beautyrest Cabins (8DU14383-8DU14400). The theme as expressed through the architecture became an important element in the advertising of the motor court. Domestic imagery utilized in roadside architecture drew upon cultural concepts of the house, cottage, and cabin. Neatly trimmed grass, window boxes filled with geraniums, picket fences, small gardens with bright flowers, nonfunctional shutters and dormers, and extra-large chimneys were used to convey the domestic image (Leibs 1985:44-47). A small scale in landscaping, building design, and layout also was used to save cost and to convey an image of being charming and quaint. For small business domestic imagery, vernacular or modest high-style forms were often used and buildings were constructed of readily available materials. The best examples of what Leibs' (1985:48) termed the "handyman aesthetic" combined elements of "scrupulous maintenance, naïveté in design, and an aura of friendly informality." The domestic architecture motor courts were often decorated with low-cost elements such as shutters and window boxes, and they were "surrounded by landscaped grounds sprinkled with trellises, plantings, and lawn furniture" (Leibs 1985:176).



**Figure 14. Circa 1940 postcard of the Green Acres Motor Court in Jacksonville.**

The focal point of the motor court was the combined office and owner's living quarters (Leibs 1985:176). This building was located near the road in front of the cabins and served as a gateway between the highway and cabins. For themed motor courts, this building was usually the largest tepee, windmill, etc.

## 8LA3442, Riley's Park Resource Group, 3401 North CR 19A

Grady and Thelma Simpson bought the Riley's Park parcel in 1935, with the help of Thelma's parents, Ernest and Edith Riley. The Simpson's intention was to create a motel and trailer park on the site. By 1938, the park was ready for business with an Office, Cottage #2, Cottage #6, and 12 trailer spaces. At that time, the Office served as the post office and clubhouse, besides the Simpson residence. The Office garage was used for spaghetti dinners and fish fries. In the first year of business, the Simpsons rented out one cottage, three trailer spaces, and four tent spaces.

Grady Simpson continued to construct cottages and facilities to develop Riley's Park. Concrete blocks for the buildings were made on the property with sand from a pit where Crest Ave. is now located. In the fall of 1938, social activities were relocated to the #6 and #7 Duplex, which served as the clubhouse until 1942, when a new clubhouse was constructed next to the shuffleboard courts. By 1943, Riley's Park had grown to 10 cottages, 22 trailer spaces, and six tent spaces. By 1949, Riley's Park had grown to 19 buildings, including the present clubhouse. That year, the annual Thanksgiving dinner was held there, a continuing tradition at Riley's Park.

Grady Simpson died in 1969 and Thelma Simpson continued to run the park with the help of her daughter, Martha Johnson. Thelma passed away in 1994 and Riley's Park was eventually sold in 2003. Today the park consists of 19 buildings and 122 trailer spaces.

Riley's Park (8LA3442) is located at 3401 North CR 19A, adjacent to the western corporate limits of the city of Mount Dora. A 1941 aerial photograph of the project area shows the motor court consisting of at least eight buildings organized along a semi-oval road (East Main Street), running between and perpendicular to CR 19A and old US 441 (Figure 15). By 1947, aerial photographs depict at least three additional cabins, a large building (an earlier clubhouse), and a dramatic increase in the number of mobile homes at the park, with a concentration around Circle Rd., an oval road running perpendicular to East Main Street and parallel to and located between CR 19A and old US 441. Aerial photographs of Riley's Park from 1958 show the motor court closely resembling its present-day configuration. Presently, the motor court and mobile home park consists of nineteen buildings (8LA3443-8LA3459, 8LA3500-8LA3501) organized around an oval drive (East Main Street and West Main Street/George Street), and surrounded by mobile homes (Figure 16).



Figure 15. Historic Aerial Photographs displaying the development and evolution of Riley's Park (USDA 1941, 1947, 1958).



Figure 16. Illustrative Example of the Historic Resources of Riley's Park.

### 8LA3443, Riley's Park Office

8LA3443 serves as the office and the residence of the current owners, Wayne and Rhonda Hoffman. 8LA3443 is a one and one-half story residential bungalow-style building, measuring approximately 30 feet by 45 feet (Figure 17). The building, constructed in 1938, is of rock-faced concrete block, which was manufactured on site by Grady Simpson, the original owner of Riley's Park. The square building plan is situated on a continuous concrete block foundation, with a hyphen and addition extending from the west elevation. The side-gable roof is covered with composition shingles and a prominent, centered, gabled dormer projects from the east slope. Fenestration consists of double-hung wood sash windows with 3/1 lights, arranged in singles and grouped in pairs, as well as ribbons. An incised, screened porch is located at the northeast corner of the building and serves as the office waiting area, as well as the main entrance to the building. The Lake County Property Appraiser database lists a construction date of 1938 for the building, which was visually verified on-site, based on style and construction materials. This construction date was corroborated by Martha Johnson, daughter of the original owners, in a January 1999 interview with the *Daily Commercial*. The building is visible in the 1941 aerial photograph of the project area. 8LA3443 is a contributing building to the Riley's Park resource group, though it does not meet the NRHP Criteria for individual eligibility.



**Figure 17. 8LA3443, Riley's Park Office.  
Photo facing west.**

### 8LA3447, Riley's Park Cottage #5

8LA3447 is a one story residential masonry vernacular building with an irregular plan (Figure 18). According to aerial photographs, the building received a large addition sometime before 1947, which nearly doubled the size of the building. The original portion of the building, constructed of rock-faced concrete block, likely resembled the early cottage style of Riley's Park, such as Cottages #1, #2, and #4. The addition is constructed of plain concrete block and the entire building is situated on a concrete slab foundation. The cross-gable roof is covered with composition shingles. Fenestration consists of casement windows. A covered walkway extends from the rear of the building (south elevation) and leads to a carport. Although this building has been altered, the alteration is historic and does



**Figure 18. 8LA3447, Cottage #5, photo  
facing south.**

not detract from the character of the building or Riley's Park. 8LA3447 is a contributing building to the Riley's Park resource group, though it does not meet the NRHP Criteria for individual eligibility.

*8LA3449, Riley's Park Clubhouse*

8LA3449 was constructed in 1949 as the new clubhouse for Riley's Park, and has been in continuous use as such ever since (Figure 19). The Clubhouse is centrally located in Riley's Park, just south of the Office. Shuffleboard courts are located in front of the building. The front-gabled building is square in plan and is constructed of rock-faced concrete block situated on a concrete slab foundation. Fenestration consists of casement windows. A gabled entrance porch extends from the façade (east elevation), offset to the north. The east gable is crowned with a stepped parapet, while a chimney is located along the external west gable wall. The chimney material is noteworthy as it is the same material used to construct the north and south entrance "gates." This material is composed of concrete, molded to imitate stone, and varies in color from brown to rust to tan. The interior of the building is open and the roof trusses are exposed. The building also contains a kitchen and a large fireplace. 8LA3449 is a contributing building to the Riley's Park resource group, though it does not meet the NRHP Criteria for individual eligibility.



**Figure 19. 8LA3449, Riley's Park Clubhouse, photo facing west.**

*8LA3444-8LA3446, and 8LA3448, Cottages #1, #2, #4, and #6*

8LA3445 (Cottage #2) and 8LA3448 (Cottage #6) were two of the original buildings of Riley's Park, both constructed in 1938. Considering their similarity in design and materials to 8LA3445 and 8LA3448, and their location in the motor court, 8LA3444 and 8LA3446 were constructed soon thereafter. All four cottages are visible in 1941 aerial photographs of the project area. Common elements of all four cottages include: side-gable roofs with diamond pattern asbestos shingles, rock-face block construction, and casement windows. Three of the cottages have carports included under the principal roof and front doors with louvered glass. The exception to both instances is Cottage #6, which has an attached carport under a dropped, secondary shed roof and a front door with replaced glazing (Figure 20). The alterations to Cottage #6 do not significantly detract from the character of the building. Most of the cottages have had window AC units installed. All four cottages (8LA3444-8LA3446, and 8LA3448) are contributing buildings to the Riley's Park resource group, though individually, none of the cottages meets the minimum NRHP Criteria for eligibility.



**Figure 20. Nearly all of the cottages of Riley's Park follow the design and layout of the early cottages, such as 8LA3444 (Cottage #1, left). 8LA3448 (Cottage #6, right) is one exception.**

*8LA3450-8LA3454, 8LA3455-8LA3459*

*Cottages #8 through #12, and Cottages #15 through #19*

This set of cottages represents a slight shift from the style of the early cottages of Riley's Park; namely, the use of plain concrete block as an exterior fabric as opposed to rock-faced concrete block. Apart from that, the design and layout of the cottages are largely consistent with their earlier counterparts. Common elements of all of the cottages (8LA3450-8LA3454 and 8LA3455-8LA3459) are: side-gable roofs, plain concrete block construction, and casement windows. Additionally, all cottages have been subjected to some type of alteration (Figure 21). Two cottages (8LA3454 and 8LA3455) have been altered significantly, with the carport enclosed. Other alterations include replacement of original roofing material, replacement of original front door, and alteration to the eaves. Two of the cottages (8LA3451 and 8LA3454) retain their original roof covering of diamond-pattern asbestos shingles, while four cottages (8LA3456-8LA3459) retain their original roof covering of plain asbestos shingles. Three cottages (8LA3450 and 8LA3452-8LA3453) have had their original roofing material replaced with composition shingles. Five cottages (8LA3450-8LA3454) retain their original front door with louvered glass. Four cottages have a paneled, wood front door with three vertical lights, which closely resemble the front door of 8LA3447 (Cottage #5). One cottage (8LA3457) has a paneled wood front door with six lights. Six cottages (8LA3450-8LA3454 and 8LA3455) either have boxed eaves or gutter systems, while the remainder have exposed rafter tails. Although two of the cottages have been subjected to significant alterations, those alterations were made in a manner sensitive to the building and with similar materials. It is unclear exactly when the alterations took place, thus it is possible that the alterations may be historic. Other alterations discussed are minor and do not detract from the character of the cottages. According to aerial photographs, 8LA3450-8LA3454 were constructed sometime before 1947. All of these cottages were completed by 1949 according to Martha Johnson, daughter of the original owners, in a January 1999 interview with the *Daily Commercial*. All of the cottages (8LA3450-8LA3454, 8LA3455-8LA3459) are contributing buildings to the Riley's Park resource group, though individually, none of the cottages meets the minimum NRHP Criteria for eligibility.



**Figure 21. 8LA3456 (Cottage #18, left) is an example of a cottage with no alterations. 8LA3455 (Cottage #19, right) has several alterations including an enclosed carport, boxed eaves, and replacement of a portion of the original roofing material.**

*8LA3500 and 8LA3501, Auxiliary Bldgs. #1 and #2*

8LA3500 is very similar in style to the early buildings of Riley's Park (Figure 22). The building has a gabled roof covered with plain asbestos shingles and is constructed of rock-faced concrete block situated on a concrete slab foundation. Fenestration consists of casement windows. A bay, similar to a carport, extends from the east elevation. Another bay, located at the center of the building, currently contains a coin-operated laundry. 8LA3501 is an exception to the common style of buildings found throughout Riley's Park (see Figure 22). The one-room concrete block building is the only one in Riley's Park that has been stuccoed. The front-gable roof is clad with composition shingles. A dropped shed roof supported by brackets shelters the main entrance. Fenestration consists of casement windows. The building's use could not be ascertained during the survey. As historic components of the motor court, 8LA3500 and 8LA3501 are contributing buildings to the Riley's Park resource group, though individually, neither meets the minimum NRHP Criteria for eligibility.



**Figure 22. 8LA3500 (Auxiliary Bldg. #1, left) and 8LA3501 (Auxiliary Bldg. #2).**



### Comparison

In order to evaluate the integrity of Riley’s Park, it was necessary to compare the complex to other motor courts within the state of Florida. Currently, there are at least 29 other motor courts recorded on the Florida Master Site File as of December 2006. The majority of motor/tourist courts were of the frame vernacular (8DA2320, 8DU14369-8DU14375, 8HI1022, 8HI6545, 8JE825, 8LL994, 8MA933, 8MT961, 8MT963, 8MT966, 8MT967, 8MT973) or masonry vernacular style (8BD4150, 8CI1082, 8HI6544, 8PU895, 8SL1098), two were of the Colonial Revival style (8PB6288 and 8PB8006), and two were of the Mediterranean Revival style (8SL269 and 8HI1058). All were built in the domestic theme. The majority experienced some alterations. It should be noted that site visits to other complexes were not a part of this evaluation.

Ten of the motor courts (8DA2320, 8HI6544, 8LE3482 and 8LE3484-8LE3493, 8MT961, 8MT963, 8MT966, 8MT967, 8MT973, 8PB8006, and 8SL269) were determined by the surveyors to be potentially eligible for listing on the NRHP. 8DA2320 was considered potentially eligible under Criterion A for Community Planning, Development, and Social History. 8HI6544 was considered potentially eligible under Criterion C for Architecture and Criterion B under literature for its association to Connie May Fowler, author of three Florida based novels who resided as a child at the motor court during the 1960s. The motor court served as the setting for her book *Before Women Had Wings*. 8MT961, 8MT963, 8MT966, 8MT967, and 8MT973 were considered potentially eligible at the local level under Criterion C for Architecture, Commerce, and Tourism. The surveyor provided no explanation for why 8LE3482 and 8LE3484-8LE3493, 8MA933, 8PB8006, and 8SL269 were considered potentially eligible. None of the remaining motor courts were listed, or eligible for listing, in the NRHP.

Twelve tourist camps, tourist courts, and motor courts have been listed in the NRHP as of December 2006 (Table 4). None of the resources are located in Florida, but several are in the South, including Arkansas, Louisiana, and Texas. The resources have been listed under Criteria A and C with four under A exclusively, four under C exclusively, and three under A and C. The areas of significance under A include commerce, entertainment/recreation, tourism, and transportation. The area of significance under C is architecture. The period of significance ranged from the late 1920s to the mid-1950s. The motor courts were built in a range of architectural styles from local vernacular to Mediterranean and Tudor Revival.

**Table 4. Motor Courts Listed in the NRHP**

Name	State	Style	Period of Significance	NRHP Criteria
King’s Rest Hotel Motor Court	Arizona	Mediterranean Revival	1937	A: Commerce & Tourism
Rose Tourist Court*	Arizona			
Cove Tourist Court	Arkansas	International Style	1937-1954	A & C: Transportation & Architecture
George Klein Tourist Court	Arkansas	Craftsman	c.1940	C: Architecture

Historic District				
Lynwood Tourist Court Historic District	Arkansas	Tudor Revival	c.1944-1954	A: Transportation
Bates Tourist Court	Arkansas	Plain Traditional	1935	C: Architecture
Crystal River Tourist Camp	Arkansas	Ozark Fieldstone	1934	C: Architecture
3 V Tourist Court	Louisiana	Bungalow/Craftsman	1938-1942	A: Transportation
Welsh Motor Court/ Erin Plaza Motor Court [KH04-106]	Nebraska	Masonry Vernacular	1925-1949	A: Commerce
El Campo Tourist Courts	New Mexico	Southwest Vernacular	1939-1956	A & C: Transportation & Architecture
Log Cabin Tourist Camp	South Dakota	No Style	1929-1953	A: Entertainment/ Recreation
Bluebonnet Tourist Camp	Texas	Vernacular	1929	C: Architecture
Texas Tourist Camp	Texas	L-plan tourist court	1927-1953	A & C: Commerce & Architecture

\* The Rose Tourist Court was listed in the NRHP in 1985 and removed from the NRHP in 1992.

### *Significance*

Riley’s Park exhibits thoughtfully planned court layout through an internal system of oval shaped roads. These roads allowed easy access to the cottages and mobile homes, while allowing the cottages to be placed far enough back from the road to appear private and quiet, yet close enough to be seen and accessible from two highways, CR 19A and Old 441. Entrance “gates” and accompanying signage at the north and south entrances not only provide an obvious pathway for guiding people to the motor court, but also compliment the exterior imagery of the motor court. Riley’s Park employs a domestic style of architecture to convey the image of safe, comfortable informality; what Leibs termed “handyman aesthetic” (1985:48). Embellishment of the office and owner’s residence at Riley’s Park is clearly exhibited through the style and scale of 8LA3443. The Riley’s Park Office (8LA3443) is nearly three times the size of the “guest” cottages, and is not only the sole example of the Bungalow style recorded within the resource group, but within the entire project area. Finally, landscaping in Riley’s Park is exhibited through the oak, cedar, and palm-lined streets, as well as the assorted planters and box shrubs found throughout the property. One distinguishing element the motor court lacks is an innovative name, which “Riley’s Park” is not considered. The interiors of the cabins were not accessed during the survey; therefore, no determination can be made regarding the status of the furnishings of the cabin interiors.

Riley’s Park retains all seven aspects of integrity: location, design, setting, materials workmanship, and feeling. The location, design, and setting of the motor court have not changed over the last sixty years. Although the majority of buildings in Riley’s Park have experienced some type of alteration, the changes are relatively minor and do not detract from the overall character of the motor court. The arrangement of the property, the relatively unaltered appearance of the buildings, and the use of domestic style architecture give Riley’s Park a strong feeling of a 1940s motor court. Mobile homes have been located on the

property since the opening of Riley's Park and their presence does not detract from the setting or feeling of the property. Although the Riley's Park cottages now serve as apartments, the property is clearly recognizable as a motor court; therefore, it retains its association to the tourism industry.

8LA3442 (Riley's Park) offers one of the best examples of a largely unaltered pre-World War II motor court remaining in central Florida. The resource retains all seven aspects of integrity. It also possesses distinguishing elements that were important in motor court operation as accommodations for early motorists. Of the six distinguishing elements of motor courts as identified by Chester H. Liebs (1985:174-181), author of *Main Street to Miracle Mile: American Roadside Architecture*, Riley's Park exhibits: court layout, exterior imagery, embellishment of the office and owner's living quarters, and landscaped grounds.

8LA3442 (Riley's Park) is potentially eligible for listing in the NRHP under Criterion A, for its close association with tourism in Florida, and under Criterion C, for its embodiment of the distinctive characteristics of motor court architecture.

## CONCLUSION

In October and November 2006, Southeastern Archaeological Research, Inc. (SEARCH) conducted a Cultural Resource Assessment Survey (CRAS) in support of the Project Development and Environment (PD&E) Study for the proposed improvements to County Road (CR) 19A from US 441/SR 19 to Old 441 in Lake County, Florida. The project is approximately 1.5 miles in length and will evaluate the effects of additional lanes to the existing two-lane configuration, as well as intersection improvements and adding lanes to specific crossroads to achieve an intersection operation of Level of Service C or higher. Three alternative improvement concepts will be considered along the existing roadway corridor, which is considered the only viable corridor.

For the Phase I survey, the APE was defined as the existing right-of-way and any parcel fronting onto the ROW on either side of CR 19A to accommodate left, right, and center, right-of-way acquisition for each alternative. All historic structures within the APE were identified and evaluated. Archaeological testing was conducted within the right-of-way on both sides of the road and five potential pond sites.

The Phase I cultural resource survey resulted in the identification of one resource group (8LA3442, Riley's Park) and fifty-eight historic structures (8LA3443-8LA3497 and 8LA3500-8LA3502) within the area of potential effect (APE). One resource group (8LA3442, Riley's Park), including nineteen historic buildings (8LA3443-8LA3459 and 8LA3500-8LA3501), was determined to be potentially eligible for listing in the National Register of Historic Places (NRHP) under Criterion A, for its close association with tourism in Florida, and under Criterion C, for its embodiment of the distinctive characteristics of motor court architecture.

Archaeological survey resulted in recording one archaeological occurrence (AO 1), a single waste fragment from lithic tool manufacture. Due to the unexceptional nature of AO 1 and the lack of additional recovery from adjacent shovel tests, the find is considered an archaeological occurrence rather than a site. As such, it is not eligible for listing on the NRHP. Ground disturbance within the APE will have no impact on significant archaeological resources.

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**Appendix A.**  
**Shovel Test Map**



Shovel Test Results

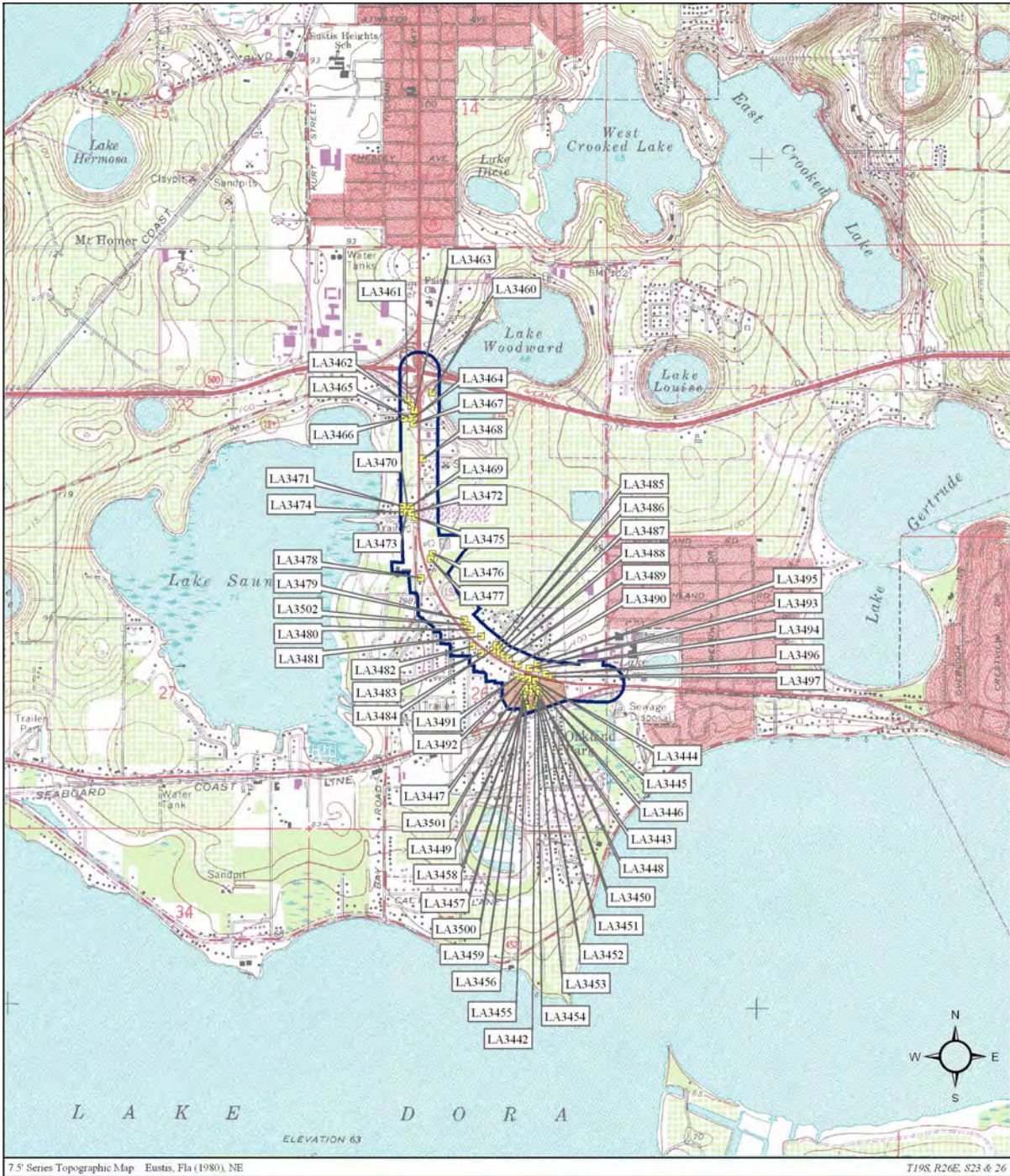
- ◆ positive
- ◆ negative
- 100' Buffer of Proposed Ponds

0 405 810 1,620 Feet



**Appendix A. Shovel Test Map, Phase I Cultural Resource Assessment Survey of County Road (CR) 19A from US 441/SR 19 to Old 441 in Lake County, Florida**

**Appendix B.**  
**Historic Resources Map**



**Appendix B. Historic Resources Map, Phase I CRAS of the County Road (CR) 19A from US 441/SR 19 to Old 441 in Lake County, Florida.**

**Appendix C.**  
**Historic Resources Table**

Appendix C: Historic Resources Recorded within the APE.

FMSF Information		Resource Location					Resource Description				Resource Evaluation	
Florida Master Site File Number	Original or Updated Site File	Street Address or Name	USGS Quadrangle map	Township Range/Section	Original Use	Present Use	Architectural Style	Built Date	Physical Description	Alteration	NRHP Status	Recommendation/Justification
8LA3442	Original	Riley's Park Resources Group CR 19A	Eustis	19S, 26E, 26	Motor Court, Mobile Home Park	Apartments, Mobile Home Park	Motor Court Masonry Vernacular, Bungalow	1938- 1949	Motor court and mobile home park opened in 1938. Nineteen buildings of domestic style architecture, organized around an oval drive and surrounded by mobile homes.	Most of the cottages have received minor alterations that do not detract from the character or feeling of the motor court.	Eligible	Criterion A Significant for close association with tourism in Florida; Criterion C Significant for its embodiment of the distinctive characteristics of Motor Court architecture
8LA3442	Original	Riley's Park - Office N CR 19A	Eustis	19S, 26E, 26	Private Residence, Office	Private Residence, Office	Bungalow	1938	One and one-half story bungalow with side-gabled roof, gabled dormer. Constructed of rock-faced concrete block. Rear addition connected by hyphen. Garage.	None observed	Contributing to 8LA3442. Not individually eligible.	Lacks architectural distinction. Lack of historical associations.
8LA3444	Original	Riley's Park - Cottage #1 3401 N CR 19A	Eustis	19S, 26E, 26	Motor Court Cottage	Private Residence	Masonry Vernacular	c. 1940	One-story masonry vernacular cottage. Side-gabled roof with diamond-pattern asbestos shingles. Constructed of rock-faced concrete block. Attached carport. Casement windows.	Gutters added.	Contributing to 8LA3442. Not individually eligible.	Lacks architectural distinction. Lack of historical associations.
8LA3445	Original	Riley's Park - Cottage #2 3401 N CR 19A	Eustis	19S, 26E, 26	Motor Court Cottage	Private Residence	Masonry Vernacular	1938	One-story masonry vernacular cottage. Side-gabled roof with diamond-pattern asbestos shingles. Constructed of rock-faced concrete block. Attached carport. Casement windows.	Gutters added.	Contributing to 8LA3442. Not individually eligible.	Lacks architectural distinction. Lack of historical associations.
8LA3446	Original	Riley's Park - Cottage #4 3401 N CR 19A	Eustis	19S, 26E, 26	Motor Court Cottage	Private Residence	Masonry Vernacular	c. 1940	One-story masonry vernacular cottage. Side-gabled roof with diamond-pattern asbestos shingles, exposed rafter tails. Constructed of rock-faced concrete block. Attached carport. Casement windows.	None observed	Contributing to 8LA3442. Not individually eligible.	Lacks architectural distinction. Lack of historical associations.
8LA3447	Original	Riley's Park - Cottage #5 3401 N CR 19A	Eustis	19S, 26E, 26	Motor Court Cottage	Private Residence	Masonry Vernacular	c. 1940	One-story masonry vernacular cottage. Cross-gabled roof with composition shingles. Constructed of rock-faced concrete block and plain concrete block. Rear addition covered walkway leads to carport. Casement windows.	Large concrete block addition (historic) Rear addition, covered walkway.	Contributing to 8LA3442. Not individually eligible.	Lacks architectural distinction. Lack of historical associations.
8LA3448	Original	Riley's Park - Cottage #6 3401 N CR 19A	Eustis	19S, 26E, 26	Motor Court Cottage	Private Residence	Masonry Vernacular	1938	One-story masonry vernacular cottage. Side-gabled roof with diamond-pattern asbestos shingles. Constructed of rock-faced concrete block. Carport addition under dropped shed roof. Casement windows.	Carport addition to north elevation. Front door glazing replaced. Gutters added.	Contributing to 8LA3442. Not individually eligible.	Lacks architectural distinction. Lack of historical associations.
8LA3449	Original	Riley's Park - Clubhouse 3401 N CR 19A	Eustis	19S, 26E, 26	Clubhouse / Social Hall	Clubhouse/ Social Hall	Masonry Vernacular	1949	One-story masonry vernacular building. Front-gabled roof with stepped parapet. Constructed of plain concrete block. Chimney on exterior west gable wall. Casement windows. Accompanying shuffleboard courts.	Some concrete blocks missing from parapet.	Contributing to 8LA3442. Not individually eligible.	Lacks architectural distinction. Lack of historical associations.
8LA3450	Original	Riley's Park - Cottage #8 3401 N CR 19A	Eustis	19S, 26E, 26	Motor Court Cottage	Private Residence	Masonry Vernacular	c. 1940	One-story masonry vernacular cottage. Side-gabled roof with composition shingles, boxed eaves. Constructed of plain concrete block. Attached carport. Casement windows.	Roofing material replaced.	Contributing to 8LA3442. Not individually eligible.	Lacks architectural distinction. Lack of historical associations.



FMSF Information		Resource Location					Resource Description					Resource Evaluation	
Florida Master Site File Number	Original or Updated Site File	Street Address or Name	USGS Quadrangle map	Township Range Section	Original Use	Present Use	Architectural Style	Built Date	Physical Description	Alteration	NRHP Status	Recommendation Justification	
8LA3451	Original	Riley's Park - Cottage #9 3401 N CR 19A	Easts	19S, 26E, 26	Motor Court Cottage	Private Residence	Masonry Vernacular	c. 1940	One-story masonry vernacular cottage. Side-gabled roof with composition shingles, boxed eaves. Constructed of plain concrete block. Attached carport. Casement windows.	None observed	Contributing to 8LA3442. Not individually eligible.	Lacks architectural distinction. Lack of historical associations.	
8LA3452	Original	Riley's Park - Cottage #10 3401 N CR 19A	Easts	19S, 26E, 26	Motor Court Cottage	Private Residence	Masonry Vernacular	c. 1940	One-story masonry vernacular cottage. Side-gabled roof with composition shingles, boxed eaves. Constructed of plain concrete block. Attached carport. Casement windows.	Roofing material replaced.	Contributing to 8LA3442. Not individually eligible.	Lacks architectural distinction. Lack of historical associations.	
8LA3453	Original	Riley's Park - Cottage #11 3401 N CR 19A	Easts	19S, 26E, 26	Motor Court Cottage	Private Residence	Masonry Vernacular	c. 1940	One-story masonry vernacular cottage. Side-gabled roof with composition shingles, boxed eaves. Constructed of plain concrete block. Attached carport. Casement windows.	Roofing material replaced.	Contributing to 8LA3442. Not individually eligible.	Lacks architectural distinction. Lack of historical associations.	
8LA3454	Original	Riley's Park - Cottage #12 3401 N CR 19A	Easts	19S, 26E, 26	Motor Court Cottage	Private Residence	Masonry Vernacular	c. 1940	One-story masonry vernacular cottage. Side-gabled roof with diamond-pattern asbestos shingles, exposed rafter tails. Constructed of plain concrete block. Casement windows.	Carport enclosed.	Contributing to 8LA3442. Not individually eligible.	Lacks architectural distinction. Lack of historical associations.	
8LA3455	Original	Riley's Park - Cottage #19 3401 N CR 19A	Easts	19S, 26E, 26	Motor Court Cottage	Private Residence	Masonry Vernacular	c. 1950	One-story masonry vernacular cottage. Side-gabled roof with plain asbestos shingles, boxed eaves. Constructed of plain concrete block. Attached carport. Casement windows.	Portion of roofing material replaced. Carport enclosed.	Contributing to 8LA3442. Not individually eligible.	Lacks architectural distinction. Lack of historical associations.	
8LA3456	Original	Riley's Park - Cottage #18 3401 N CR 19A	Easts	19S, 26E, 26	Motor Court Cottage	Private Residence	Masonry Vernacular	c. 1950	One-story masonry vernacular cottage. Side-gabled roof with plain asbestos shingles, exposed rafter tails. Constructed of plain concrete block. Attached carport. Casement windows.	None observed.	Contributing to 8LA3442. Not individually eligible.	Lacks architectural distinction. Lack of historical associations.	
8LA3457	Original	Riley's Park - Cottage #17 3401 N CR 19A	Easts	19S, 26E, 26	Motor Court Cottage	Private Residence	Masonry Vernacular	c. 1950	One-story masonry vernacular cottage. Side-gabled roof with plain asbestos shingles, exposed rafter tails. Constructed of plain concrete block. Attached carport. Casement windows.	Front door replaced.	Contributing to 8LA3442. Not individually eligible.	Lacks architectural distinction. Lack of historical associations.	
8LA3458	Original	Riley's Park - Cottage #16 3401 N CR 19A	Easts	19S, 26E, 26	Motor Court Cottage	Private Residence	Masonry Vernacular	c. 1950	One-story masonry vernacular cottage. Side-gabled roof with plain asbestos shingles, exposed rafter tails. Constructed of plain concrete block. Attached carport. Casement windows.	None observed.	Contributing to 8LA3442. Not individually eligible.	Lacks architectural distinction. Lack of historical associations.	
8LA3459	Original	Riley's Park - Cottage #15 3401 N CR 19A	Easts	19S, 26E, 26	Motor Court Cottage	Private Residence	Masonry Vernacular	c. 1950	One-story masonry vernacular cottage. Side-gabled roof with plain asbestos shingles, exposed rafter tails. Constructed of plain concrete block. Attached carport. Casement windows.	None observed.	Contributing to 8LA3442. Not individually eligible.	Lacks architectural distinction. Lack of historical associations.	

FMSF Information		Resource Location					Resource Description					Resource Evaluation	
Florida Master Site File Number	Original or Updated Site File	Street Address or Name	USGS Quadrangle map	Township Range Section	Original Use	Present Use	Architectural Style	Built Date	Physical Description	Alteration	NRHP Status	Recommendation Justification	
8LA3460	Original	4950 N CR 19A	Eustis	19S, 26E, 23	Private Residence	Private Residence	Masonry Vernacular	1956	One-story masonry vernacular residence. Gabled roof with composition shingles, exposed rafter tails. Exterior fabric of plain concrete block and vertical wood siding (gable ends). Casement and jalousie windows. Incised entrance porch at NE corner.	None observed.	Not Eligible	Lacks architectural distinction. Lack of historical associations.	
8LA3461	Original	4025 Lake Saunders Dr	Eustis	19S, 26E, 23	Private Residence	Private Residence	Masonry Vernacular	1945	One-story masonry vernacular residence. Side-gabled roof with composition shingles. Exterior fabric of stucco and asbestos shingles (gable ends). Casement windows.	None observed.	Not Eligible	Lacks architectural distinction. Lack of historical associations.	
8LA3462	Original	4023 Lake Saunders Dr	Eustis	19S, 26E, 23	Private Residence	Private Residence	Masonry Vernacular	c. 1925	One-story masonry vernacular residence. Side-gabled roof with composition shingles. Exterior fabric of stucco and simple drop wood siding (front addition). Front addition under extended shed roof (NE corner) and open entrance porch addition under extended flat roof (NW corner). Awning windows.	Front addition (N elevation).	Not Eligible	Lacks architectural distinction. Lack of historical associations.	
8LA3463	Original	Marilyn Faber Antiques, 4019 Lake Saunders Dr	Eustis	19S, 26E, 23	Private Residence	Commercial	Masonry Vernacular	1949	One-story masonry vernacular building. Gabled roof with composition shingles, exposed rafter tails. Concrete-block chimney, S slope, offset. Exterior fabric of stucco and vertical wood siding (gable ends). Fixed and casement windows.	Front addition (S elevation).	Not Eligible	Lacks architectural distinction. Lack of historical associations.	
8LA3464	Original	Absolute Wellness, CR 19A 4885 N	Eustis	19S, 26E, 23	Private Residence	Commercial	Masonry Vernacular	1950	One-story masonry vernacular building. Cross-gabled roof with composition shingles, exposed rafter tails. Concrete-block chimney, W slope, center. Exterior fabric of stucco, rock-faced block, and vertical wood siding. Cupport addition (S elevation). Fixed and awning windows.	Cupport addition (S elevation). Converted to commercial use; addition of fixed, picture windows.	Not Eligible	Lacks architectural distinction. Lack of historical associations.	
8LA3465	Original	4024 Lake Saunders Dr	Eustis	19S, 26E, 23	Private Residence	Private Residence	Frame Vernacular	1948	One-story frame vernacular residence. Side-gabled roof with composition shingles. Brick chimney, extended flat roof. Two phases of rear addition (W elevation). Phase I, masonry, under an extended flat roof; Phase II, masonry, under an extended shed roof. Exterior fabric of simple drop wood siding and concrete block. Casement, awning, jalousie, and 1/1 SHS windows.	Two phases of rear addition (W elevation).	Not Eligible	Lacks architectural distinction. Lack of historical associations.	
8LA3466	Original	4026 Lake Saunders Dr	Eustis	19S, 26E, 23	Private Residence	Private Residence	Masonry Vernacular	c. 1920	One-story masonry vernacular residence. Cross-gabled roof with composition shingles, boxed eaves. Brick chimney, E gable, S slope, offset. Succeded exterior. Enclosed front porch (N elevation). Fixed, awning, and 22 metal SHS windows. Pent roof/s, supported by brackets, over fixed windows of the E gable.	Front porch enclosed. Windows replaced.	Not Eligible	Lacks architectural distinction. Lack of historical associations.	

FMSF Information		Resource Location					Resource Description					Resource Evaluation	
Florida Master Site File Number	Original or Updated Site File	Street Address or Name	USGS Quadrangle map	Township Range Section	Original Use	Present Use	Architectural Style	Built Date	Physical Description	Alteration	NRHP Status	Recommendation/Justification	
8L.A3467	Original	Walker Pools, N CR 19A 4855	Etatis	19S, 26E, 23	Commercial	Commercial	Commercial	1954	One-story masonry vernacular building. Flat roof. Facade gives the impression of a Mansard roof clad with composition shingles. Exterior fabric of brick veneer and concrete block. Fixed, picture windows typical of a storefront. Large, open porch extends from S elevation.	Porch addition.	Not Eligible	Lacks architectural distinction. Lack of historical associations.	
8L.A3468	Original	City Electric Supply, Co., N CR 19A 4600	Etatis	19S, 26E, 23	Commercial	Commercial	Commercial	1955	One-story masonry vernacular building. Mansard roof clad with corrugated metal. Exterior fabric of brick veneer and concrete block. Casement and fixed picture windows. Columns and brick pilasters compliment the facade (W elevation).	None observed.	Not Eligible	Lacks architectural distinction. Lack of historical associations.	
8L.A3469	Original	4051 Close Ct	Etatis	19S, 26E, 23	Private Residence	Private Residence	Masonry Vernacular	1954	One-story masonry vernacular residence. Side-gabled roof with composition shingles. Exterior fabric of concrete block and wood weatherboard siding (gable ends). Front porch addition under extended shed roof (S elevation).	Front porch addition (S elevation).	Not Eligible	Lacks architectural distinction. Lack of historical associations.	
8L.A3470	Original	4075 Close Ct	Etatis	19S, 26E, 23	Private Residence	Private Residence	Masonry Vernacular	1956	One-story masonry vernacular residence. Hipped roof with composition shingles. Brick chimney, ridge, offset. Exterior fabric of concrete block. Open porch addition under extended shed roof (S elevation). SHS 1/1 vinyl windows.	Porch addition (E elevation). Windows replaced.	Not Eligible	Lacks architectural distinction. Lack of historical associations.	
8L.A3471	Original	4095 Close Ct	Etatis	19S, 26E, 23	Private Residence	Private Residence	Masonry Vernacular	1953	One-story masonry vernacular residence. Side-gabled roof with composition shingles. Exterior fabric of concrete block and asbestos shingles (gable ends). Carport addition under dropped flat roof (S elevation). SHS 1/1 vinyl windows with metal awnings. An extension of the roof with decorative metal supports shelters the main entrance.	Carport addition (S elevation).	Not Eligible	Lacks architectural distinction. Lack of historical associations.	
8L.A3472	Original	PRE Designs, Inc., N CR 19A 4385	Etatis	19S, 26E, 23	Private Residence	Commercial	Commercial	1948	The original portion of this one-story building reflects the Minimal Traditional style, however the building has been substantially altered by a large, flat-roof addition to the front of the building (E elevation). Cross-gabled with composition shingles. Exterior fabric of asbestos shingles and vertical wood siding. Fixed, awning, and SHS 2/2 windows with metal awnings.	Converted to commercial use; large addition (E elevation).	Not Eligible	Building has been substantially altered by addition. Lacks architectural distinction. Lack of historical associations.	

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8LA3473	Original	4060 Close Ct	Eustis	19S, 26E, 23	Private Residence	Private Residence	Masonry Vernacular	1948	One-story masonry vernacular residence. Side-gabled roof with composition shingles. Chimney along exterior W gable wall. Exterior fabric of concrete block, stucco (chimney), and vertical wood siding (gable ends). Open entrance porch addition extends from (S elevation) under dropped flat roof of corrugated metal. Casement and jalousie windows.	Front porch addition (N elevation).	Not Eligible	Lacks architectural distinction. Lack of historical associations.
8LA3474	Original	4080 Close Ct	Eustis	19S, 26E, 23	Private Residence	Private Residence	Masonry Vernacular	1952	One-story masonry vernacular residence. Side-gabled roof with composition shingles. Exterior fabric of concrete block and vertical wood siding (gable ends). Fixed and 1/1 SHS vinyl windows. Panetted wood front door with three vertical lights.	Windows replaced.	Not Eligible	Lacks architectural distinction. Lack of historical associations.
8LA3475	Original	Lake Sumners Adult Mobile Home Park - Bldg 103, N CR 19A	Eustis	19S, 26E, 23	Mobile Home Park Office	Mobile Home Park Office	Frame Vernacular	c. 1940	One-story frame vernacular residence. Front-gabled roof with composition shingles, boxed eaves. Enclosed front porch with dropped hip roof (E elevation). Exterior fabric of wood weatherboard and vertical wood siding (front porch). Fixed and 2/2 SHS metal windows.	Front porch enclosed. Windows replaced.	Not Eligible	Lacks architectural distinction. Lack of historical associations.
8LA3476	Original	The Yard Stop, 4200 N CR 19A	Eustis	19S, 26E, 26	Commercial	Commercial	Commercial	1956	One-story masonry vernacular building. Gabled roof clad with SV crimp metal roofing. Exterior fabric includes concrete block, wood weatherboard (W gable end), and SV crimp sheet metal (E gable end).	Replacement of original fabric.	Not Eligible	Lacks architectural distinction. Lack of historical associations.
8LA3477	Original	Lake Veterinary Clinic, N CR 19A	Eustis	19S, 26E, 26	Commercial	Commercial	Commercial	1953	One-story masonry vernacular building. Gabled roof with composition shingles. Flat-roof additions extend from N and E elevations. Exterior fabric of stucco and wood weatherboard (gable ends). Fixed windows. Façade embellished with decorative concrete block, large concrete planters, and covered walkway/entrance. Addition to E elevation accommodates animal storage space.	Additions to N and E elevations.	Not Eligible	Lacks architectural distinction. Lack of historical associations.
8LA3478	Original	4075 N CR 19A	Eustis	19S, 26E, 26	Private Residence	Private Residence	Masonry Vernacular	1951	One-story masonry vernacular building. Cross-hipped roof with composition shingles. Exterior fabric of concrete block and brick veneer (rear addition). Rear addition under an extended shed roof (W elevation).	Rear addition.	Not Eligible	Lacks architectural distinction. Lack of historical associations.
8LA3479	Original	3850 N CR 19A	Eustis	19S, 26E, 26	Private Residence	Vacant	Masonry Vernacular	1946	One-story masonry vernacular residence. Side-gabled roof with composition shingles. SE wing under a dropped, hip secondary roof. Exterior fabric of concrete block. Entrance stoop under an extended, front-gable roof. Awning and 6/6 SHS vinyl windows.	Newly renovated for commercial use.	Not Eligible	Lacks architectural distinction. Lack of historical associations.

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8LA3480	Original	3760 N CR 19A	Eustis	19S, 26E, 26	Private Residence	Private Residence	Frame Vernacular	1947	One-story frame vernacular residence. Cross-gabled roof with composition shingles, 8/8 and 6/6 SHS vinyl windows.	Newly renovated for commercial use.	Not Eligible	Lacks architectural distinction. Lack of historical associations.	
8LA3481	Original	Central Christian Church - Disciples of Christ, 3270 N CR 19A	Eustis	19S, 26E, 26	Church	Church	Masonry Vernacular	1955	Masonry vernacular church with an exaggerated front gable embellished with decorative opalescent glass of varying colors. Flat-roofed rear wings extend to the NW and SE.	None observed.	Not Eligible	Lacks architectural distinction. Lack of historical associations.	
8LA3482	Original	Jasmine, 3725 N CR 19A	Eustis	19S, 26E, 26	Commercial	Commercial	Commercial	1950	One-story masonry vernacular building. Flat roof. Exterior fabric of stucco and concrete block. Fixed, picture windows typical of a storefront. Addition extends from SE elevation with decorative concrete block and 5V crimp metal roofing. Parapet embellished with boxed hedges and globe finials at the corners.	Addition to SE elevation.	Not Eligible	Lacks architectural distinction. Lack of historical associations.	
8LA3483	Original	3715 N CR 19A	Eustis	19S, 26E, 26	Commercial	Vacant	Commercial	c. 1940	One-story masonry vernacular building. Gabled roof with composition shingles, exposed rafter tails. Exterior fabric of plain concrete block and vertical wood siding. Casement windows.	None observed.	Not Eligible	Lacks architectural distinction. Lack of historical associations.	
8LA3484	Original	3650 N CR 19A	Eustis	19S, 26E, 26	Private Residence	Vacant	Masonry Vernacular	1942	One-story masonry vernacular residence. Gabled roof with shed extensions to the NW and SE. Asphalt shingles, exposed rafter tails. Exterior fabric of plain concrete block. Entrance porch on SE elevation. Penetration of 6/6 and 4/4 wood DHS windows. Building appears to be grouped with 8LA3485 and 8LA3486.	None observed.	Not Eligible	Lacks architectural distinction. Lack of historical associations.	
8LA3485	Original	3640 N CR 19A	Eustis	19S, 26E, 26	Private Residence	Vacant	Masonry Vernacular	1942	One-story masonry vernacular residence. Gabled roof with asphalt shingles, boxed eaves. Exterior fabric of plain concrete block and vertical wood siding. Inset entrance porch (W corner). Jalousie windows. Building appears to be grouped with 8LA3484 and 8LA3486.	None observed.	Not Eligible	Lacks architectural distinction. Lack of historical associations.	
8LA3486	Original	3620 N CR 19A	Eustis	19S, 26E, 26	Private Residence	Vacant	Masonry Vernacular	1942	One-story masonry vernacular residence. Gabled roof with asphalt shingles. Exterior fabric of plain concrete block and wood siding. Entrance porch addition on SW elevation. Building appears to be grouped with 8LA3484 and 8LA3485.	Porch addition.	Not Eligible	Lacks architectural distinction. Lack of historical associations.	

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8LA3487	Original	3610 N CR 19A	Eustis	19S, 26E, 26	Private Residence	Private Residence	Masonry Vernacular	1942	One-story masonry vernacular residence. Cross-gabled roof with composition shingles, boxed eaves. Exterior fabric of plain concrete block and wood siding. Inset entrance porch. Fenestration of 1/1 and 2/2 metal SHS windows, some with metal awning.	Windows replaced.	Not Eligible	Lacks architectural distinction. Lack of historical associations.
8LA3488	Original	Carolyn's Beauty Bar CR 19A	Eustis	19S, 26E, 26	Private Residence	Commercial	Masonry Vernacular	1951	One-story masonry vernacular residence. Cross-gabled roof with composition shingles, boxed eaves. Exterior fabric of plain concrete block and wood siding. Fenestration of 1/1 and 2/2 metal SHS windows, some with metal awning. Attached garage addition under an extended flat roof.	Windows replaced. Garage addition.	Not Eligible	Lacks architectural distinction. Lack of historical associations.
8LA3489	Original	3530 N CR 19A	Eustis	19S, 26E, 26	Private Residence	Private Residence	Frame Vernacular	c. 1940	One-story frame vernacular residence. Front-gabled roof with composition shingles, boxed eaves. Enclosed front porch under secondary front-gabled roof (SW elevation). Exterior fabric of wood weatherboard. Secondary entrance sheltered by extended shed roof (SW elevation). Fenestration of 1/1 SHS metal windows, some with metal awning.	Windows replaced.	Not Eligible	Lacks architectural distinction. Lack of historical associations.
8LA3490	Original	Consignment & Calligraphy, CR 19A	Eustis	19S, 26E, 26	Private Residence	Private Residence	Frame Vernacular	c. 1930	One-story frame vernacular building. Cross-gabled roof with composition shingles, boxed eaves. Concrete block chimney, NE slope, offset. Open front porch addition under dropped shed roof (SW elevation). Exterior fabric of wood weatherboard. Fenestration of jalousie and 1/1 DHS wood windows. Decorative gable pendants. Detached outbuilding.	Windows replaced. Front porch addition.	Not Eligible	Lacks architectural distinction. Lack of historical associations.
8LA3491	Original	3501 N CR 19A	Eustis	19S, 26E, 26	Private Residence	Private Residence	Masonry Vernacular	1943	One-story masonry vernacular residence. Side-gabled roof with composition shingles, boxed eaves. Brick chimney. SE gable wall. Exterior fabric of plain concrete block. Casement windows. Integral garage.	None observed.	Not Eligible	Lacks architectural distinction. Lack of historical associations.
8LA3492	Original	3411 N CR 19A	Eustis	19S, 26E, 26	Private Residence	Private Residence	Masonry Vernacular	1950	One-story masonry vernacular residence. Side-gabled roof with composition shingles, boxed eaves. Exterior fabric of plain concrete block. Casement windows. Main entrance sheltered by dropped flat roof with decorative metal supports. Fixed and 1/1 SHS metal windows.	Windows replaced.	Not Eligible	Lacks architectural distinction. Lack of historical associations.

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8LA3493	Original	3410 N CR 19A	Eustis	19S, 26E, 26	Private Residence	Private Residence	Frame Vernacular	c. 1936	Two-story frame vernacular residence. Gabled roof with metal shingles, boxed eaves. Brick chimney, gable ridge, offset. Enclosed porch and addition (under dropped shed roof with composition shingles) wrap around from the SW to the NW elevation. Exterior fabric of wood weatherboard and asbestos shingles. Fenestration of 6/6 and 4/4 SHS vinyl windows.	Addition. Porch enclosed. Windows replaced.	Not Eligible	Lacks architectural distinction. Lack of historical associations.
8LA3494	Original	3400 N CR 19A	Eustis	19S, 26E, 26	Private Residence	Commercial	Commercial	1953	One-story masonry vernacular building. Gabled roof with composition shingles. Flat roof addition. Exterior fabric of stucco and vertical wood siding. Fixed, picture windows typical of a storefront. Main entrance sheltered by an extended shed roof with turned wooden supports.	Converted to commercial use; addition, windows replaced.	Not Eligible	Building has been substantially altered. Lacks architectural distinction. Lack of historical associations.
8LA3495	Original	1285 Indiana Ave	Eustis	19S, 26E, 26	Private Residence	Private Residence	Masonry Vernacular	1957	One-story masonry vernacular residence. Hipped roof with composition shingles. Enclosed front porch under and extended hipped roof (E elevation). Exterior fabric of concrete block. Fenestration of 1/1 SHS metal windows.	Porch enclosed. Windows replaced.	Not Eligible	Lacks architectural distinction. Lack of historical associations.
8LA3496	Original	Don Driggers Realty N CR 19A 3380	Eustis	19S, 26E, 26	Private Residence	Commercial	Masonry Vernacular	c. 1935	One-story masonry vernacular building. Cross-gabled roof with asphalt shingles, boxed eaves, triangular knee braces. Brick chimney. W exterior gable wall. Exterior fabric includes rock-faced concrete block and asbestos-shingles. Fixed, picture windows and casement windows. Main entrance sheltered by an extended front-gabled roof supported by brackets.	Converted to commercial use; windows replaced.	Not Eligible	Lacks architectural distinction. Lack of historical associations.
8LA3497	Original	Renee's Interiors, N CR 19A 3316	Eustis	19S, 26E, 26	Unknown	Commercial	Commercial	c. 1935	One-story frame vernacular building. Side-gabled roof with 5V crimp metal roofing, boxed eaves. Additions with dropped shed roof's extend from the S and E elevations. Exterior fabric of wood weatherboard, vertical wood siding, and stucco. Fixed, picture windows.	Windows replaced, front door replaced, porch posts replaced, addition to south elevation and carport addition to south elevation.	Not Eligible	Lacks architectural distinction. Lack of historical associations.
8LA3500	Original	Riley's Park - Auxiliary Bldg #1 3401 N CR 19A	Eustis	19S, 26E, 26	Unknown	Auxiliary Bldg	Masonry Vernacular	1950	One-story masonry vernacular cottage. Side-gabled roof with diamond-pattern asbestos shingles, exposed rafter tails. Constructed of rock-faced concrete block. Attached carport. Casement windows. Currently contains a coin-operated laundry.	Entry door replaced. Wall removed to open space for laundry.	Not eligible	Lack of historical associations. Multiple additions and alterations. Listed as a non-contributing resource to Newberry historic district.

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8LA3501	Original	Riley's Park - Auxiliary Bldg #2 3401 N CR 19A	Eustis	19S, 26E, 26	Unknown	Unknown	Masonry Vernacular	c. 1942	One-story masonry vernacular cottage. Front-gabled roof with composition shingles, exposed rafter tails. Stuccoed exterior. Entrances sheltered by a dropped shed roof supported by brackets. Casement and awning windows.	None observed.	Potentially eligible	Lacks architectural distinction. Lack of historical associations.	
8LA3502	Original	3820 N CR 19A	Eustis	19S, 26E, 26	Private Residence	Commercial	Masonry Vernacular	c. 1946	One-story masonry vernacular building. Side gabled roof with composition shingles, exposed rafter tails. Flat-roof addition extends from NE elevation. Exterior fabric of brick, concrete block, and T-11 wood siding (addition). Fixed and 8/8 SHS vinyl windows.	Addition. Windows replaced. Currently under renovation.	Not Eligible	Altered by addition. Lacks architectural distinction. Lack of historical associations.	



**Appendix D.**  
**Completed Survey Log Sheet**

**Appendix E.**  
**Completed FMSF Forms**