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United States Department of the Interior
National Park Service

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National Register of Historic Places
Registration Form

NATIONAL
REGISTER

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

1. Name of Property

historic name West DeLand Residential District

other names/site number N/A

2. Location

street & number Roughly University, Florida, New York & Orange Aves. N/A not for publication

city or town DeLand N/A vicinity

state Florida code FL county Volusia code 127 zip code 32720

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Suzanne P. Walker / Deputy SHPO 10/15/92
Signature of certifying official/Title Date

State Historic Preservation Officer, Division of Historical Resources
State of Federal agency and bureau

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

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

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

for Signature of the Keeper entered in the National Register Date of Action
Guy M. Rapsley 11/20/92

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
375	97	buildings
		sites
		structures
		objects
375	97	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

Domestic/Single Dwelling

Current Functions
(Enter categories from instructions)

Domestic/Single Dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

No Style/Wood Frame Vernacular

Colonial Revival

Bungalow

Materials
(Enter categories from instructions)

foundation Brick

walls Wood

roof Asphalt

other Wood: Porch

Narrative Description

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

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Continuation Sheet**Section number 7 Page 1

Description

Summary Paragraph

The West DeLand Residential District is an approximately 100 acre residential neighborhood located immediately northwest of DeLand's downtown commercial district and west of the Stetson University campus. The district contains mainly single family dwellings dating from the late nineteenth century to the middle of the twentieth century. In addition, the area contains a school, several churches, and other buildings associated with non-commercial functions. A wide variety of architectural styles--typical of those favored in the United States in the late nineteenth and early twentieth centuries--are represented in neighborhood. The period of historic significance for the district spans the years 1884 through 1942. The district comprises 472 structures, of which 375 are contributing and 97 are noncontributing. Noncontributing buildings include those erected after 1942 or those dating before 1942 that have been significantly altered. The the district contains a significant concentration of buildings linked by period of development, style, historical association, and geographical contiguity.

Present And Original Physical Appearance

DeLand, the seat of government for Volusia County, Florida, is located twenty miles west of Daytona Beach and forty miles north of Orlando. With its approximate center near the intersection of Wisconsin and Clara avenues, the district takes in all or parts of forty-five blocks. The district is roughly bounded by University, Florida, and Adelle avenues, and State Road 44, the latter of which is locally designated New York Avenue. U.S. Highway 17/92, locally known as Woodland Boulevard, runs north/south immediately to the east of the district. The proximity of Stetson University and U.S. Highway 17/92 to the historic district, in connection with the expansion of DeLand following World War II, has led to significant demolition of historic buildings along the eastern and southern edges of the district and the construction of new buildings. Most east/west streets connect the residential district either to Stetson University or DeLand's commercial center. North/south avenues provide access to New York and Plymouth avenues. Planted with numerous shade trees, the district's landscape gently rolls to the south, toward New York Avenue and Woodland Boulevard.

The low density of residences near the center of the district on both sides of West Michigan Avenue is the result of a

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Description

now vanished light-industry area that was developed along West Michigan Avenue. Railroad tracks, which were laid in 1884, supported the growth of industry there beginning in 1910, when a railroad station, now demolished, was built in the 300 block of West Michigan Avenue. After 1910, the light-industry district emerged and with an accompanying rail yard formed a barrier to residential development. This rail yard has also disappeared.

The district is further united through its historic associations with the commercial district and Stetson University. Development in those areas began in the 1880s, and many businessmen and university-related personnel established homes west of those centers. The east boundary of the residential district along the 100 block of North Clara Avenue nearly touches the west boundary the historic commercial district, which was listed in the National Register in 1988. The historic Stetson University campus, listed in the National Register in 1991, shares a boundary with the residential district in the 500 block of North Florida Avenue.

The West DeLand Residential District contains elements of a suburban residential neighborhood. Residences, churches, a school, and a clubhouse combine to provide the essential functions necessary in a self-contained residential area. Residences comprise the majority of the buildings in the district. Religious buildings occupy parts of three blocks within the district. A historic Women's Club continues to serve its original function. A number of adaptive use conversions are apparent in the district. A historic school presently contains offices for the Volusia County School Board, and a former private residence now serves as a museum. Several contributing buildings that were constructed as residences have been rehabilitated as professional offices.

Historic developmental patterns vary throughout the district. Large Colonial Revival designs can be found in concentration along several streets, closely spaced with little set back from the road. In other areas, they are broadly spaced with ample set backs. A few small concentrations of Bungalow and Mediterranean Revival designs are also apparent. Several one-block stretches contain residences that date between the 1890s and 1920s, and display a broad range of architectural styles from wood frame and masonry vernacular to Colonial Revival and Italian Renaissance. Planed green spaces are found in the district, and a variety trees and ornamental shrubs offer shade and add to the natural attractiveness of the district. Oak trees, which were

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Continuation SheetSection number 7 Page 3 Description

planted during civic improvement programs in the historic period, form a canopy over a number of streets in the district. Those streets, most of which were constructed throughout the district by 1915, were originally paved with brick, but later were resurfaced with concrete.

The historic development of the West DeLand Residential District spans from 1884, when the first extant building was constructed, until 1942. The latter date was selected as a cut-off because it satisfies the fifty-year guideline established by the U.S. Department of Interior for evaluating resources within a historic district. The district developed organically; that is, with no definite plan. Subdivision activity serves as a reliable indicator of construction and development. Located in the historic district are parts of three of the community's earliest additions, which over time have been subdivided into a random quilt-work of plats.

Noncontributing Buildings

Noncontributing buildings constitute 20 percent of the buildings in the West DeLand Residential District. Most of these are residences constructed after 1942, but some are historic period buildings that have lost their architectural integrity. Some large noncontributing structures in the district are not residences and are incompatible with the overall scale of the historic built environment. The majority of these were constructed after 1960.

NOTE: Because of space limitations, secondary structures and outbuildings are not represented on the historic district map and have not been included in the official building count. The majority of these structures are small, wood frame vernacular storage sheds or garages constructed at the same time as the primary building. Whenever possible, structures intended for regular human use or occupation have been counted and represented on the district map.

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Contributing Buildings

<u>Address</u>	<u>Style</u>	<u>Date</u>
<u>North Adelle Avenue</u>		
118	Bungalow	c. 1925
119	Frame Vernacular	c. 1940
128	Bungalow	c. 1914
142	Frame Vernacular	c. 1905
224	Bungalow	c. 1925
228	Bungalow	c. 1925
231	Bungalow	1926
232	Colonial Revival	c. 1925
233	Bungalow	c. 1925
235	Bungalow	c. 1941
245	Bungalow	c. 1940
247	Bungalow	c. 1935
249	Bungalow	c. 1935
325	Bungalow	c. 1935
401	Bungalow	c. 1935
512	Bungalow	c. 1921
517	Frame Vernacular	c. 1914
518	Bungalow	c. 1921
519	Frame Vernacular	c. 1925
527	Bungalow	c. 1925
528	Bungalow	c. 1925
530	Bungalow	c. 1925
533	Bungalow	c. 1920
534	Bungalow	c. 1925
618	Frame Vernacular	c. 1910

West Church Street

415	Frame Vernacular	c. 1910
419	Frame Vernacular	c. 1910
420	Bungalow	c. 1925
424	Bungalow	c. 1925
430	Bungalow	c. 1925
435	Frame Vernacular	c. 1925
437	Frame Vernacular	c. 1925
438	Frame Vernacular	c. 1925
441	Bungalow	c. 1935

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Continuation Sheet

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Contributing Buildings

North Clara Avenue

124	Neoclassical	c. 1900
125	Colonial Revival	c. 1895
130	Frame Vernacular	c. 1914
131	Colonial Revival	c. 1905
135	Colonial Revival	c. 1905
136	Frame Vernacular	c. 1895
142	Colonial Revival	c. 1900
215	Colonial Revival	c. 1914
219	Colonial Revival	c. 1914
225	Frame Vernacular	c. 1941
227	Colonial Revival	1922
237	Frame Vernacular	c. 1914
241	Bungalow	c. 1925
242	Gothic Revival	1926
245	Colonial Revival	c. 1921
309	Colonial Revival	c. 1910
319-321	Frame Vernacular	c. 1895
327	Frame Vernacular	1926
333	Bungalow	c. 1921
339	Colonial Revival	c. 1910
342	Bungalow	c. 1921
345	Colonial Revival	c. 1910
403	Masonry Vernacular	1910
404	Frame Vernacular	c. 1895
407	Colonial Revival	c. 1930
415	Colonial Revival	c. 1910
416	Colonial Revival	c. 1895
420	Italian Renaissance	1926
421	Colonial Revival	c. 1910
426	Frame Vernacular	c. 1914
428	Colonial Revival	c. 1925
429	Frame Vernacular	c. 1914
439	Folk Victorian	c. 1885
445	Colonial Revival	c. 1925
516	Frame Vernacular	1893
519	Colonial Revival	c. 1906
523	Bungalow	c. 1925
531	Bungalow	c. 1925
532	Frame Vernacular	c. 1942
534	Frame Vernacular	c. 1941
535	Bungalow	1921
540	Frame Vernacular	c. 1940

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Contributing Buildings

North Clara Avenue (cont.)

542	Frame Vernacular	c. 1926
545	Frame Vernacular	c. 1910
604	Masonry Vernacular	c. 1914
610	Frame Vernacular	c. 1914

Colonial Court

312	Frame Vernacular	c. 1907
316	Frame Vernacular	c. 1930
318	Frame Vernacular	c. 1914

North Delaware Avenue

216	Colonial Revival	c. 1916
236	Bungalow	c. 1922
240	Frame Vernacular	c. 1925
242	Bungalow	c. 1925
244	Frame Vernacular	c. 1940
301	Frame Vernacular	c. 1935
302	Frame Vernacular	c. 1935
310	Frame Vernacular	c. 1935
310 A	Frame Vernacular	c. 1935
310 B	Frame Vernacular	c. 1935
514-516	Bungalow	c. 1925
515	Frame Vernacular	c. 1914
518	Frame Vernacular	c. 1921
520	Frame Vernacular	c. 1935
531	Bungalow	c. 1925

South Delaware Avenue

109	Frame Vernacular	c. 1884
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North Florida Avenue

218		
315	Frame Vernacular	c. 1930
316	Frame Vernacular	c. 1925
318	Frame Vernacular	c. 1935
414	Colonial Revival	c. 1910

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Contributing Buildings

North Florida Avenue (cont.)

422	Colonial Revival	c. 1905
514	Frame Vernacular	c. 1925
518	Colonial Revival	c. 1910
524	Colonial Revival	c. 1910
528	Colonial Revival	c. 1910
534	Colonial Revival	c. 1910
538	Frame Vernacular	1922
542	Bungalow	c. 1925
546	Frame Vernacular	c. 1925

North Julia Avenue

427	Bungalow	c. 1925
430	Mediterranean Revival	c. 1926
435	Mediterranean Revival	c. 1926
438	Frame Vernacular	c. 1925
441	Mediterranean Revival	c. 1925
443	Bungalow	c. 1926
444	Frame Vernacular	c. 1915

South Julia Avenue

120	Colonial Revival	c. 1924
124	Frame Vernacular	c. 1924
125	Frame Vernacular	c. 1924
127	Tudor Revival	1926
128	Frame Vernacular	c. 1924
131	Mediterranean Revival	c. 1924
132	Frame Vernacular	c. 1924

Luella Court

202	Frame Vernacular	c. 1908
204	Frame Vernacular	c. 1916
205	Frame Vernacular	c. 1908
208	Frame Vernacular	1909
209-211	Frame Vernacular	c. 1908
213	Frame Vernacular	c. 1925

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Contributing Buildings

West May Street

507	Bungalow	c. 1925
508	Bungalow	c. 1925
512	Bungalow	c. 1925
518	Frame Vernacular	c. 1925
523	Bungalow	c. 1925
525	Bungalow	c. 1920
526	Frame Vernacular	c. 1925
527	Bungalow	1925
534	Frame Vernacular	c. 1925
537	Bungalow	c. 1925
538	Frame Vernacular	c. 1925

West Michigan Avenue

122	Shingle	c. 1897
128	Neoclassical	1928
137	Neoclassical	c. 1885
140	Frame Vernacular	c. 1925
205	Colonial Revival	c. 1910
206	Frame Vernacular	c. 1921
214	Colonial Revival	c. 1904
216	Colonial Revival	1920
217	Colonial Revival	c. 1904
221	Colonial Revival	c. 1911
236	Tudor Revival	c. 1926
240	Frame Vernacular	c. 1921
322	Bungalow	c. 1935
328	Colonial Revival	c. 1913
335	Frame Vernacular	c. 1935
339	Frame Vernacular	c. 1935
354	Frame Vernacular	c. 1935
360	Frame Vernacular	c. 1935
369	Frame Vernacular	c. 1935
370	Frame Vernacular	c. 1935

West Minnesota Avenue

201	Colonial Revival	c. 1922
202	Folk Victorian	c. 1885
209	Frame Vernacular	c. 1906
212	Colonial Revival	c. 1909
215	Colonial Revival	c. 1906

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Contributing Buildings

West Minnesota Avenue (cont.)

220	Colonial Revival	c. 1900
223	Colonial Revival	c. 1906
228	Colonial Revival	c. 1905
231	Frame Vernacular	c. 1940
236	Colonial Revival	c. 1921
237	Frame Vernacular	c. 1921
247	Mediterranean Revival	1925
310	Italian Renaissance	1926
314	Frame Vernacular	c. 1895
317	Frame Vernacular	c. 1921
319	Frame Vernacular	c. 1890
320	Colonial Revival	c. 1909
326	Colonial Revival	c. 1905
332	Neoclassical	c. 1914
335	Frame Vernacular	c. 1905
340	Neoclassical	c. 1914
341	Colonial Revival	c. 1914
402	Frame Vernacular	c. 1885
403	Bungalow	c. 1925
409	Colonial Revival	c. 1911
412	Frame Vernacular	1903
417	Frame Vernacular	c. 1885
418	Colonial Revival	c. 1910
422	Frame Vernacular	c. 1910
426	Queen Anne	c. 1900
433	Colonial Revival	c. 1910
442	Frame Vernacular	c. 1894
448	Neoclassical	1913
505	Colonial Revival	c. 1925
510	Bungalow	c. 1914
511	Bungalow	c. 1925
513	Colonial Revival	c. 1925
528	Frame Vernacular	c. 1925
531	Frame Vernacular	c. 1921
535	Frame Vernacular	c. 1910
539	Bungalow	c. 1925
601	Bungalow	1920
613	Bungalow	c. 1925
643	Bungalow	c. 1925
645	Frame Vernacular	c. 1935
647	Frame Vernacular	c. 1925
649	Bungalow	c. 1925
651	Frame Vernacular	c. 1935

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Contributing Buildings

West New York Avenue

331	Colonial Revival	c. 1905
332	Neoclassical	1911
339	Colonial Revival	c. 1905
422	Frame Vernacular	c. 1900
426	Folk Victorian	c. 1884
432	Bungalow	c. 1914
436	Neoclassical	c. 1900
437	Colonial Revival	1920
446	Colonial Revival	c. 1905
504	Queen Anne	1909
509	Colonial Revival	c. 1922
511	Bungalow	c. 1920
512	Mediterranean Revival	c. 1921
516	Colonial Revival	c. 1925
519	Bungalow	c. 1920
528	Bungalow	c. 1920
536	Colonial Revival	c. 1940
540	Masonry Vernacular	c. 1925
600	Bungalow	c. 1926
612	Bungalow	c. 1920

West Ohio Avenue

103	Folk Victorian	c. 1903
125	Bungalow	c. 1930
135	Frame Vernacular	c. 1909
141	Frame Vernacular	c. 1890

North Orange Avenue

415	Bungalow	c. 1925
419	Frame Vernacular	c. 1920
425	Bungalow	c. 1926
429	Frame Vernacular	c. 1926
511	Frame Vernacular	c. 1925
520	Frame Vernacular	c. 1920
522	Frame Vernacular	c. 1914
524	Bungalow	c. 1925
528	Frame Vernacular	c. 1905
529	Colonial Revival	c. 1914

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Contributing Buildings

South Orange Avenue

127	Frame Vernacular	c. 1935
129	Bungalow	c. 1924
130	Italian Renaissance	c. 1924
131	Frame Vernacular	1926
134	Mediterranean Revival	c. 1924

Page Court

302	Frame Vernacular	c. 1909
303	Bungalow	c. 1925
304	Frame Vernacular	c. 1909
305	Bungalow	c. 1925
306	Bungalow	c. 1925
307	Bungalow	c. 1925
308	Bungalow	c. 1925
309	Bungalow	c. 1925

Palmetto Court

602	Colonial Revival	c. 1910
614	Colonial Revival	c. 1910
622	Bungalow	c. 1925
626	Bungalow	c. 1925
628	Colonial Revival	c. 1905

West Pennsylvania Avenue

120	Colonial Revival	c. 1930
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West Rich Avenue

221	Frame Vernacular	c. 1930
223	Frame Vernacular	c. 1930
229	Colonial Revival	c. 1912
233	Colonial Revival	c. 1912
237	Colonial Revival	c. 1912
241	Colonial Revival	c. 1912
314	Colonial Revival	c. 1914
320	Colonial Revival	c. 1905
328	Colonial Revival	c. 1914

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Continuation Sheet

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Contributing Buildings

West Rich Avenue (cont.)

340	Queen Anne	c. 1900
415	Colonial Revival	c. 1905
419	Frame Vernacular	c. 1916
449	Colonial Revival	1925
503	Frame Vernacular	c. 1890
517	Frame Vernacular	c. 1910

San Souci Avenue

209	Frame Vernacular	c. 1922
210	Bungalow	c. 1914
212	Bungalow	c. 1912
213	Frame Vernacular	c. 1900
219	Frame Vernacular	c. 1914
220	Colonial Revival	c. 1912
222	Colonial Revival	c. 1912
225	Frame Vernacular	c. 1925
226	Bungalow	c. 1914
227	Frame Vernacular	c. 1922
228	Frame Vernacular	c. 1912
235	Bungalow	c. 1914
238	Frame Vernacular	c. 1912
239	Frame Vernacular	c. 1921
330	Frame Vernacular	c. 1930
330 A	Frame Vernacular	c. 1925
330 B	Frame Vernacular	c. 1925
332	Frame Vernacular	c. 1921
332 B	Frame Vernacular	c. 1925
400	Bungalow	c. 1940
412	Frame Vernacular	c. 1930
416	Frame Vernacular	c. 1942
420	Bungalow	c. 1925
423	Frame Vernacular	c. 1910
424	Frame Vernacular	c. 1930
431	Frame Vernacular	c. 1921
435	Bungalow	c. 1921
503	Frame Vernacular	c. 1925
519	Bungalow	c. 1925
520	Frame Vernacular	1910
522	Colonial Revival	c. 1916
526	Colonial Revival	1910
529	Frame Vernacular	c. 1921
533	Colonial Revival	c. 1910

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Continuation SheetSection number 7 Page 13 Contributing BuildingsSan Souci Avenue (cont.)

540	Bungalow	c. 1925
544	Frame Vernacular	c. 1925

West University Avenue

131	Bungalow	c. 1925
137	Colonial Revival	c. 1900
145	Frame Vernacular	c. 1900
207	Colonial Revival	c. 1940
210	Colonial Revival	c. 1910
219	Bungalow	c. 1925
220	Colonial Revival	c. 1910
221	Frame Vernacular	c. 1910
225	Colonial Revival	c. 1916
232	Frame Vernacular	c. 1910
311	Mediterranean Revival	c. 1925
312	Frame Vernacular	c. 1914
319	Bungalow	c. 1925
322	Frame Vernacular	c. 1925
327	Frame Vernacular	c. 1920
330	Frame Vernacular	c. 1914
330 1/2	Ave. Frame Vernacular	c. 1920
436	Frame Vernacular	c. 1915
503	Frame Vernacular	c. 1915
510	Bungalow	c. 1925
511	Colonial Revival	c. 1930
512	Bungalow	c. 1926
528	Frame Vernacular	c. 1926
545	Frame Vernacular	c. 1895

West Wisconsin Avenue

141	Frame Vernacular	c. 1909
145	Italianate	c. 1890
200	Frame Vernacular	c. 1908
203	Frame Vernacular	c. 1903
204	Frame Vernacular	c. 1908
206-208	Colonial Revival	c. 1908
209	Frame Vernacular	c. 1903
215	Frame Vernacular	c. 1903
216	Frame Vernacular	c. 1925
220	Bungalow	c. 1921

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Contributing Buildings

West Wisconsin Avenue (cont.)

221	Frame Vernacular	c. 1903
226	Bungalow	c. 1925
227-229	Frame Vernacular	c. 1903
228	Bungalow	c. 1925
230	Bungalow	c. 1925
235	Frame Vernacular	c. 1930
239	Frame Vernacular	c. 1914
319	Gothic Revival	1883
327	Bungalow	c. 1925
333	Bungalow	c. 1925
335	Bungalow	1926
336	Masonry Vernacular	1925
339	Bungalow	c. 1925
341	Bungalow	c. 1925
345	Bungalow	c. 1925
347	Bungalow	c. 1925
419	Bungalow	c. 1926
420	Frame Vernacular	1922
421	Bungalow	c. 1921
426	Bungalow	c. 1925
428	Bungalow	c. 1921
429	Bungalow	c. 1925
431	Bungalow	c. 1925
435	Frame Vernacular	c. 1906
500	Bungalow	c. 1911

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Noncontributing Buildings

Address

North Adelle Avenue

121
130
210
216
223-225
220
240
321
333
425
426
430

Atlantic Court

430
435
436

West Church Street

425

North Clara Avenue

138-147
242A
503
528
602

North Delaware Avenue

142
217
302
315
325
519
524

North Delaware Avenue (cont.)

538

North Florida Avenue

317
324-330
331-333
426

North Julia Avenue

436

West May Street

509
516
524
615
631

West Michigan Avenue

144-146
200
228
310
336

West Minnesota Avenue

301
309
440
439
447
514
525
540

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Noncontributing Buildings

West Minnesota Avenue (cont.)541
525
540
541
607
617West New York Avenue342
401
404
415
445West Ohio Avenue105
121North Orange Avenue541
545South Orange Avenue101
125
126Palmetto Court

630

West Rich Avenue335
425-427West Rich Avenue (cont.)429-431
433-435San Souci Avenue332 A
418
421
525
534West University Avenue215
323
329
400
402
438
502
504
508
525
529West Wisconsin Avenue141
241-243
430
432
437
439

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Photographs

Inventory of Photographs

1. 121 W. Pennsylvania Ave., West Deland Residential District
2. Deland, Florida
3. Sidney Johnston
4. 1991
5. Historic Property Associates
6. Main (South) Facade, Looking North
7. Photo No. 1 of 84

District name and numbers 2-5 are the same for all photographs.

1. 628 N. Palmetto Ct.
 6. Main (East) Facade, Looking West
 7. Photo No. 2 of 84
-
1. 614 and 602 N. Palmetto Ct.
 6. North Elevations, Looking South
 7. Photo No. 3 of 84
-
1. 137 W. University Ave.
 6. Main (South) Facade, Looking North
 7. Photo No. 4 of 84
-
1. 542 N. Florida Ave.
 6. Main (East) Facade, Looking West
 7. Photo No. 5 of 84
-
1. 538 N. Florida Ave.
 6. Main (East) Facade, Looking West
 7. Photo No. 6 of 84
-
1. 534- 524 N. Florida Ave.
 6. Looking South from University Ave.
 7. Photo No. 7 of 84
-
1. 528 N. Florida Ave.
 6. Main (East) Facade, Looking West
 7. Photo No. 8 of 84
-
1. 521 N. Florida Ave.
 6. Main (West) Facade, Looking East
 7. Photo No. 9 of 84

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Photographs

1. 200 Block of W. Minnesota Ave.
6. Looking West from Florida Ave.
7. Photo No. 10 of 84

1. 201 W. Minnesota Ave.
6. Main (South) Facade, Looking North
7. Photo No. 11 of 84

1. 202 W. Minnesota Ave.
6. Main (North) Facade, Looking South
7. Photo No. 12 of 84

1. 215 W. Minnesota Ave.
6. Main (South) Facade, Looking North
7. Photo No. 13 of 84

1. 220 W. Minnesota Ave.
6. Main (North) Facade, Looking Southwest
7. Photo No. 14 of 84

1. 223 W. Minnesota Ave.
6. Main (South) Facade, Looking Northeast
7. Photo No. 15 of 84

1. 247 W. Minnesota Ave.
6. Main (South) Facade, Looking North
7. Photo No. 16 of 84

1. 310 W. Minnesota Ave.
6. Main (North) Facade, Looking Southeast
7. Photo No. 17 of 84

1. 800 Block of W. Minnesota Ave.
6. Looking West from Orange Ave.
7. Photo No. 18 of 84

1. 332 W. Minnesota Ave.
6. Main (North) Facade, Looking Southeast
7. Photo No. 19 of 84

1. 341 W. Minnesota Ave.
6. Main (South) Facade, Looking North
7. Photo No. 20 of 84

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Photographs

1. 402 W. Minnesota Ave.
6. Main (North) Facade, Looking South
7. Photo No. 21 of 84

1. 403 W. Minnesota Ave.
6. Main (South) Facade, Looking North
7. Photo No. 22 of 84

1. 510 W. Minnesota Ave.
6. Main (North) Facade, Looking South
7. Photo No. 23 of 84

1. 435 and 441 N. Julia Ave.
6. Main (West) Facades, Looking North
7. Photo No. 24 of 84

1. 601 W. Minnesota Ave.
6. Main (South) Facade and East Elevation, Looking Northwest
7. Photo No. 25 of 84

1. 500 Block of W. Minnesota Ave.
6. Looking East from Orange Ave.
7. Photo No. 26 of 84

1. 529 N. Orange Ave.
6. Main (West) Facade and N. Elevation, Looking Southeast
7. Photo No. 27 of 84

1. 545 W. University Ave.
6. Main (South) Facade, Looking North
7. Photo No. 28 of 84

1. 500 Block of W. University Ave.
6. Looking East from Orange Ave.
7. Photo No. 29 of 84

1. 500 Block of W. May St.
6. Looking West from Adelle Ave.
7. Photo No. 30 of 84

1. 545 N. Clara Ave.
6. Main (West) Facade, Looking East
7. Photo No. 31 of 84

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Photographs

1. 534 N. Clara Ave.
6. Main (East) Facade, Looking Northwest
7. Photo No. 32 of 84

1. 516 N. Clara Ave.
6. Main (East) Facade, Looking West
7. Photo No. 33 of 84

1. 534 N. Sans Souci Ave.
6. Main (East) Facade, Looking Southwest
7. Photo No. 34 of 84

1. 526 N. Sans Souci Ave.
6. Main (East) Facade, Looking West
7. Photo No. 35 of 84

1. 520 N. Sans Souci Ave.
6. Main (East) Facade, Looking Southwest
7. Photo No. 36 of 84

1. 500 Block of N. Sans Souci Ave.
6. Looking North from Minnesota Ave.
7. Photo No. 37 of 84

1. 439 N. Clara Ave.
6. Main (West) Facade, Looking East
7. Photo No. 38 of 84

1. 420 N. Clara Ave.
6. Main (East) Facade, Looking West
7. Photo No. 39 of 84

1. 418 N. Clara Ave.
6. Main (East) Facade, Looking West
7. Photo No. 40 of 84

1. 400 Block of N. Clara Ave.
6. Looking North from Michigan Ave.
7. Photo No. 41 of 84

1. 403 N. Clara Ave.
6. Main (West) Facade and South Elevation, Looking Northeast
7. Photo No. 42 of 84

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Photographs

1. 221 W. Michigan Ave.
6. Main (South) Facade and West Elevation, Looking Northeast
7. Photo No. 43 of 84

1. 205 W. Michigan Ave.
6. Main (South) Facade, Looking North
7. Photo No. 44 of 84

1. 137 W. Michigan Ave.
6. East Elevation, Looking West
7. Photo No. 45 of 84

1. Women's Club, 128 W. Michigan Ave.
6. Main (North) Facade, Looking South
7. Photo No. 46 of 84

1. 122 W. Michigan Ave.
6. Main (North) Facade, Looking South
7. Photo No. 47 of 84

1. 300 N. Woodland Boulevard
6. Main (East) Facade, Looking West
7. Photo No. 48 of 84

1. 145 W. Wisconsin Ave.
6. Main (South) Facade, Looking North
7. Photo No. 49 of 84

1. 206-208 W. Wisconsin Ave.
6. Main (North) Facade, Looking South
7. Photo No. 50 of 84

1. 227-229 W. Wisconsin Ave.
6. Main (South) Facade, Looking North
7. Photo No. 51 of 84

1. 300 Block of Page Ct.
6. Looking North from Wisconsin Ave.
7. Photo No. 52 of 84

1. 319-321 N. Clara Ave.
6. Main (West) Facades, Looking Southeast
7. Photo No. 53 of 84

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Photographs

1. Trinity United Methodist Church, 242 N. Clara Ave.
6. Main (East) Facade and North Elevation, Looking Southwest
7. Photo No. 54 of 84

1. 237 N. Clara Ave.
6. Main (West) Facade, Looking East
7. Photo No. 55 of 84

1. 142 N. Clara Ave.
6. Main (East) Facade, Looking West
7. Photo No. 56 of 84

1. 124 N. Clara Ave.
6. Main (East) Facade, Looking West
7. Photo No. 57 of 84

1. 226 N. Sans Souci Ave.
6. Main (East) Facade, Looking Southwest
7. Photo No. 58 of 84

1. 222 N. Sans Souci Ave.
6. Main (East) Facade, Looking Southwest
7. Photo No. 59 of 84

1. 212 N. Sans Souci Ave.
6. Main (East) Facade, Looking Southwest
7. Photo No. 60 of 84

1. 200 Block of N. Sans Souci Ave.
6. Looking North from Rich Ave.
7. Photo No. 61 of 84

1. St. Barnabas Episcopal Church, 319 W. Wisconsin Ave.
6. Main (South) Facade, Looking North
7. Photo No. 62 of 84

1. 300 Block of W. Wisconsin Ave.
6. 300 Block of W. Wisconsin Ave., Looking West
7. Photo No. 63 of 84

1. Wisconsin Ave. Elementary School, 336 W. Wisconsin Ave.
6. Main (North) Facade, Looking South
7. Photo No. 64 of 84

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Photographs

1. 200 Block of N. Adelle Ave.
6. Looking South from Wisconsin Ave.
7. Photo No. 65 of 84

1. 400 Block of W. Church St.
6. Looking West from Delaware Ave.
7. Photo No. 66 of 84

1. 314 and 320 W. Rich Ave.
6. Main (North) Facades, Looking Southwest
7. Photo No. 67 of 84

1. 320 W. Rich Ave.
6. Main (North) Elevation, Looking South
7. Photo No. 68 of 84

1. Volusia County School Board Building, 335 W. Rich Ave.
6. South Elevation, Looking Northeast
7. Photo No. 69 of 84

1. 340 W. Rich Ave.
6. Main (North) Facade, Looking Southwest
7. Photo No. 70 of 84

1. 142 N. Adelle Ave.
6. Main (East) Elevation, Looking West
7. Photo No. 71 of 84

1. 331 and 339 W. New York Ave.
6. Main (South) Elevations, Looking North
7. Photo No. 72 of 84

1. 332 W. New York Ave.
6. Main (North) Elevation, Looking South
7. Photo No. 73 of 84

1. St. Peter's Catholic Church, 401 W. New York Ave.
6. Main (South) Facade, Looking Northwest
7. Photo No. 74 of 84

1. 426 W. New York Ave.
6. Main (North) Elevation, Looking South
7. Photo No. 75 of 84

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Photographs

1. 432 W. New York Ave.
6. Main (North) Elevation, Looking South
7. Photo No. 76 of 84

1. 436 W. New York Ave.
6. Main (North) Elevation, Looking South
7. Photo No. 77 of 84

1. 437 W. New York Ave.
6. Main (South) Elevation, Looking North
7. Photo No. 78 of 84

1. 400 Block of W. New York Ave.
6. Looking Southeast from Adelle Ave.
7. Photo No. 79 of 84

1. 504 W. New York Ave.
6. Main (North) Facade, Looking Southwest
7. Photo No. 80 of 84

1. 528 W. New York Ave.
6. Main (North) Elevation, Looking Southwest
7. Photo No. 81 of 84

1. 500 Block of W. New York Ave.
6. Looking East from Orange Ave.
7. Photo No. 82 of 84

1. 127 S. Julia Ave.
6. Main (West) Facade, Looking East
7. Photo No. 83 of 84

1. 130 S. Orange Ave.
6. Main (East) Facade, Looking Southwest
7. Photo No. 84 of 84

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Areas of Significance

(Enter categories from instructions)

Architecture

Community Planning

Period of Significance

1884-1942

Significant Dates

1884

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

unknown

Primary location of additional data:

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

Name of repository:

West DeLand Residential District
Name of Property

Volusia, Florida
County and State

10. Geographical Data

Acreage of Property 100 apprx. _____

UTM References

(Place additional UTM references on a continuation sheet.)

1 | 1 | 7 | | 4 | 6 | 9 | 2 | 0 | 0 | | 3 | 2 | 1 | 2 | 1 | 6 | 0 |
Zone Easting Northing
2 | 1 | 1 | | 4 | 7 | 0 | 4 | 0 | 0 | | 3 | 2 | 1 | 2 | 1 | 6 | 0 |

3 | 1 | 7 | | 4 | 7 | 0 | 4 | 0 | 0 | | 3 | 2 | 1 | 0 | 7 | 4 | 0 |
Zone Easting Northing
4 | 1 | 7 | | 4 | 6 | 9 | 2 | 0 | 0 | | 3 | 2 | 1 | 0 | 7 | 4 | 0 |

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title W. Carl Shiver, Historic Sites Specialist

organization Bureau of Historic Preservation date October 15, 1992

street & number 500 S. Bronough Street telephone (904) 487-2333

city or town Tallahassee state Florida zip code 32399-0250

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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Summary Significance Paragraph

The West DeLand Residential District is eligible for listing in the National Register of Historic Places on the local level under criterion C in the areas of Architecture and Community Planning. The district is DeLand's oldest and largest historic residential neighborhood. The period of significance for the district extends from 1884 to 1942. A wide variety of architectural styles is represented and some resources in the area meet the criteria for individual listing in the Register. The development of the neighborhood is tied closely to the early history of DeLand, and some residences in the district were the homes of community leaders.

Historical ContextEarly Development of West DeLand's Historic Residential District: 1884-1895

Increased river traffic, the introduction of the railroad, and the dream of fortunes created by citrus groves led to economic growth and permanent settlement of Volusia County and DeLand in the late-nineteenth century. The flow of people and goods into the county along the St. Johns River increased sharply in the 1870s. A short line railroad connected DeLand with the St. Johns River in 1884 and the extension of the Jacksonville, Tampa, and Key West Railway across western Volusia County in 1886 provided the area a valuable mass transportation facility. DeLand was established in 1876, incorporated in 1882, and became to seat of Volusia County in 1888. The town was founded by Henry A. DeLand, a chemical manufacturer from New York. He made large real estate investments in the area, and his generosity in donating funds for the construction of a school house and churches prompted early settlers to name the new community "DeLand."

Streets were named for pioneer residents and the states from which they came. Railroad tracks were extended from the mainline into town via Michigan Avenue. A commercial district emerged around the intersection of Woodland Boulevard and New York Avenue.

DeLand offered settlers who bought land from him a money-back guarantee if they became dissatisfied with their purchases. Many of the persons who purchased property from DeLand planted large citrus groves or set up businesses in the downtown commercial district. A fire in 1886 destroyed much of the commercial area

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which was quickly rebuilt, replacing the old wooden structures with modern brick buildings. By 1890, the population of DeLand had reached 1,113, and in five year later the community had become the fifteenth largest town in Florida. The prestige of the community was further enhanced by the establishment of Stetson University there in 1883. The campus is located immediately north of the commercial district and lies near the eastern boundary of the West DeLand Historic District. It became one of Florida's leading universities within a decade of its founding.

The emergence of the commercial district and Stetson University played an important role in DeLand's late nineteenth century development and prompted the development of the West Deland residential neighborhood. Construction of the first houses in the area began in the mid-1880s and accelerated during the 1890s. The broad area comprised several small subdivisions. In 1893, the Volusia County Record reported a large number new residences were under construction. The economic vitality of early DeLand was derived mainly from the citrus industry, in which the community played a major role. The grow of the city was brought temporarily to an end by devastating freezes in the winter of 1894 to 1895 that destroyed many orange groves throughout the state. Recovery began only after 1900, when new citrus trees had matured enough to bear substantial amounts of fruit.

Expansion Of The Historic District In The Progressive Era: 1896-1919

Between 1896 and 1919, DeLand experienced a second significant period of development. DeLand grew significantly during this interval. Geared to the expansion of the citrus industry, the population doubled from 1,449 in 1900 to 2,812 by 1910, and then rose moderately to 3,324 by 1920. Further subdivisions were platted and developed in the West Deland Residential District. Citrus production continued to drive the economy, although commerce, education, government, and rail and river traffic all supplied jobs for the community. The pace of residential subdivision development quickened throughout the city after 1900 and persisted through 1916. Brick streets and other municipal services were extended into emerging residential neighborhoods. Real estate assessments nearly trebled during that period, increasing from \$3.8 million to \$9.6 million between 1904 and 1914. Early in the period, in 1903, the DeLand Weekly News reported that:

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DeLand is enjoying a veritable building boom. More new houses have been built in the past six months than ever before in an entire year. The boom is unabated, and it is impossible to get a carpenter or painter to figure on work to be done at once. They are all employed for weeks and months ahead.

DeLand's revitalized economy resulted in the creation of related real estate companies who advertised in the local newspaper and those of the surrounding communities to promote new real estate developments and construction in DeLand. Hundreds of real estate transactions were handled by these companies between 1905 and the beginning of World War I. This building activity resulted in the establishment of several lumber yards in the community, some of which operated near the heart of the west DeLand residential neighborhood. One of these was the McCormick Lumber Company, founded in 1909, which stood west of the district on North Delaware Avenue.

The Atlantic Coast Line Railroad Company in 1910 located a rail yard and depot (demolished) just west of Clara Avenue, causing the emergence of a small light industry district. This industrial area formed a barrier to a further expansion of the residential district, but did further a more intensive development of the already established plats of land. After 1916, the creation of new residential subdivisions declined, but building construction persisted at a moderate pace. Francis Miller, a local architect, reported in February 1916, that he had received commissions for the design of five residential buildings in the community.

Effect Of The Great Florida Land Boom On The Historic District:
1920-1928

In the 1920s, the nation entered a period of enthusiastic economic expansion. In Florida, a land boom that began in early 1921 caused property values to rise quickly and dramatically. Although the boom started in South Florida, particularly Miami, no part of the state completely escaped the fever. In virtually every city and town new subdivisions were platted and lots sold and resold for quick profits. Sharing in that growth, Volusia County property assessments increased nearly three-fold from \$11 million in 1917 to \$28 million by 1927. Bank deposits swelled. In DeLand, the population nearly trebled, rising from 3,324 in 1920 to nearly 8,000 at its peak 1925. The City sponsored a road

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paving program, which resulted in numerous concrete and brick paved streets by 1925. In a frenzied period of development that extended from 1920 to 1927, over sixty residential subdivisions were platted. Building construction spread across the city, filling in vacant lots. In 1924, building permits totaled \$1.3 million. At the height of the boom, the DeLand Daily News reported that 350 new homes had been built in DeLand in 1925.

The commercial district expanded along Woodland Boulevard, New York Avenue, and several secondary streets. Although few buildings were constructed on the Stetson campus during the period, student enrollments increased. Numerous buildings were constructed in the residential district. Many were built for people connected with local commercial enterprises or Stetson University. Construction, which resulted in the development of approximately 150 buildings in the district, persisted throughout most of the decade. Those buildings exhibited a broad range of styles and sizes. Developers employed colorful names and professional sales pitches to sell real estate. Citrus groves yielded to building lots in subdivisions called "Orange Crest" and "Orange Grove Gardens." Land auctions became popular, with prizes offered to attract crowds. At the height of the boom, the DeLand Daily News carried full-page advertisements that featured new residences offered by real estate companies.

Florida's speculative land bubble began to deflate in 1925. Bank deposits began to decline dramatically, as bankers and businessmen began to complain about irregularities in financial transactions involving real estate. Newspapers suggested fraud in land sales and land speculators began to default on the payment of due loans. Building permits in DeLand declined precipitously in 1926, and that same year forty Florida banks failed. The situation was made worse by devastating hurricanes that hit south Florida in 1926 and 1928, resulting in a great loss of life and causing property damage costing millions of dollars. The great land boom had quickly gone bust.

Depression-Era Development in the Historic District: 1929-1942

The experience of Florida during the Great Depression decade differed little from that of the rest of the country. Banks throughout the state failed, investments fell, and annual income per capita declined. Florida's diversified base of agriculture and tourism alleviated some of the worst effects of the Depression. Although no new subdivisions were established in the historic district in the 1930s, some residential construction

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took place. Approximately fifty residences were built in the West DeLand neighborhood, most of them in the latter half of the decade, after the harshest effects of the Depression had subsided.

Statement of Significance

The buildings in the West DeLand Residential District represent a wide variety of styles and represent all phases of the period of historic significance. Residential construction began in the mid 1880s, and some of the houses surviving from that era embody formal styles. Like the residence at 145 West Wisconsin Avenue (Photo 49), built about 1884, the majority of the early houses in the district are wood frame vernacular structures. It was originally the residence of the Reverend A.L. Farr, first pastor of the Baptist Church, but is an apartment house. Some of the early vernacular buildings in the district are simple in design, but display decorative details borrowed from formal styles, including bargeboard in gable ends, spindle work, brackets, and other products of the wood lathe and jigsaw.

One of the best of these in the district is the Samuel Gordon House, (Photo 12) a two-story building at 202 West Minnesota Avenue that was completed about 1885. Gordon worked for the Bond Lumber Mill in nearby Glenwood, Florida. The one-story Gailbarth House (Photo 75) at 426 West New York Avenue, built about 1884, is less elaborate but still features millwork typical of the era. Most of the late nineteenth century residences in the neighborhood, however, are plain structures, like the Josiah Law House (Photo 21), at 402 West Minnesota Avenue which dates from the mid 1880s. Law, a successful farmer and citrus grower, also served as a trustee of Stetson University.

Because of its association with Stetson University, DeLand attracted a number of scholars and educators in the 1880s. The frame vernacular house at 439 North Clara Avenue (Photo 38), built about 1885, served as a retreat and retirement home for Frances Shimer. Also known as the "Sans Souci Cottage," the Shimer House and several other outstanding DeLand residences were featured in a 1898 special edition of the Florida Agriculturist, which recounted the history of DeLand. Shimer had founded Mount Carroll Seminary in Chicago in 1853. Later, in 1883, because of poor health, Shimer retired to Florida, selecting DeLand for its association with the University. The one-story Silas Wright House at 142 North Adelle Avenue (Photo 71) was constructed about

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1895. Wright was a realtor and developer and financed the construction of several buildings in the area, including his own. This local business leader served as a trustee for Stetson University between 1902 and 1925. His social activities included service as grand master of the Masonic Lodge of Florida and president of DeLand's Old Settlers Association. His father, Cyrenius Wright, was DeLand's first mayor.

Large residences constructed in the mid 1890s include the Nels Lindstrom House at 319-321 North Clara Avenue (Photo 53), which is historically associated with a local carpenter, and the Joseph May House (Photo 28), at 545 West University Avenue, built about 1895 on the western fringe of the district. May moved to DeLand in 1882 and established one of Florida's largest citrus grove contracting firms. Both Henry DeLand and John Stetson placed May in charge of their extensive grove holdings. During the 1880s, he served on the town council.

The district also contains a number of Colonial Revival style residences that date from the early period of development in the district. Made popular by the exhibition halls of the Philadelphia Exposition of 1876, the revival of Colonial architecture quickly spread across the country. One of the earliest such houses in DeLand was the two and a half story James Quigley House at 418 North Clara Avenue (Photo 40), which was built about 1895.

Residential construction in the West DeLand neighborhood slowed during the 1890s, and only a handful of houses were built during that decade. Construction increased after 1900, and by 1915 nearly 140 residences had been constructed in the district. One of the most notable houses dating from the 1890s, however, is the Shingle Style L.S. Monroe House 122 West Michigan Avenue (Photo 47), built about 1897. The building originally faced Woodland Boulevard, but in the 1940s was moved to its present location. The Shingle style, most often employed in the design of large resort houses along the New England coast between 1880 and 1900 is rare in Florida communities. L.S. Monroe, the founder of the Monroe Calculating Machine Company in New Jersey financed construction of the house, which served as a winter home for his family while his children were attending Stetson University.

A number of large Colonial Revival style residences were constructed early in the twentieth century. The Fred Smith House

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(Photo 56), at 142 North Clara Avenue was built for a local citrus grower about 1900. The large residences at 137 West University Avenue (Photo 4) and 220 West Minnesota Avenue (Photo 14) were built about the same time. Similar structures are found scattered throughout the district.

There are few significant examples of Classical Revival style houses in the district. One of the earliest and most important of these is the Joseph Tillis House (Photo 57) at 124 North Clara Avenue, which was probably built as a Queen Anne design about 1900 and then modified several years later to embody Neoclassical styling. Another Classical Revival house that possibly had Queen Anne origins is the Sidney Wood House (Photo 77) at 436 West New York Avenue, built about 1900. Wood moved to DeLand in the 1880s. He ascended the corporate ladder at the Volusia County Bank and Trust in DeLand, beginning as a cashier and later serving as president. He also served as a trustee of Stetson University for many years.

The John Dutton House (Photo 73) at 332 West New York Avenue, is a landmark in the historic district. The best design produced by Cairns and Fitchner, a local architectural firm, the Dutton House is elaborate Classical Revival style residence. The house was completed in 1911 at a cost of \$25,000, a sum that now seems unbelievable small. John Dutton was a wealthy businessman who made his fortune, in part, dealing in lumber and turpentine products. Another notable Classical Revival structure is the somewhat smaller Gus Hord House (Photo 19) at 332 West Minnesota Avenue, design that dates from 1914.

One of the most unusual Classical Revival style houses in the district is the Henry DeLand House (Photo 45) at 137 West Michigan Avenue. Built in the 1880s, its present appearance dates essentially from about 1914. Originally a simple two-story wood frame vernacular structure, the building changed ownership a number of times until 1892, when John Stetson purchased the building from H.N. Howey. Stetson, who maintained a large mansion west of DeLand, probably rented the house to university professors or students. In 1903, Stetson sold the house to Charles Farriss, who had been appointed professor of Greek at the University in 1892. Farriss served as the University's interim president in 1904 and 1934, and as vice-president between 1904 and 1938.

Farriss made a number of significant alterations to the building in 1914, transforming the simple house into a large

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Classical Revival structure. The original veranda, which wrapped around the south and east elevations was demolished, the main entrance of the house was relocated to the east elevation, and a colossal portico constructed. The original entrance facing Michigan Avenue was converted into a simple, one-story porch. Peter Lofquist, a local carpenter, supervised the alterations. A variety of other changes were also made to the exterior and interior of the residence. In 1990, the building was rehabilitated by Stetson University to serve as a house museum. Designated the Henry DeLand House, it commemorates the community's founding father and most significant developer.

Although the West DeLand Residential District does not have any full-blown picturesque Queen Anne residences, there are a number of houses in the area that do feature a variety of Queen Anne characteristics and details. Most of these appeared just after 1900. The style emerged nationally in the 1880s and remained popular through the first decade of the twentieth century. The J. Will Gardner House (Photo 70) at 340 West Rich Avenue, was built about 1900. The residence lacks the tower that is characteristic of traditional Queen Anne houses and incorporates many of the Colonial Revival and Classical Revival details typical of later examples of this type of architecture. The massing and irregular plan of the large residence, however, clearly mark it as a product of Queen Anne styling. Gardner, an insurance agent, lived in the house until the 1930s. A similar Queen Anne house is the one at 504 West New York Avenue (Photo 80). Although the house was built in 1909, little is known of its early history. In the 1920s, it became the home of Leo Fugle, a dairyman and citrus grower who served as DeLand's mayor from 1942 to 1949.

Bungalows account for approximately 100 buildings in the district, making it the most common house type in the area after wood frame vernacular. Bungalows first appeared in DeLand around 1910, and most of those found in the West DeLand neighborhood display the end porches, varied exterior fabrics, a low, horizontal profile that characterize the style. One of the earliest bungalows in the district is the J.H. Thorpe House (Photo 60) at 212 Sans Souci Avenue, built around 1912. Thorpe was a local merchant. The Fred McCormick House (Photo 76) at 432 West New York Avenue) was built about 1913. McCormick was an officer in the McCormick Lumber Company.

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Significance

Among the most elaborate bungalows in the neighborhood are the W.C. Watts House (Photo 23) at 510 West Minnesota Avenue, constructed in 1914 and the Raymond Jordan House (Photo 81) at 528 New York Avenue, constructed in the early 1920s. Jordan was a prominent attorney in DeLand. Bungalows are found throughout the district and appear prominently along some streets. Rows of Bungalows line the 300 block of West Wisconsin Avenue (Photo 63), and the 200 block of North Adelle Avenue (Photo 65).

The district contains a small number of Mediterranean Revival style residences, most of them constructed during the 1920s. They range in size and detail from the large house at 310 West Minnesota Avenue (Photo 17) and the Carl Fisher House (Photo 39) at 420 North Clara Avenue to the rather plain small houses at 435 and 441 North Julia Avenue. Built largely during the land boom of the 1920s, the designs of these buildings were based on Spanish Colonial antecedents and the architecture of the Mediterranean basin in Europe.

Non-residential buildings of note in the district include the Trinity United Methodist Church (Photo 54) at 242 North Clara Avenue, built in 1926. The church was designed in the English Gothic style. The masonry vernacular Wisconsin Avenue Elementary School (Photo 64) at 336 West Wisconsin Avenue was constructed in 1925 at a cost of \$92,000. The oldest non-residential building in the district is St. Barnabas Episcopal Church (Photo 62) at 319 West Wisconsin Avenue. The initial structure was completed in 1884 but was modified in 1903, 1923, and 1970. Despite changes made to accommodate the increase size of the congregation over the years and to provide reasonable comfort to those persons attending church, the building retains much of its architectural character.

The bulk of the buildings constructed during the Great Depression of the 1930s were of wood frame vernacular residences similar to the one at 534 North Clara Avenue (Photo 32). Architectural detailing was sparse, and the eaves and rakes were typically held close to the surfaces of residential buildings. The Charles Fisher House, a small Colonial Revival design that has the trappings of a ready-to-assemble house kit, was erected about 1940 at 521 North Florida Avenue (Photo 9). Fisher, a graduate of Yale University, was appointed head of the School of Business Administration at Stetson University in 1930. Development in the historic district came to a virtual halt during World War II, and then resumed in the late 1940s and

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 10

Significance

1950s, when brick and cinder block residences began to fill lots left open from earlier periods.

Conclusion

As demonstrated above, the West DeLand Residential District fulfills the requirements for nomination to the National Register of Historic Places under criterion C in the areas of Architecture and Community Planning. The large residential neighborhood began to develop almost immediately after the city of DeLand was founded and grew in response to the changing economic conditions of the community. Residences were constructed in every decade of the period of historic significance from 1884 to 1942, and a wide variety of architectural styles and types of construction are represented in the district. The neighborhood grew as a series of small planned subdivisions, providing living areas for the constantly growing number of residents that moved to DeLand over the period of more the half a century. Persons that contributed significantly to the development and prosperity of the city of DeLand lived in the district and had a direct hand in shaping the character of the neighborhood.

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National Park Service

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Continuation Sheet

Section number 9 Page 1

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National Park Service

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Continuation Sheet

Section number 9 Page 2

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National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 10 Page 1

Boundary Description & Justification

Verbal Boundary Description

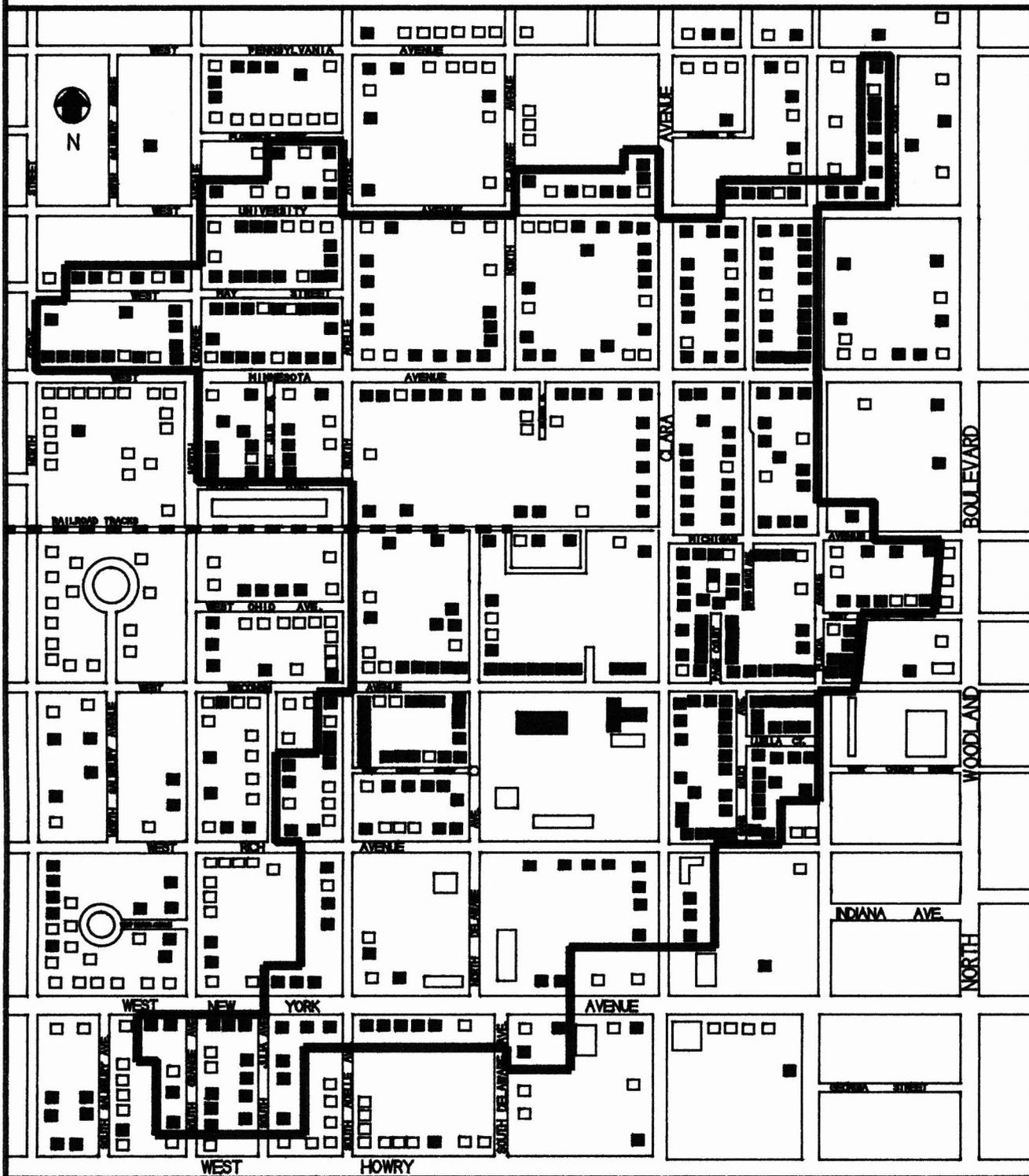
See attached scaled map of the West DeLand Historic Residential District.

Boundary Justification

The boundary encompasses a significant concentration of extant historic resources located west of the historic Stetson University campus and northwest of DeLand's historic commercial district. Those resources and the accompanying geographical region are associated with the early development of Stetson University and DeLand between 1884 and 1942. The boundary follows historic platted streets and subdivision block and lot lines. No significant concentration of historic resources associated with the development of this area are located outside the boundaries as drawn on the map.

WEST DELAND RESIDENTIAL DISTRICT

DELAND (VOLUSIA COUNTY), FLORIDA



KEY:

- CONTRIBUTING BUILDING ■
- NONCONTRIBUTING BUILDING □
- RAILROAD TRACKS — — — —
- DISTRICT BOUNDARY — — — —
- PHOTO NUMBERS ⊙



MAP PREPARED BY
 HISTORIC PROPERTY ASSOCIATES, INC.
 ST. AUGUSTINE, FLORIDA AND REVISED
 BY THE FLORIDA BUREAU OF HISTORIC
 PRESERVATION AUGUST, 1992

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: West DeLand Residential District

MULTIPLE NAME:

STATE & COUNTY: FLORIDA, Volusia

DATE RECEIVED: 10/20/92 DATE OF PENDING LIST: 11/03/92
DATE OF 16TH DAY: 11/19/92 DATE OF 45TH DAY: 12/04/92
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 92001617

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 11/20/92 DATE **Entered in the
National Register**

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA _____
REVIEWER _____
DISCIPLINE _____
DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

CLASSIFICATION

count resource type

STATE/FEDERAL AGENCY CERTIFICATION

FUNCTION

historic current

DESCRIPTION

architectural classification
 materials
 descriptive text

SIGNIFICANCE

Period Areas of Significance--Check and justify below

Specific dates Builder/Architect
Statement of Significance (in one paragraph)

summary paragraph
 completeness
 clarity
 applicable criteria
 justification of areas checked
 relating significance to the resource
 context
 relationship of integrity to significance
 justification of exception
 other

BIBLIOGRAPHY

GEOGRAPHICAL DATA

acreage verbal boundary description
 UTMs boundary justification

ACCOMPANYING DOCUMENTATION/PRESENTATION

sketch maps USGS maps photographs presentation

OTHER COMMENTS

Questions concerning this nomination may be directed to

_____ Phone _____

Signed _____ Date _____



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KATHY GARNER
AGENT
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ST. PETER'S CATHOLIC SCHOOL

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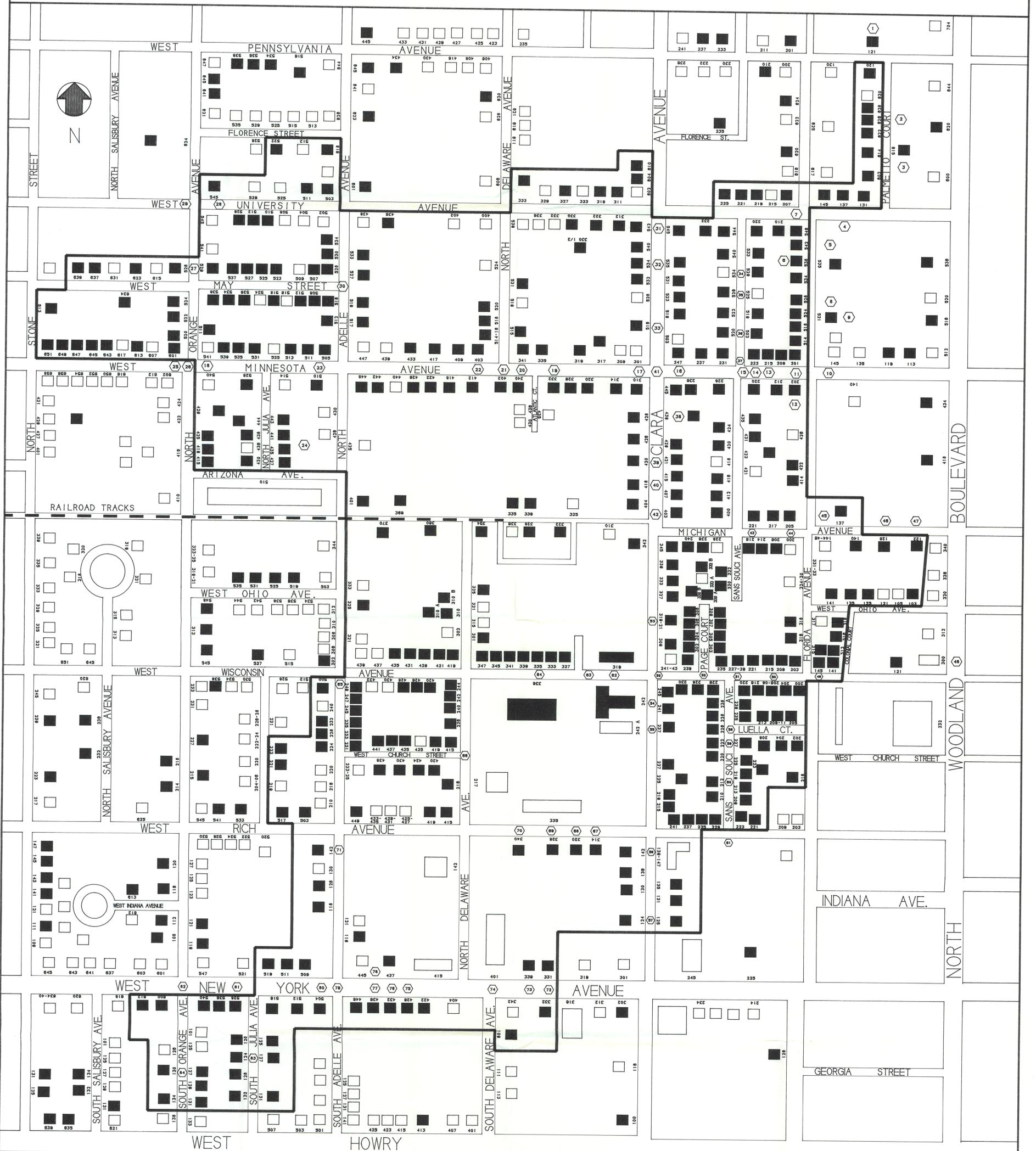
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WEST DELAND RESIDENTIAL DISTRICT

DELAND (VOLUSIA COUNTY), FLORIDA

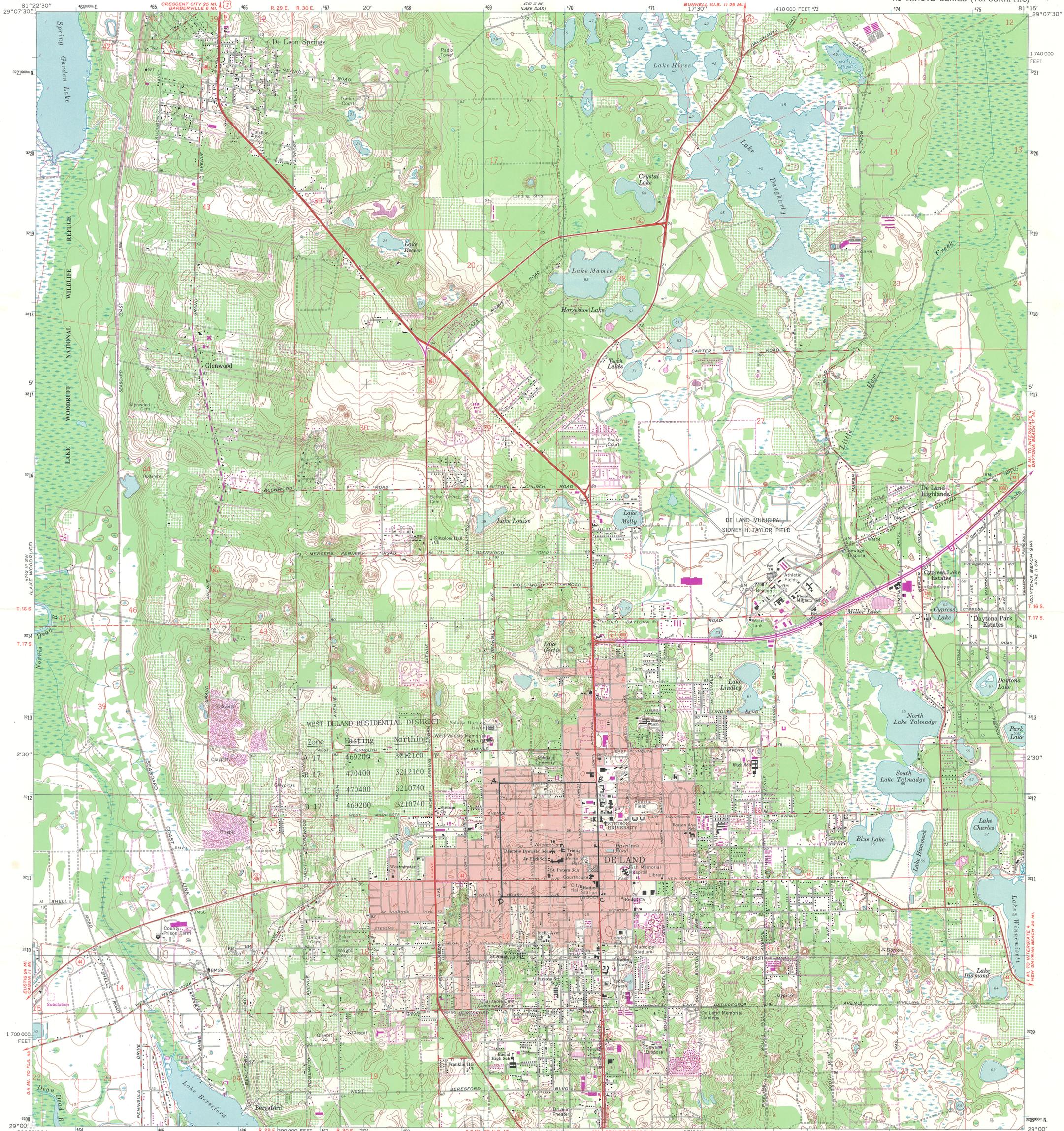


KEY:

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- PHOTO NUMBERS 79



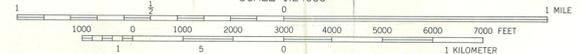
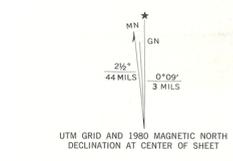
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WEST DELAND RESIDENTIAL DISTRICT

Zone	Easting	Northing
A 17	469200	3212160
B 17	470400	3212160
C 17	470400	3210740
D 17	469200	3210740

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taken 1957. Topography by planimetric surveys 1962 and 1964
Selected hydrographic data compiled from NOS chart 688 (1959)
This information is not intended for navigational purposes
Polyconic projection
10,000-foot grid based on Florida coordinate system, east zone
100-meter Universal Transverse Mercator grid ticks,
zone 17, shown in blue. 1927 North American Datum
To place on the predicted North American Datum 1983
move the projection lines 26 meters south and
18 meters west as shown by dashed corner ticks
Fine red dashed lines indicate selected fence and field lines where
generally visible on aerial photographs. This information is unchecked
Red tint indicates areas in which only landmark buildings are shown



CONTOUR INTERVAL 5 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929
SOUNDINGS IN FEET—DATUM IS MEAN LOW WATER
THE RELATIONSHIP BETWEEN THE TWO DATUMS IS VARIABLE
SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER
THE MEAN RANGE OF TIDE IS APPROXIMATELY 1 FOOT

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FOR SALE BY U.S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

ROAD CLASSIFICATION

- Heavy-duty —————
- Medium-duty ————
- Light-duty - - - - -
- Unimproved dirt - - - - -
- U.S. Route (red shield)
- State Route (white circle)

Florida Engineering Services Corporation
515 North Adams Street
Tallahassee, Florida 32301
904-222-1441
MAP AGENT

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1964
PHOTOREVISED 1980
DMA 4742 III SE—SERIES V847



Revisions in purple compiled from aerial photographs
taken 1977 and other source data. This information not
field checked. Map edited 1980