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

1. Name of Property

historic name Naples Historic District
other names/site number N/A

2. Location

9th Avenue South (north); 3rd Street (east);
street & number 13th Avenue South (south); Gulf of Mexico (west). N/A not for publication
city, town Naples N/A vicinity
state Florida code FL county Collier code 021 zip code 33940

3. Classification

Ownership of Property

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

Category of Property

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

Number of Resources within Property

Contributing	Noncontributing
<u>67</u>	<u>26</u> buildings
_____	_____ sites
_____	_____ structures
_____	_____ objects
_____	_____ Total

Name of related multiple property listing:
N/A

Number of contributing resources previously listed in the National Register 1

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of certifying official

Date

Division of Historical Resources, Florida Department of State
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

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

Andrew Byrne

12/17/87

Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic: Single Dwelling
Commerce: Business

Current Functions (enter categories from instructions)

Domestic: Single Dwelling
Commerce: Business

7. Description

Architectural Classification
(enter categories from instructions)

Bungalow
Colonial Revival
Mediterranean Revival
Other: Frame Vernacular

Materials (enter categories from instructions)

foundation Brick
walls Weatherboard; shingle
Stucco
roof Asphalt
other Wood porch

Describe present and historic physical appearance.

The Naples Historic District is located in the southwestern portion of the City of Naples in Collier County, Florida. The district includes sixty-five historic single family residences, two historic commercial buildings and twenty-six non-contributing buildings. The district developed over a fifty-year period beginning in 1887 and waning about 1937. Development did not occur constantly over this period, but in three periods including the initial settlement from 1887 to 1889, another growth period from 1910 to 1918, and the last from 1922 to 1937. The district is almost exclusively residential in character and is in excellent condition.

The area comprising the district is a portion of a large plat of the "Town of Naples" laid out by the Naples Company in 1887. The plat was an ambitious plan to develop several square miles of land into neatly laid out streets and avenues, with a pier and commercial core at the center. Outlying lots were larger and were planned for fruit and vegetable culture. Development during the first twenty-five years of a rigorous marketing program by original and subsequent owners of the project resulted in a small concentration of homes and businesses surrounding the pier with much of the outer areas being developed only in recent years.

A key element in the development of Naples is the unique feature of its Gulf front beach. Naples is the only major Florida west coast town located directly on the Gulf. The beach forms a key historic and natural link along the western boundary of the district. The beach is essentially a public thoroughfare with many of the largest buildings constructed on a low bluff between Sixth Avenue South and Fourteenth Avenue South. Several structures are, in fact, built in the middle of blocks facing the beach with no direct frontage on the side streets. The development of Naples proceeded along the beach and inward, always with a beachfront focus. For this reason, the beach forms a continuous link between the historic properties of the district along its western boundary.

9. Major Bibliographical References

Previous documentation on file (NPS):

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

See continuation sheet

Primary location of additional data:

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

Specify repository: _____

10. Geographical Data

Acreage of property approx. 50 acres

UTM References

A

1,7	4,1,9 3,2,0	2,8 9,0 8,0,0
Zone	Easting	Northing

C

1,7	4,1,9 8,6,0	2,8 9,0 4,2,0
Zone	Easting	Northing

B

1,7	4,1,9 7,6,0	2,8 9,0 7,9,0
Zone	Easting	Northing

D

1,7	4,1,9 3,9,0	2,8 9,0 1,3,0
Zone	Easting	Northing

See continuation sheet

Verbal Boundary Description

See continuation sheet

Boundary Justification

See continuation sheet

11. Form Prepared By

name/title Gladys Cook, Philip Werndli, Michael Zimny

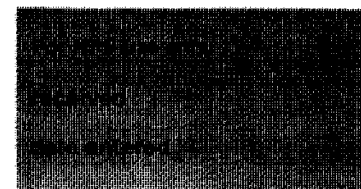
organization Bureau of Historic Preservation date November, 1987

street & number R.A. Gray Bldg, 500 S. Bronough St. telephone (904) 487-2333

city or town Tallahassee state Florida zip code 32399-0250

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The earliest buildings in the district are simple, frame vernacular cottages which exhibit small hints of Queen Anne and Stick style influences. The Haldeman House, located on the beach at Twelfth Avenue South, is typical of these buildings. The house features a long, single side plan with steeply pitched roofs. The gable ends contain turned spindlework and shingled areas. Verandas extend around the house for shade and cooling. Other buildings display board and batten exteriors, such as those at 38 Broad, 53 Broad, and 60 12th Avenues.

Buildings inspired by the Colonial Revival style are also found in the district. The Colonial Revival style developed in America after the turn of the century as a conservative trend associated with the east coast. The style involved the revival of architectural forms from the American Colonial period. Various elements from the Adams, Federal and Georgian styles were combined to create a new style which became popularized by mail order plans and home magazines. In Naples, Colonial Revival buildings are usually three-bay, two-story structures with horizontal wood siding. The buildings at 88 Broad, 15 11th, and 287 11th Avenues are Colonial Revival in inspiration.

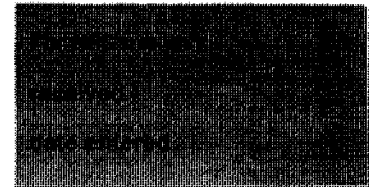
The predominant architectural style in the district is the Bungalow. The Bungalow was a popular style in American residential development during the first part of this century. Several types of bungalows can be identified in the district. The most common bungalow includes a gable parallel to the street and incorporates a shed dormer, often with multi-light casement windows. A veranda or porch is inset under the main roof and is supported by tapered posts. Examples of this type are found at 107 Broad, 110 Broad, 180 Broad, 187 Broad, 245 Broad, 157 11th, and 205 11th.

Another type of bungalow found in the district is characterized by a front-facing gable roof. One or more gables project from the facade over an open porch which is set to one side. These buildings have a narrow plan with a living-dining room combination and kitchen on one half with the bedrooms and bath on the other. Decorative treatment ranges from simple brackets and open eaves to elaborate bargeboards, complex brackets and open lintel systems. A jerkin head roof was also identified. Brick chimneys are characteristic of this type, located on the exterior with small windows flanking the chimney. Examples of this type of bungalow include 44 11th, 210 11th, 223 11th, 230 11th, 244 11th and 256 11th.

Bungalows with a gable placed parallel to the street were also found with a cross gable projecting from the facade of the building over an open porch. This type is almost square in plan with an exterior chimney and exposed brackets. Examples of this variation are found at 207 Broad, 239 Broad, 123 11th, and 231 11th.

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Another revival style that is unusually infrequent in Naples is the Mediterranean Revival. This style generally refers to architectural elements borrowed from the countries surrounding the Mediterranean Sea. It became popular in the late 1910's as part of increased interest in historical styles and elements. In Florida, the style attained widespread popularity through promotional real estate developments, especially during the boom of 1925-26. While the style would be expected to predominate in a platted, speculative development such as Naples, it does not. Naples was developed much earlier than the popularization of the Mediterranean Revival style and most of its historic buildings pre-date the 1925-26 real estate boom, some by several decades.

Two commercial buildings are located in the district: the Mercantile Building at 1177 Third and the Naples Company Building at 1148 Third. The Mercantile Building, now restored, is a masonry vernacular building with a capped parapet and niche with wrought iron balconies. The Naples Building was built in 1922 to serve as offices for the land company. The masonry vernacular building displays a jerkin head gambrel roof unique to the district. The building has been significantly altered through a one-story shingled addition.

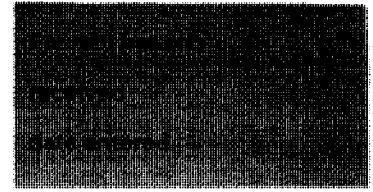
For purposes of the National Register nomination, all buildings that are over fifty years of age are considered contributing. Non-contributing buildings date from the period 1940-60. These buildings were built by the Naples Company, the original development concern, and include several concrete block ranch style homes and apartment buildings. The non-contributing structures do not detract from the overall physical integrity of the district as they are similar in height, scale and massing to the contributing buildings.

The buildings located within the district are in excellent, well-maintained condition. The integrity of the district faces development threats from commercial encroachment and insensitive remodeling of residential structures. The commercial core of the old section is an anomaly to the area, yet the scale and well-defined borders provide a convenient, urban content to the area, as well as maintain the integrity of the historical development pattern which included a pier surrounded by houses and a small commercial area.

The district was delineated as a result of an historic and architectural survey sponsored by the City of Naples. The survey involved the systematic location, identification and evaluation of structures dating to the historic period, generally relating to development prior to 1930. Field analysis, historic research and photography were employed to identify the district and delineate its boundaries.

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NAPLES HISTORIC DISTRICT RESOURCES INVENTORY

CONTRIBUTING RESOURCES

Broad Avenue South

38
43
50
53
75
88
91
107
110
131
151
165
180
187
207
239
245

Tenth Avenue South

32
112
132
144
149
163
215
255
263
264
273
290

Eleventh Avenue South

12
15
44
88
111
123
157
175
205
210
223
230
231
244
255
256
269
272
281
287

Gulf Shore Boulevard

926
1037
1111
1144

Second Street South

1180
1188

Third Street South

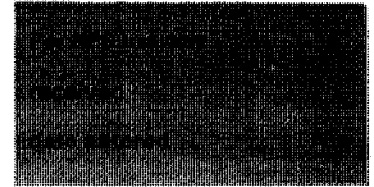
1148
1177

Ninth Avenue South

40

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NAPLES HISTORIC DISTRICT RESOURCES INVENTORY
continued

CONTRIBUTING RESOURCES
(cont'd)

Twelfth Avenue South

71
95
111
137

Thirteenth Avenue South

55
140-736

NON-CONTRIBUTING RESOURCES

Gulf Shore Boulevard

1050
1065
1075
1120
1186
1295

Ninth Avenue South

66
75
92

Tenth Avenue South

150
187
232
240
241

NON-CONTRIBUTING RESOURCES
(cont'd)

Eleventh Avenue South

35
66
99
130
162
173
186
255
284

Twelfth Avenue South

57
163

Thirteenth Avenue South

88

Contributing Resources:

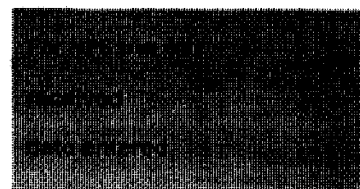
67 buildings (72%)

Non-Contributing Resources:

26 buildings (28%)

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Charles Adams, Disston's agent in Florida, retained William J. Loper and three companions to survey the Disston holdings south of Ft. Myers in 1886. Loper recorded the characteristics of the land recommending that the land was good for truck gardening and tropical fruits. Eventually Adams purchased 3,712 acres for himself but he did not retain the land long.

A few weeks before Adams purchased the land from Disston, several prominent Tallahassee residents formed the Naples Town Improvement Company. The company included the Secretary of State, Jim Lovick Crawford, Dr. C. L. Mitchell, State Commissioner of Lands and Immigration, Edward Lewis, a member of Florida's oldest banking family, Robert T.J. Munroe, George Saxon, John A. Graham, William N. McIntosh, Jr., James Munro and Aaron Levy. On November 10, they purchased the Adams property for twice the price he had paid and acquired additional acreage from William and Mary Rawls bringing their holdings to 4,276 acres. By August 1887 a plat of Naples was filed with the county. During the spring months preceding the filing, the company actively promoted the property through salesmen who fanned out around the country to secure settlers. By May 1887, 252 lots were sold at a cost of ten dollars apiece. In June of that year, another 267 acres were sold to investors and prospective settlers.

The holdings of the Naples Town Improvement Company were also expanded and changed in 1887. Dr. Harris sold his acreage to the company at a loss in May. Two partners, William McIntosh and John Graham, sold their undivided half-interests in a seventy-acre block consisting of present downtown Naples to the company. Charles Adams sold the board an additional 5,050 acre tract south of Gordon's Pass. In 1887, the offices of the company were relocated from Jacksonville to Orlando where R.G. Robertson became the Acting President and General Manager.

Robinson was destined to change the makeup of the company and its backers. A Kentuckian, Robinson had successfully developed the business near Orlando at Zellwood. Robinson was well-connected with several Kentuckians and was able to get articles placed in the paper promoting Naples and Florida in general. Soon a group of investors were involved in the project, including General John S. "Cerro Gordo" Williams, a Kentucky war hero and U.S. Senator. By the end of the year, he had purchased over 110 lots for himself and Walter N. Haldeman, owner and publisher of the Louisville Courier-Journal.

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The company was reorganized in late 1887 as the Naples Company. It was headed by General John Stuart Williams, President, and R.G. Robinson, Vice President. The Board of Directors were replaced with new members from Louisville, including Bennett H. Young, a lawyer, writer and president of the Louisville-Southern Railroad and several other companies; William T. Grant, a Louisville tobacco merchant; Charles D. Pearce, Vice President of the Louisville Courier-Journal and Walter Haldeman who was the majority stockholder.

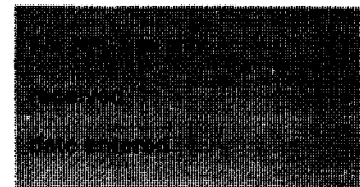
With the reorganization of the company completed, the real development of Naples began in 1888. The company acquired the steamship "Fearless" in January and the following February 14 the investors gathered in Naples to start the new project promising "to spare neither money, time nor work to boom their town." The first project was the development of a small hotel which was started at the end of February about two hundred yards from the beach. The carpenters and laborers were housed in tents and palmetto huts. The hotel was completed by April and G. Brockman was hired to operate the facility.

Naples developed in a pattern similar to many communities in Florida. In April 1888, it was designated a post office. The company issued a thirty-page booklet about Florida and Naples. Construction of more facilities and houses began. A small office and general store were built and a contract was let for the construction of three tabby cottages. One example of this construction is Palm Cottage which has been restored and is operated as a house museum. The house was built for Marse Henry Watterson. General Williams also had a house completed near the beach in 1888. By July 1888, six residences were constructed for winter homes and several others were under contract. Four streets had been cleared of dense underbrush and spread with shell for a surface. The main roads were lined with foot paths and Royal palms transplanted from the Everglades. The Company started the construction of two 400-foot wings onto the original hotel. During the same period, a 600-foot pier was constructed to provide a good dock facility for the steamers in the hope that trade with Cuba and other lucrative Gulf markets would be established. The intensive construction activity outstripped the company's capital and it was forced to issue additional stock and borrow heavily to complete the project.

The opening of the hotel in 1889 was a much publicized affair but only brought twenty people to the town. Land sales were slow and the company was spending tremendous capital in its development. A plan was launched to establish a railroad from Punta Gorda to Naples but this failed as money became short and the company fell deeper and deeper into debt. Financial problems finally caught up with the company and it was sold at auction to Walter Haldeman. The Haldeman family took over its holdings in Naples and for the next thirty years visited the small town with friends as it developed slowly but remained an isolated community.

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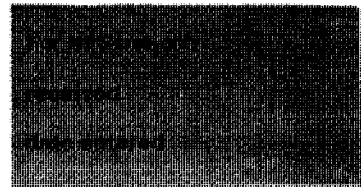
Prospects for development of Naples were not renewed until 1913 when the Haldeman heirs transferred their Naples holdings to the Naples Development Company. The new company was headed by Ohio businessmen E.W. Crayton and J. S. Ralston of Columbus, J. K. Hammil of Newark and George Cassingham of Coashocton. Crayton was the leader of the group and would eventually bring roads, railroads, and a golf course to the small settlement. A forty room addition to the Naples Hotel was added in 1916 and transportation to the area by bus from Fort Myers was begun. It was during this period that many of the buildings located in the Naples district were constructed. The pre-World War I days were an important period of expansion in Florida which was not so much characterized by housing sales as by libraries, schools, and parks.

John Jones purchased the controlling interest in the company in 1922. Jones and Crayton installed the first central electric power plant about 1922, thus replacing the Delco systems which homeowners had used for their lights. The partners also took the first steps toward the establishment of a central water system and constructed the Naples Company building which still stands. An article in the March 30, 1925 Fort Myers News Press spoke of Naples on the Gulf as "more than a beauty spot -- a city" and advertisements in that paper claimed "Everybody should pay a visit to Naples...to enjoy fishing from the Naples Pier, the Naples Hotel" and the comforts provided by a "lighting plant, laundry, new wells, golf courses and new tennis courts." The Collier County News ran a front page article on September 1, 1927 proclaiming the advantages Naples offered to its residents. The article reported Naples to be "the Palm Beach of the Florida West Coast" and also noted that "Naples is a resort fit for princes, a region of paramount beauty and a real deluxe quality."

The town was incorporated with Speed S. Manefee as its first mayor. Crayton served as President of the Town Council. The first action of the Council was to designate Room S-6 of the Naples Company Building as the Town Hall of Naples. At its December 4, 1925 meeting the Council passed an ordinance for planning and zoning the Town of Naples. This action is probably responsible for protecting the character of Naples over the years, including maintaining the old commercial district in what was to become a predominantly residential neighborhood. The Town Council utilized its first tax receipts to begin paving the dirt streets with shell and connecting the town grid to Tamiami Trail to the east of town. Street lights were installed in 1927, at a cost of \$1000 for the first twenty lights. The town jail was completed in 1927.

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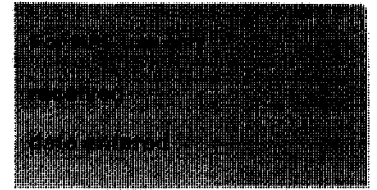
The collapse of the Florida boom and the 1926 hurricane resulted in a decline in activity in the community. In 1928, the Tamiami Trail was completed. Transportation was further improved with the completion of the Atlantic Coastline Railway and the Seaboard Airline Railway within ten days of each other in 1927. Naples waited for its boom to come in the 1930's and more importantly after World War II when many discovered the value of the area as a resort and fisherman's paradise.

Historic construction within the Naples Historic District relied on the availability of local materials and labor, yet the surviving structures also display the influence of established architectural styles. The lack of transportation facilities encouraged the use of local building materials. Concrete tabby was used as a foundation material as well as general construction material. Board and batten siding was relatively common in Naples, as was the use of local quarried oolitic limestone for chimneys and walls. The simple, indigenous construction found in the district is a significant factor in evaluating the built environment of this community which relates closer to the Everglades than to other contemporary communities in Florida such as Punta Gorda and Fort Myers. The district includes scattered examples of the Bungalow, Colonial, and Mediterranean Revival styles, although the predominant architectural form within the district is frame vernacular.

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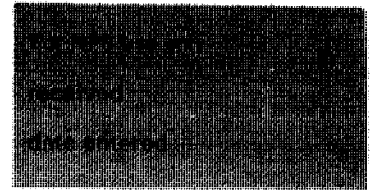
Naples Company Brochure, "Naples, Florida," 1888.

Tebeau, Charlton W. Florida's Last Frontier: The History of Collier County. Coral Gables: University of Miami Press, 1957.

Town of Naples. Town Council Minutes, April 13, 1925; March 5, 1926; June 3, 1927; June 24, 1927.

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Continuation sheet 10

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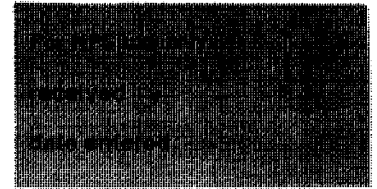
Page 2

NAPLES HISTORIC DISTRICT — VERBAL BOUNDARY DESCRIPTION

Begin at the high tide water mark of the Gulf of Mexico at the northwest corner of block 11, tier 1, thence east to the northwest corner of block 11, tier 2, thence south to the southwest corner of said block, thence east to the southeast corner of lot 14, block 11, tier 2, thence north to the northeast corner of said block, thence east to the northwest corner of lot 13, block 11, tier 3, thence south to the northwest corner of lot 13, block 8, tier 4, thence east to the northeast corner of lot 13, thence south to the southeast corner of lot 13, thence west to the northeast corner of lot 1, block 8, tier 3, thence north to the southeast corner of lot 1, block 8, tier 3, thence west to the east side of Second Street, thence south to the southwest corner of lot 18, thence west to the southwest corner of Block 8, tier 3, thence south to the northwest corner of block 7, tier 3, thence west to the northeast corner of lot 10, block 7, tier 1, thence south to the southwest corner of lot 10, block 6, tier 1, thence west to the high water mark of the Gulf of Mexico, thence north to the point of beginning.

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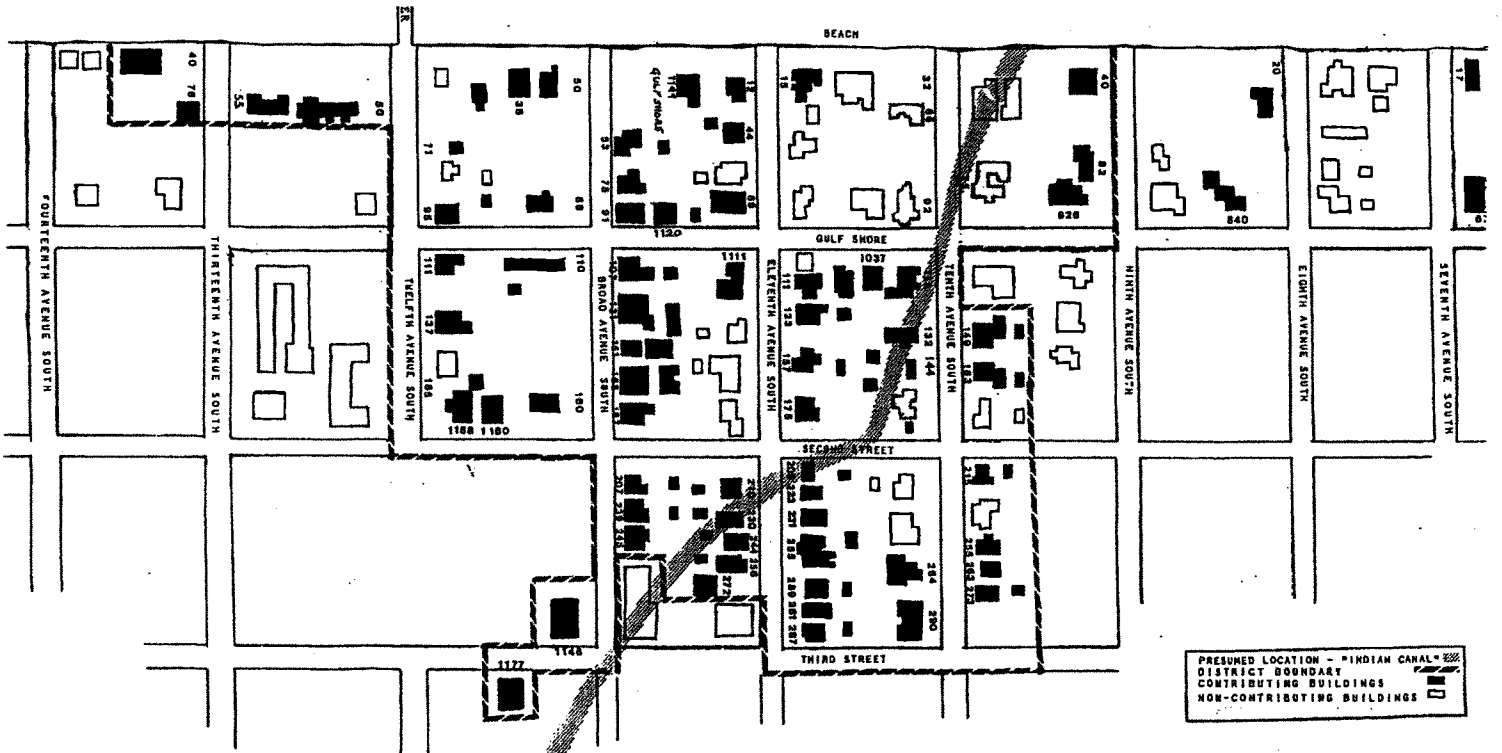
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NAPLES HISTORIC DISTRICT -- BOUNDARY JUSTIFICATION

The boundaries of the Naples Historic District are drawn to include the highest concentration of buildings dating from the historic development of the district, i.e., 1887-1937. The northern boundary of the district is delineated by modern residential construction which has occurred north of Ninth Avenue South. The eastern boundary of the district is clearly defined by contemporary commercial construction along the east side of Third Street. The southeastern boundary is drawn to include two historic commercial buildings, the Mercantile Building (1177 Third Street) and the Naples Company Building (1148 Third Street). This unusual configuration is justified through the historic significance of these buildings within the context of the district. The southern boundary of the district includes the individually listed Palm Cottage on the north side of Twelfth Avenue South. Large scale contemporary apartment buildings south of Twelfth Avenue South define this edge of the district. The Gulf of Mexico provides a natural boundary for the western edge of the district.



**NAPLES
HISTORIC
DISTRICT**

**FLORIDA
PRESERVATION
SERVICES**

P.O. Box 13892
TALLAHASSEE, FL 32317

United States Department of the Interior
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Naples Historic District Collier County, FLORIDA
87002179

ADDITIONAL DOCUMENTATION APPROVED

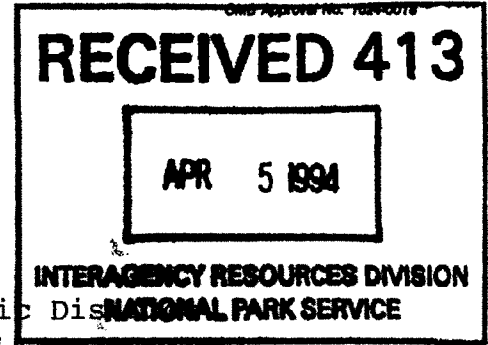
Guy M. Sapsley 5/18/94

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Naples Historic District



LIST OF CONTRIBUTING PROPERTIES

Broad Avenue South

- 38
- 50
- 53
- 75
- 88
- 91
- 107
- 110
- 131
- 151
- 165
- 180
- 187
- 207
- 239
- 245

Tenth Avenue South

- 32
- 112
- 132
- 144
- 149
- 163
- 215
- 255
- 263
- 264
- 273
- 290

Eleventh Avenue South

- 12
- 15
- 44
- 88
- 111
- 123
- 157
- 175
- 205
- 210
- 223
- 230
- 231
- 244
- 255
- 256
- 269
- 272
- 281
- 287

Gulf Shore Boulevard

- 926
- 1037
- 1111
- 1120
- 1144

Second Street South

- 1180
- 1188

Third Street South

- 1148
- 1177

Ninth Avenue South

- 40
- 62

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Naples Historic District

LIST OF CONTRIBUTING PROPERTIES (CON'T)

Twelfth Avenue South	Thirteenth Avenue South
50	40
71	55
95	76
111	
137	

LIST OF NON-CONTRIBUTING PROPERTIES

Gulf Shore Boulevard	Eleventh Avenue South
1050	35
1060	66
	99
	130
Tenth Avenue South	162
55	186
66	
75	
92	Twelfth Avenue South
150	57
187	185
232	
240	
241	

Total properties Contributing: 67, Non-Contributing: 19