



900

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

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

1. Name of Property

historic name TREASURE HAMMOCK RANCH FARMSTEAD

other names/site number Sexton Ranch; FMSF# IR01040

2. Location

street & number 8005 37th ~~7th~~ Street N/A not for publication

city or town Vero Beach, vicinity

state FLORIDA code FL countv Indian River code 061 zip code 32966

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.)

Barbara C. Mattick / DSHPO 10/18/2013
Signature of certifying official/Title Date

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

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

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

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

Edson H. Beall
Signature of the Keeper

12-11-13
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply)

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

Category of Property

(Check only one box)

- buildings
- district
- site
- structure
- object

Number of Resources within Property

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

| Contributing | Noncontributing | |
|--------------|-----------------|------------|
| 1 | 0 | buildings |
| 0 | 0 | sites |
| 1 | 0 | structures |
| 2 | 0 | objects |
| 3 | 0 | total |

Name of related multiple property listings

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

AGRICULTURE/Animal Facility/Outbuildings

TRANSPORTATION/Bridge

Current Functions

(Enter categories from instructions)

AGRICULTURE/Animal Facility/Outbuildings

TRANSPORTATION/Bridge

7. Description

Architectural Classification

(Enter categories from instructions)

NO STYLE/Wood Frame Construction

Materials

(Enter categories from instructions)

foundation Wood

walls Wood

roof Metal

other

Narrative Description

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

8. Statement of Significance

Applicable National Register Criteria

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

- Criteria A, B, C, and D with checkboxes and descriptions.

Criteria Considerations

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

Property is:

- Criteria A through G with checkboxes and descriptions.

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):

- Documentation checkboxes: preliminary determination, previously listed, designated landmark, recorded by Historic American Buildings Survey, recorded by Historic American Engineering Record.

Areas of Significance

(Enter categories from instructions)

AGRICULTURE

ARCHITECTURE

Period of Significance

1941-1963

Significant Dates

1941

1963

Significant Person

Sexton, Waldo E.

Cultural Affiliation

N/A

Architect/Builder

Arch: Unknown

Blder: Sexton, Waldo E.

Primary location of additional data:

- Location checkboxes: State Historic Preservation Office, Other State Agency, Federal agency, Local government, University, Other.

Name of Repository

#

10. Geographical Data

Acreage of Property 2.5

UTM References

(Place additional references on a continuation sheet.)

| | | | | | | | | | | | | | | | |
|---|------|---|---------|---|---|---|---|---|----------|---|---|---|---|---|---|
| 1 | 1 | 7 | 5 | 4 | 9 | 7 | 0 | 3 | 3 | 0 | 5 | 9 | 9 | 2 | 5 |
| | Zone | | Easting | | | | | | Northing | | | | | | |
| 2 | | | | | | | | | | | | | | | |

| | | | | | | | | | | | | | | | |
|---|------|--|---------|--|--|--|--|--|----------|--|--|--|--|--|--|
| 3 | | | | | | | | | | | | | | | |
| | Zone | | Easting | | | | | | Northing | | | | | | |
| 4 | | | | | | | | | | | | | | | |

See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Shawn Sexton/W. Carl Shiver, Historic Preservationist

organization Florida Bureau of Historic Preservation date September 2013

street & number 500 South Bronough Street telephone (850) 245-6333

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 Ralph W. Sexton

street & number 8005 37th Street telephone (772) 562-6606

city or town Vero Beach state Florida zip code 32966

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

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

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 1 TREASURE HAMMOCK RANCH FARMSTEAD
VERO BEACH, INDIAN RIVER COUNTY, FLORIDA
DESCRIPTION

SUMMARY

The 2.5-acre Farmstead, which is part of the 610-acre Treasure Hammock Ranch, also known as Sexton Ranch, includes 10 contributing resources constructed or modified from 1941 to 1953. Contributing resources include the wooden bridge to the barnyard, the enclosed cow pens, a wooden runway, wooden squeeze chute, a scale, a loading ramp, butchering pen, and a round concrete watering trough. Notable in the cow pens is the wooden framed "Sexton" gate comprising a pivot post, ground anchor swung between two posts. The barn, cow pens and accompanying structures comprise the functioning "farmstead complex" of the cattle operation, providing facilities for handling, treating, receiving and selling livestock. The scales is an asset for determining the value of the cattle, and the butchering pen was used for processing slaughtered cattle. The barn was at one time used both as a dwelling place for the ranch foreman and for the storage of feed, equipment, and stalls for horses. All of the components of the farmstead contained within the perimeter board fencing are considered part of a single structure, just as if they were found within a single building whose rooms and other divisions are devoted to a single industrial agricultural process. These include all phases of the management of cows and their offspring.

SETTING

The Treasure Hammock Ranch Farmstead is found about eight miles west of downtown Vero Beach, the county seat of Indian River County. Ringed by citrus groves, cattle ranches and the Atlantic Ocean, Indian River County is centrally located 70 miles south of the Kennedy Space Center and 135 miles north of Miami. The county's 543 square miles contain beaches, groves of Indian River oranges and grapefruit, immaculate oceanfront estates and riverfront communities. The entrance to the Treasure Hammock Farmstead is found on 82nd Avenue just north the intersection with 37th Street. The ranch is located in rural Indian River County and is part of the headwaters of the St. Sebastian River which runs north to the town of Grant, where it joins the Indian River Lagoon. It is in the southern portion of the St. Sebastian River Water Improvement District, a 10,000-acre reclamation project created in 1927. The ranch was originally part of a large complex of privately owned ranches along Ranch Road (82nd Avenue), first developed by tomato farmers who cleared, ditched and installed wells following much timbering and clearing of the stands of pine that articulated the region. These areas were soon replaced by citrus after the 1959 freeze, bringing about conversion to this more intense agricultural land use.¹ Only recently, following the demise of the Indian River citrus industry, has much of the surrounding landscape changed back to cattle production and a small, largely fallow remnant of its former land use.

The soils of the Sexton Ranch range from well-drained to calcareous and fine loamy sands with small isolated, jurisdictional wetlands located throughout. Urbanization has encroached and enlarged within the Urban Service Boundary (currently a mile distant to the east, and several miles away to the south of the ranch which is situated

¹ Ralph W. Sexton, Interview (from a transcript dated: June 2012, "History of Treasure Hammock Ranch.")

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 2

TREASURE HAMMOCK RANCH FARMSTEAD
VERO BEACH, INDIAN RIVER COUNTY, FLORIDA
DESCRIPTION

in an AG-1 CLUP land use designation (1 dwelling /5 A.), which has seen modest settling since establishment of the ranch. Currently fewer than 10 non-family households are located within a mile of the ranch.

The terrain of the 610-acre ranch is flat, open, and sparsely wooded with remnant yellow pine slash, long leaf and hybrids of the two, from formerly large stands timbered over in the 1920s intermixed with mature cabbage palm and strangler fig, live and laurel oaks. Attenuating many of the open, improved pastures of bahia grass (introduced in 1952) are small, isolated, wetlands found throughout the ranch, some of which are grown with black gum, pond cypress and wetland species of plants. Nearby hammocks surround the farmstead complex, comprising stands of young cabbage palms, oaks, guavas, and pines. In the distance stand more of the same sparsely wooded areas and open stands of bahia grass in cross-fenced and rotationally grazed pastures.

PHYSICAL DESCRIPTION

The pastures and divisions of the entire ranch are bordered with 5-strand barbed wire fences, mostly paralleled and bounded by ditches and sub-ditches of the St. Sebastian Special Improvement District. Ditches have articulated and drained the landscape for over 85 years; thus, the pastures, boundaries and structures of the ranch are located within a grid of trees and foliage arrayed along these ditches in the manner of hedgerows. The barnyard and cow pens of the farmstead are located in a long, narrow sector along the Lateral "C" canal, constructed close to the original ditch bank for the advantage of drainage and resulting higher ground of that proximity. The roofed structures of the farmstead are covered in 5-V crimp metal, the same material that was used prior to the three 2004 hurricanes² that stripped most of the roofs in the compound, which were originally framed in lightered poles and heart pine and cypress-sized timbers and sheathed with pecky cypress paneling. The cow pens were built with railroad cross-ties and lightered posts and cypress and lightered boards, some of which are still extant to this day. Most of these original timbers, however, have been replaced with pressure treated yellow pine boards and posts. None of the timbers in the entire complex have ever been painted.

Bridge, Ranch Road (82nd Avenue)

A bridge over the Lateral C Canal (Photos 1-3) built of lightered posts, creosote pine stringers, beams, deck and runners was installed upon purchase of the west side of the Ranch c. 1943.³ The original pilings are still in place but the deck, runners, and a few structural members have been replaced over the ensuing 70 years. The bridge provides access between western and eastern halves of the ranch which facilitates separating calves and cows during heifer weaning and development. The entrance to the east pasture is found directly across 82nd Avenue (Ranch Road) from the bridge. Heifers are parted from the cows, held in the pens of the farmstead for five days, taught to eat feed and establish a herd instinct, then driven across the bridge to the pasture where they

² Hurricanes Charley, Frances and Ivan burst through the state in the space of four weeks.

³ Ibid.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 3

TREASURE HAMMOCK RANCH FARMSTEAD
VERO BEACH, INDIAN RIVER COUNTY, FLORIDA
DESCRIPTION

are fed for 120 days, until they reach puberty, and are bred to produce calves. These heifers separated from the herd are called "cull cows."

Ranch Road and the canal are the primary dividers between the east and west sides of the ranch for as many as four herds of cattle. This has been the case since the inception of the ranch. The road provides access for herds on the other side of the canal to enable a balance of the supplies of grass between the different sectors of the ranch. Heifers are kept in the east side pastures where their nutrition requirements associated with their stage of development can be addressed separately from the main mature herds. During the herding of cattle on Ranch Road, from one side of the ranch to the other, riders on horses are posted along the still unpaved road to control the cattle and stop automobile traffic, as has been done for 70 years.

The Barn

A two-story pecky cypress, metal-roofed barn (Photos 3-6), constructed 1942-1943, originally contained a residence on the second floor for ranch overseers and their families. The second floor was also used for the storage of feed, tools, riding tack (saddles and reins) and supplies. No longer extant are the exterior stairs on the north elevation and the cantilevered balconies on the east and south elevations that rotted away over the years. The ground level is used for the storage of farm equipment and stalls for horses. The barn is pole framed with a conventionally framed roof. Half the barn was restored in 2007-2008, re-paneled in cypress, and re-roofed in 2007-2008. Plans are underway to restore the eastern half of the barn, comprising a feed room, living quarters, and tool room.

Cattle Scale

The Fairbanks Company Cattle Scale (Photos 7-10) was installed in its shed which was constructed in 1943 and improved in the early 1950s.⁴ The scale was originally set on crossties, installed beneath a roofed cover constructed of lightered posts and cypress framing and a roof sheathed in pecky cypress boards and covered with a corrugated metal roof. A new foundation was poured and set in 1951, and the scale box was further improved in the mid-1960s by replacing the swinging gates with sliding gates to better confine the cattle. A short chute and head catch was added, connecting to the loading ramp for the loading and unloading of livestock onto and off of trucks. The post-2004 hurricane restoration of the scale shed included new corner posts and a new roof framed and extended over the chute and head catch area to protect cattle and people from the rain. A new V-crimp metal roof replaced the old corrugated metal roof which had been blown off by the storm. The scale has been in use almost since the founding of the ranch to determine the value of the livestock, which is bought and sold by the pound. The scale is also used to judge the quality of every calf produced on the

⁴ Ralph W. Sexton Interview: From a transcript dated: June 2012, "History of Treasure Hammock Ranch."

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 4 TREASURE HAMMOCK RANCH FARMSTEAD
VERO BEACH, INDIAN RIVER COUNTY, FLORIDA
DESCRIPTION

ranch each year. The scale has been a community resource in the county, serving the Youth Livestock Association for the annual Indian River County Fair weigh-in of both cattle and hogs for many years.

Pens, Runway, Squeeze Chute, Gates

The original cow pens were built in 1943 by Waldo Sexton. The front gate of the main pen (Photos 11-12) was located upon a hewn "lightered" post, upon which the gate swings to this day.⁵ The individual pens are bounded and divided with post and board fences made of cypress, "lightered" and heart yellow pine harvested on the ranch. Each pen is accessed through swinging post gates based on the design of those Waldo Sexton had seen when he was growing up on farms in Indiana.⁶ They are hung between two posts and suspended from above. The gate posts were originally grounded upon lightered stumps, but were later set on buried foundation piers, and more recently set in poured concrete pillars and the gates attached to the main pivot post by metal pins. The cow pens were enlarged and further divided around 1952.⁷ The improvements to the pens came in an effort to create more capacity and sorting capability for the ranch herds and to further hold and direct calves into the scale for the weighing and grading programs for recordkeeping functions.

Round Watering Trough

Round watering troughs (Photo 13) were constructed of poured concrete in all three sectors of the ranch from slip forms used at the original Vero Beach Dairy founded by Waldo Sexton and established in the early 1920s to construct grain and haylage⁸ silos for the dairy. The troughs made, c. 1941, are approximately 14 feet in diameter, 42 feet in circumference, 24 inches deep and are located next to artesian wells found throughout the ranch to provide water for the cattle. They were constructed without internal steel due to its scarcity during World War II and required metal bands mounted to keep the walls intact. There are eight of these troughs located throughout the ranch.

Near the center of the pens is a work shed (Photo 14) which is connected to the wooden squeeze chute (Photos 15-17). Originally introduced by Waldo Sexton, the construction was improved upon⁹ by Ralph Sexton, who constructed the pit and cover arrangement whereby the boards of the head gate are free to fall and rise in the opening and closing of the chute. This enabled the cow to step out across a covered platform when it is released. The east chute wall pivots inward to enclose a narrower space for smaller animals and to apply

⁵ Ralph W. Sexton, Interview: From a transcript dated: June 2012, "History of Treasure Hammock Ranch."

⁶ Ibid.

⁷ Ibid.

⁸ Haylage is a forage made for horses from grass that is cut earlier than hay, turned until the correct dry matter is achieved and then sealed in plastic.

⁹ Ralph W. Sexton, Interview: From a transcript dated: June 2012, "History of Treasure Hammock Ranch."

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 5

TREASURE HAMMOCK RANCH FARMSTEAD
VERO BEACH, INDIAN RIVER COUNTY, FLORIDA
DESCRIPTION

pressure to larger animals. The arrangement provides greater access to the captured livestock for inoculations, treatments and surgery with removal of the metal pipes from the side panels of the chute. The head gate comprises two boards worked by a lever that operates the chute both in catching and releasing each animal. A wooden runway that holds approximately 12 to 15 mature cattle or 18 to 24 calves connects the crowding pen to the head catch through two sliding wooden gates hung on rolling metal tracks. The wooden squeeze chute has largely maintained its original 1943 construction, with improvements made in the early 1950s and requiring occasional routine replacement of broken or worn components. In the mid 1960s, a cover was built over the runway and chute to provide shade and shelter for both men and livestock. Overhead lights were installed 25 years later.

Butchering Pen and Dipping Vat

At the south end of the complex is the butchering pen and the dipping vat which were constructed at the same time (Photos 18-23). They are connected by a set of stairs at the east end of the vat which is used by the cattle to climb out of the vat through a small gate into the butchering pen, where they could stand before being turned out into the cow pens. The cattle were allowed to stand to dry off and allow the dip liquid to flow back into the vat. The floor of the butchering pen was pitched toward the mouth of the vat to help drain the liquid. The vat was created from forms using pecky cypress boards into which the concrete was poured. The boards were then mounted on the sides of the vat, above the concrete sill to keep cattle contained upon entering and exiting the vat. The imprints of the boards can be seen in the concrete walls. The roof is framed and stripped in cypress and was originally covered with corrugated metal instead of the newer V-crimp metal.

In the early 1900s, Texas fever tick entered Florida with cattle from other states. By the 1920s, the Florida State Livestock Board made it mandatory for ranchers to construct vats and dip cattle in an arsenic solution every two weeks. The fever resurfaced in 1935 and 1960, resulting in intense eradication programs implemented by Florida's Department of Agriculture.¹⁰ According to Ralph Sexton, "Waldo Sexton built the dipping vat and the butchering pen in 1943 at the same time he was constructing the cattle pens. "The dipping vat was used only about a year after it was built. Back then, DDT came in powder form and Waldo figured out you could put it in a grove sprayer and spray the cows, a method that he used from then on."¹¹

The butchering pen features gates on the north and south ends. The animal to be slaughtered was driven into the pen through the north gate, and the hoisted carcass was loaded on a vehicle backed through the open south gate to the edge of the pen. A sliding track runs the length of the underside of the roof ridge for this purpose. The floor of the butchering pen is incised with grooves to allow the blood and offal to flow into the dipping vat

¹⁰ Florida State Livestock Sanitary Board, Tick eradication administration files, 1960-1961, <http://dhis.dos.state.fl.us/barm/rediscovery/default.asp?IDCFfile=/fsa/DETAILSS.IDC,SPECIFIC=479626,DATABASE=SERIES>.

¹¹ Ralph W. Sexton, Interview (from a phone conversation: 3/11/2013)

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 6

TREASURE HAMMOCK RANCH FARMSTEAD
VERO BEACH, INDIAN RIVER COUNTY, FLORIDA
DESCRIPTION

and as a conduit for washing the pen after butchering had taken place. The roof and supports rest upon a pole framed foundation with open board walls on the east and west elevations and, together with the dipping vat, comprise the south end wall boundary of the cow pens. These structures, like the rest of the complex, were constructed of hand-hewn timbers. The other two notable features of the penned area are the fenced alleyway to the squeeze shoot (Photo 24) and the crowding pen near the dipping vat (Photo 25).

LIST OF BUILDINGS AND STRUCTURES

| <u>Resource</u> | <u>Number</u> | <u>Year</u> | <u>Status</u> |
|-----------------------|---------------------|-------------|------------------------|
| Barn | 1 | 1943 | Contributing Building |
| Bridge | 1 | 1943 | Contributing Structure |
| Butchering Pen | 1 | 1943 | Contributing Structure |
| Cow Pens with Gates | 1 (whole enclosure) | 1943 | Contributing Structure |
| Loading Chute | 1 | 1943 | Contributing Structure |
| Dipping Vat | 1 | 1943 | Contributing Structure |
| Wooden Runway | 1 | 1943 | Contributing Structure |
| Round Watering Trough | 1 | 1941 | Contributing Object |
| Shed, Head Catch | 1 (whole enclosure) | 1943 | Contributing Structure |
| Scale | 1 | 1942 | Contributing Object |
| Wooden Squeeze Chute | 1 | 1943 | Contributing Structure |

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 1

TREASURE HAMMOCK RANCH FARMSTEAD
VERO BEACH, INDIAN RIVER COUNTY, FLORIDA
SIGNIFICANCE

SUMMARY

The Treasure Hammock Ranch Farmstead is significant at the local level under Criterion A in the area of Agriculture/Subsistence as the headquarters of an active major cattle ranching operation in Indian River County, Florida. The barn, cow pens, scale, wooden squeeze chute, dipping vat, butchering pen and feed shed are part of a much larger 610-acre complex that includes many other assets of pasture, wetlands, fences, plants and wildlife. Still in operation today, the Sexton Ranch provides not only a historical context and resource for the people of Florida but also is a working, sustainable example of an agricultural complex of an industry that is crucial to this state. The period of significance extends from 1943-1963. The Sexton family enacted a Conservation Easement in 2007, preserving the ranch, its natural, historical, and agricultural resources in perpetuity, thus establishing and maintaining for posterity a complete and still-in operation example of a working cattle ranch in South Florida. The 610-acre Treasure Hammock Ranch has been used for cattle farming since 1943, when Waldo E. Sexton bought the original 400 acres. It contains some of the oldest, continuously used cattle pens in Florida. Sean Sexton, the grandson of Waldo Sexton, is the manager of the Treasure Hammock Ranch, which has been owned and run by the Sexton family for 70 years.

HISTORIC CONTEXT

Indian River County and the St. Sebastian River region.

The area now comprising the St. Sebastian River Area, Indian River County and South Brevard County was once part of a very large county called Mosquito County. From 1821 to 1844, Florida was a territory of the United States. By the time Florida became a state in 1845, Mosquito County had been divided into several counties, one of them called St. Lucie County. Ten years later, boundaries changed again and Brevard County was created with its southern boundary at Palm Beach County. Florida continued to grow and in 1905, a new St Lucie County was officially created from southern Brevard. The boundary for this new St. Lucie County was the St. Sebastian River on the north and Palm Beach County on the south. It would be 20 years until the next division of counties; but in 1925 the northern part of St. Lucie County became Indian River County.¹² Many of the communities and towns in the St. Sebastian River area, Indian River County and South Brevard were established in the middle to late 1880s, as land became available through the Armed Occupation Act of 1842 and the Southern Homestead Act of 1866. As the railroad opened up the east coast of Florida, the state's Internal Improvement Fund sold large tracts of sovereign land to developers with reclamation plans.¹³

¹² Ruth Stanbridge, Historian, Special Places-Natural & Historical Resources of the Sebastian River Area, Indian River County & South Brevard, 2005.

¹³ Ibid.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 2

TREASURE HAMMOCK RANCH FARMSTEAD
VERO BEACH, INDIAN RIVER COUNTY, FLORIDA
SIGNIFICANCE

The St. Sebastian River Area, Indian River County and South Brevard County can be separated into four distinct geographical areas: The Coastal Habitat ranging from beaches along the Atlantic seaboard, generally on narrow barrier islands separated from the mainland by shallow waters of the Indian River Lagoon, which is over 150 miles in length. The St. Johns River, whose headwaters at Lake Monroe form in the marshes, creeks and water bodies west of Vero Beach in the St. Johns Marsh. This area has been developed in citrus, cattle and farmlands in a reclamation area now called the St. Johns Special Improvement District.¹⁴

In between the lagoon and this area lies the One-mile Ridge and Ten-mile Ridge, also called the Atlantic Coastal Ridge which circumscribes a variety of lands ranging from native scrub to open savannas and river swamps, cabbage hammocks, and pine flat-woods. Many of the lands located from the Indian River Lagoon to the outer reaches of the St. Johns comprise much of what is considered the Indian River Citrus Industry area. This region extends south through St. Lucie and northern reaches of Martin County. In addition to early citrus production, the region saw much farming in its variety of soils, including pineapple production in the well-drained remnant dunes of the "One Mile Ridge" to sugar cane and sweet corn grown in the organic soils of the marshy reaches of the St. Johns headwaters and of Lake Wilmington (later named Lake Blue Cypress) near Fellsmere. Vegetables were farmed in what has now become the downtown area of Vero Beach as the entire city was platted into the Indian River Farms Reclamation Project, a 298 Drainage District which in place, made the surrounding landscape more habitable and arable. After several freezes in the late 1950s early 1960s high fruit prices led to a boom in citrus production which led to the conversion of native areas and pasture to this more intensive mode of agriculture.¹⁵

Over the ensuing 80 years of production, there have been lucrative and lean years and an ultimate onset of diseases, biological and economic difficulties ranging from high cost of production and low commodity prices, to citrus canker, Tristesia virus, Apopka root weevil and greening. Indian River Citrus has become a remnant of a former, much larger industry, leading to some conversion to alternative land uses, primarily residential and commercial development. Cattle production has also increased, contributing to the decline of citrus production following this latter period as a measure of keeping agricultural tax exemption for lands no longer used for citrus production and perhaps brought about some increase in cattle numbers in the county.

Cattle Ranching in Florida

Cattle ranching began in the Spanish colonial era when Spaniards brought Andalusian cattle to Florida to provision the Spanish garrison in St. Augustine. When the Spanish left Florida for Cuba in 1821, their cattle, already adapted to Florida's climate, were left to run wild and forage for themselves. By 1600, there were

¹⁴ Ibid.

¹⁵ Ibid.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Page 3

TREASURE HAMMOCK RANCH FARMSTEAD
VERO BEACH, INDIAN RIVER COUNTY, FLORIDA
SIGNIFICANCE

approximately 20,000 head of cattle in Florida and 34 established ranches.¹⁶ Native American groups from Georgia and the Carolinas moved into Florida and claimed the livestock abandoned by the Spanish as their own. Quaker botanist William Bartram was impressed in 1778 with the “innumerable droves of cattle” owned by Chief Cowkeeper, a Seminole who grazed his herds on the lush grass of Payne’s Prairie.¹⁷ There were large cattle ranches in Alachua and Volusia counties and the hills of northwestern Florida. When Florida became a territory of the United States in 1821, settlers with a herding background moved into the state. Families from the Carolinas and Georgia, many of them descendants of Scotch-Irish immigrants, brought their expertise and traditions to cattle ranching in Florida. As they moved from the north of Florida to the south, they rounded up the wild cattle, using cow dogs trained for the job and small, tough ponies that could withstand the heat, insects and rough forage.¹⁸ They used a method of herding derived from the Scottish tradition of penning the cattle in split-rail fenced pens, easily constructed from available materials. Each evening the cattle were herded into these “cow pens,” a common place-name in Florida’s cattle ranching regions.¹⁹

In the mid-1800s, Florida cattlemen drove their herds to Punta Rassa, a port near Port Charlotte, and shipped them to Cuba.²⁰ Florida beef was known for its toughness, limiting its marketability in this country. During the Civil War, vast herds of Florida cattle were driven north through the center of the state to supply the Confederate Army. Jake Summerlin, a well-known pioneer rancher in the state, sent as many as 25,000 head of cattle from his own herds and those of other ranchers on these drives. After the war, many cattle dynasties were founded as Confederate war veterans took up ranching. An enterprising man could round up a herd of wild cattle, fatten them on the open range, then drive the herds to market to trade them for profit that came in the form of Cuban gold coins.²¹ There were 19th century “cattle wars” with widespread cattle rustling and vigilante violence, the result of constant and bitter disputes over cattle ownership. Sheriff David W. L. Mizell, who served with the Orange County Sheriff’s Office, was shot and killed in 1870 by cattle rustlers. Into the early 20th century, the South Florida cattle plains were still subject to the occasional band of armed outlaws.²² A typical cow hunt in 1877, as described by a rancher, might take up to four months, with mounted parties ranging through the palmetto scrub and woods, rounding up stray cattle, separating the herds according to marks and brands, and penning them in temporary, makeshift pens. Breeding season began in December, and fall was the calving season. After the calves matured in the spring, they were branded and, unless the herds were to be driven to market, they were turned out again to graze.²³

¹⁶ W. Theodore Meador and Merle C. Prunty, “Open Range Ranching in Southern Florida,” 1976364-5.

¹⁷ Joe A. Akerman, Jr. Florida Cowman: A History of Florida Cattle Raising (Kissimmee, FL: Florida Cattlemen’s Association, 1976), 1-3, 13, 18-20.

¹⁸ Terry G. Jordan, North American Cattle-Ranching Frontiers: Original, Diffusion and Differentiation, 1993: 18-19.

¹⁹ Jordan: 178-180; Akerman: 35.

²⁰ Akerman: 54-56.

²¹ Meador and Prunty: 366.

²² Akerman: 232-234, 243, 253; Meador and Prunty: 371-372.

²³ Doris Moody Lewis. Immokalee, Formerly “Gopher Ridge.” n.d.: 1-4; Charlton Tebeau. The Last Frontier, 192-202.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 4

TREASURE HAMMOCK RANCH FARMSTEAD
VERO BEACH, INDIAN RIVER COUNTY, FLORIDA
SIGNIFICANCE

Cattlemen were successful in crossbreeding the Florida scrub cattle with brahman bulls imported from India. The original American brahman cattle originated from a nucleus of approximately 266 bulls and 22 females imported into the United States between 1854 and 1926. Paired with this other hardy variety easily acclimated to hot, humid climates, Florida cattle improved in quality. Two hardy Florida breeds, "Brangus" and "Braford" are the result of these efforts. However, problems with tick-borne diseases and screwworms diminished the health and value of Florida herds. A federally mandated dipping program in the 1930s finally brought the tick problem under control using arsenic dips. Flies responsible for the screwworm were eventually eradicated by introducing sterile male flies into the affected regions. A 1949 Florida law mandated that cattle be fenced in. Ranchers used to grazing their herds on public lands and driving them over miles of unfenced land, were dismayed by the new restrictions. Fencing, the eradication of the two insect threats, successful breeding programs, and the introduction of improved varieties of grasses led, however, to an improved industry image of Florida Cattlemen as promoted by the Florida Cattlemen's Association.²⁴

Waldo E. Sexton (1885-1967)

Waldo E. Sexton was an important personality in the vitality and growth of cattle ranching and other enterprises in Indian River County. Born in Shelby County, Indiana, in 1885, Waldo Sexton grew up in a large family on a farm on which row crops and livestock were farmed. He attended Indiana University briefly and transferred to Purdue to focus on agriculture and was graduated in 1911. He worked as a dairy manager for Ohio Columbus (O.C.) Barber, in Barberville, Ohio, until 1913, when he came to Florida, to sell Spaulding tilling machines to the Indian River Farms Company founded by Iowa and Illinois businessmen who in 1912 undertook an extensive reclamation project purchasing 44,000 acres in present-day Indian River County. The machine broke down during its demonstration, and replacement parts were ordered from Cleveland, Ohio. During the wait, Sexton saw much of the lands of the region. He recognized the great opportunity presented to him in taking part in developing his own business interests in the county and resigned from the company. He put money down on a 160-acre homestead and several other parcels.

Waldo began farming and became involved in selling real estate, establishing the Vero Beach Realty Company in 1914. By 1917, Sexton was an independent citrus farmer, setting out 10,000 orange trees in his first year. In 1918, Waldo married Elizabeth Martens. The couple had four children, sons Ralph and Randy and daughters Jacqueline and Barbara. Ralph was born September 13, 1927, and is still alive and involved in the operation of Treasure Hammock Ranch. His sister Jacqueline lives in Belmont, California, and is in her 90s. Waldo Sexton became a civic leader and was instrumental in furthering the citrus, cattle, and tourism industries in Indian River County. In addition to owning several citrus groves, Sexton operated the Indian River Products Company, a

²⁴Tebeau: 202-206, 252

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 5

TREASURE HAMMOCK RANCH FARMSTEAD
VERO BEACH, INDIAN RIVER COUNTY, FLORIDA
SIGNIFICANCE

grove maintenance service. Waldo Sexton was the first to have a local orange chemically analyzed to determine its characteristics and superiority over other in- and out-of-state sources of citrus.²⁵

In 1918, he organized the Oslo Citrus Growers Association, which operated a packing house, and helped organize the Indian River Citrus League. He also started a cattle ranch, dairy farm, and insurance agency and developed three varieties of avocados.²⁶ That same year, he and business partner Arthur G. McKee purchased 80 acres of hammock land along the Indian River Lagoon that would eventually become the McKee Jungle Garden.²⁷ In 1923, Sexton was one of the organizers of the Vero Beach Real Estate Board and served as its president for a number of years. He was a partner in the McKee Sexton Land Company and the Royal Park Company. He was prominent in establishing the nine-hole Royal Park Golf Course. In 1924, Sexton founded the Vero Beach Dairy, the first dairy in Indian River County. In addition to his promotion of tourism and development, Waldo Sexton truly cared about the people in the community. His son Ralph said that after the 1928 hurricane that killed 2,000 people in Okeechobee, Waldo “butchered the cows and took them down to the people in Okeechobee.”²⁸ He added, “No one that was in Vero Beach that was hungry ever went without milk. Waldo just gave them the milk.” With Arthur McKee, Sexton established the McKee Jungle Gardens (NR 1998), among the first important tourist attractions in Indian River County. Operating from 1931 to 1976, the Gardens attracted crowds of 100,000 a year in its prime.²⁹

Waldo Sexton founded Treasure Hammock Ranch in 1943, in part from the dissolution of the Kenmore Cattle Company of which he was a quarter partner. Waldo became preoccupied with breeding a cow that could withstand Florida's brutal summer months. It was soon discovered that cross-breeding Guinea (small cows originally brought to Florida by the Spaniards) and brahman breeds produced cattle that could cope with South Florida's climate and pesky insects. Waldo introduced guinea cattle and brought the first brahman bulls to the area. At that time, cattle raised for meat were fattened, and slaughtered locally. There were few slaughter houses marketing saleable portions of meat either directly or to local grocers. Cattle were raised at the dairy and outlying pastures of Treasure Hammock Ranch and meat was sold in this way until significant improvements in marketing and hauling livestock were made, and increases in both the quality and numbers in the herd led to more centralized marketing through the newly created auction markets around south central Florida.³⁰ When Waldo's eldest son Ralph was graduated from the University of Florida in 1952, he returned to Vero Beach to help his father manage the ranch.

²⁵ Ibid.

²⁶ Hail To The Chiefs Florida Grower. Willoughby: Jan 2005. Vol. 98, Iss. 1, p.8(1 pp.)

²⁷ Hobby Horse Hitching Post, The Rotarian. Truesdale: April 1940. p 62.

²⁸ Waldo Sexton's Business Legacy, <http://www.tcpalm.com/news/2009/oct/14/waldo-sextons-successful-business-legacy/>.

²⁹ McKee Botanical Garden <http://www.mckeedgarden.org/about.php>.

³⁰ Ralph W. Sexton and George Gross: Tales of Waldo Sexton, Sexton Inc. Press, 2001.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 6

TREASURE HAMMOCK RANCH FARMSTEAD
VERO BEACH, INDIAN RIVER COUNTY, FLORIDA
SIGNIFICANCE

Waldo Sexton was a pioneer of numerous early Indian River County business enterprises, including citrus, real estate, tourism, dairy, beef cattle, and farming. He owned and operated several restaurants, a hotel, a citrus packing house, a dairy bottling plant, and a grove caretaking business. He became an innovator in architecture on Florida's east coast using rustic lightered pole construction and largely native materials in conjunction with naturally occurring lime rock and salvage materials gleaned from large estates in Palm Beach County following the 1929 market crash. Among his business ventures were the Patio Restaurant c. 1935, Ocean Grill c. 1941, Driftwood Inn (NR 1994) c. 1937, Spanish Kitchen and Hall of Giants/Mckee Jungle Gardens(NR 1998) c. 1941, and last of all a "Mountain" he built c. 1958-1961 on the barrier island along State Highway A1A where the Ruddy Ducks Restaurant now stands. The mountain had steps going up the side, decorated with inlaid tile. On top were two chairs and a cross.³¹

In 1958, Waldo Sexton Day was inaugurated by the city fathers of Vero Beach and a full weekend of ceremony and celebration culminating in the dedication of Sexton Plaza at the end of Beachland Boulevard (State Road 60) on Vero's Beach. When Waldo Sexton died in 1987, his son Ralph took over running the cattle operations. Son Randy took over the citrus groves and packing house. The dairy closed 30 years ago.

SIGNIFICANCE

The historic Treasure Hammock Ranch Farmstead is significant as one of only a few working, sustainable examples of the cattle ranching industry found in south Florida today. The farmstead complex and surrounding grazing lands have been in continuous use since 1943. The period of significance extends from 1943-1963. The ranch has passed through an era when properties on both sides of Ranch Road (82nd Avenue) and the Lateral C Main canal of the Sebastian River Drainage District were all in cattle production. These lands were quickly transformed to citrus production after the 1963-1964 freeze and fruit prices went sky-high. Treasure Hammock Ranch remains the sole cattle producing interest fronting along this corridor, with only Corrigan Ranch extant a mile removed to the west on both sides of the 10 mile ridge.³²

Treasure Hammock Ranch has long been a leader in Florida's cattle industry in practice and in appreciation of the state's cattle raising heritage. The original herd dates back to the early 1940s and this year it will reach its 70th Anniversary. Treasure Hammock Ranch produces feeder calves and seed stock, and has a reputation for productive bulls and heifers selected through the original recordkeeping systems established in 1953 on the "ideal" brood cow, forage, fertility, and carcass based and adapted to a subtropical production environment. Both male and female progeny of this foundation continue to grow in service, weaning heavy calves on forage, and are well adapted to the climate and conditions within 100 mile radius of the ranch. Treasure Hammock Ranch became a charter member of the Florida Beef Cattle Improvement Association and in 1957, filed a

³¹ Ralph W. Sexton and George Gross: Tales of Waldo Sexton, Sexton Inc. Press, 2001.

³² Ibid.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 7

TREASURE HAMMOCK RANCH FARMSTEAD
VERO BEACH, INDIAN RIVER COUNTY, FLORIDA
SIGNIFICANCE

Conservation Plan with the Soil Conservation Service (now NRCS), by which agricultural and conservation practices were employed and remain in place. In 2007, Treasure Hammock Ranch entered into a Deed of Conservation Easement with Indian River County for the purpose of preserving into perpetuity “agricultural, cultural heritage and environmentally sensitive lands.” This action was the first application of the provisions of Florida Statute 570, enacted as the *Rural and Family Lands Protection Act* by the Florida legislature in 2001.

ARCHITECTURAL CONTEXT

Fatwood, also known as “fat lighter,” “lighter wood,” “rich lighter,” “pine knot,” “lighter knot,” “heart pine” or “lighter’d” [*sic*], is derived from the heartwood of pine trees. This resin-impregnated heartwood becomes hard and rot-resistant. The stump (and tap root) left in the ground after a tree has fallen or has been cut is an excellent source of fatwood. Other locations, such as the joints where limbs intersect the trunk, can also be harvested. Although most resinous pines can produce fatwood, in the southeastern United States the wood is commonly associated with longleaf pine, which historically was highly valued for its high pitch production. In the United States, the longleaf pine once covered as much as 90,000,000 acres, but clear cutting reduced it by as much as 95 percent to 97 percent. The trees grow very large (up to 150 feet), taking 100 to 150 years to mature and can live up to 500 years. The wood was prized for being very resinous and rot resistant, eventually becoming fatwood.

ARCHITECTURAL SIGNIFICANCE

Various approaches to frame vernacular construction are apparent in the roofed buildings of the Treasure Hammock Ranch Farmstead. This includes the barn, the foremost example of lightered pole construction in the farmstead complex, which utilizes internal platform framing to divide upper story rooms and create partitions in the lower level as well. Balloon framing is used on certain continuous exterior and interior walls of the barn. It was built during World War II, when construction materials were in short supply, and was used as a residence to qualify for the installation of county electrical service. The barn also contained tool, tack, supply and feed storage and provided shelter for livestock and farm machinery. It follows a barn tradition largely derived from Midwestern barn designs of the 19th and early 20th centuries, yet comprises the use of native materials and workmanship of Florida.

The cow pens are a “right-hand set,” meaning their operations flow always to the right, mimicking travel on domestic roads as well as the “engrained” cattle flow patterns out of the pastures on the ranch. The pens follow a standard and time-honored 5-6 board wall, posts set on 6- 8-, and 10-foot centers according to the design imperatives for the particular location in the pens. For example: the crowding pens are framed on 6-foot centers and lanes to the scale 8 to 10 feet.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 8

TREASURE HAMMOCK RANCH FARMSTEAD
VERO BEACH, INDIAN RIVER COUNTY, FLORIDA
SIGNIFICANCE

The swinging post and support gates used throughout the pens are rarely seen in cow pens elsewhere in Florida. They were first encountered by Waldo Sexton on a trip to the Far West.³³ They may also have been seen in a bulletin put out by the U.S. Department of Agriculture (USDA) around the time he graduated from Purdue University with an agricultural degree. There was also a bulletin with a diagram of the wooden squeeze chute he used to construct the first squeeze chutes.³⁴ The main squeeze chute in the cow pens was first constructed according to the USDA bulletin and then modified with improvements devised by Ralph Sexton himself. A pit for the cattle allowed the head gate boards to fully open, providing a platform across the pit to exit the chute. It is the only squeeze chute of its kind in Florida, except for a second, lighter version coming off the scale, and has been in continuous use for 70 years.

The Dipping Vat is a prime example of dipping vats, unusual in that it is roofed and comprised in pecky cypress, the original materials with which it was formed and covered in 1943. It adjoins another pole and board structure, the butchering pen, that was renovated following the 2004 hurricanes.

³³ Ralph W. Sexton, (from a transcript: Sept. 2012), History of Sexton Cow pens and innovations.

³⁴ Ibid.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 9 Page 1

TREASURE HAMMOCK RANCH FARMSTEAD
VERO BEACH, INDIAN RIVER COUNTY, FLORIDA
MAJOR BIBLIOGRAPHICAL REFERENCES

BIBLIOGRAPHY

Books

- Adams, Alto, Jr. and Gramling, Lee. A Florida Cattle Ranch. Sarasota, FL: Pineapple Press, 1998.
- Akerman, Joe A. Jr. Florida Cowman: A History of Florida Cattle Raising. Florida Cattlemen's Association, Kissimmee, FL, 1976.
- Division of Library & Information Services, Dept. of State: Florida Memory-Effects of Ticks on Cattle, 2010.
- Jordan, Terry G. North American Cattle-Ranching Frontiers; Origins, Diffusions, and Differentiation. Albuquerque, NM: University of New Mexico Press, 1993.
- Lewis, Doris Moody. Immokalee: Formerly "Gopher Ridge." Comput-A-Printing, n.d.
- Sexton, Ralph and George Gross. Tales of Waldo Sexton. Vero Beach, FL: Sexton, Inc., 2001
- Stanbridge, Ruth. Special Places-Natural & Historical Resources of the Sebastian River Area, Indian River County & South Brevard, Vero Beach, FL, 2005.
- Tebeau, Charlton W., Florida's Last Frontier. Miami, FL: University of Miami Press, 1966.

Interviews

- Ralph W. Sexton, May 2012, History of Treasure Hammock Ranch. (2 separate interviews)
- Ralph W. Sexton, June 2012, Early History of Waldo Sexton and Vero Beach.
- Ralph W. Sexton, July 2012, Early history of Waldo Sexton Family, Treasure Hammock Ranch, Vero Beach Dairy and Indian River County.
- Ralph W. Sexton, September 2012, "History of Sexton Cowpens and innovations.
- Bobby Chesser, Telephone Interview, Autumn, 2012
- Ralph W. Sexton, Telephone Interview, March 11, 2013.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 9 Page 2

TREASURE HAMMOCK RANCH FARMSTEAD
VERO BEACH, INDIAN RIVER COUNTY, FLORIDA
MAJOR BIBLIOGRAPHICAL REFERENCES

Miscellaneous

Meador, W. Theodore and Merle C. Prunty, "Open Range Ranching in Southern Florida," 1976, 364-365.

Periodicals

Burnett, Gene, "Topsy Turvey over a Tick." Florida Trend, September, 1989, pp.77-80.

Meador, W. Theodore and Merle C. Prunty. "Open-Range Ranching in Southern Florida." Annals of the Association of American Geographers. Vol. 66, No. 3, September 1976, pp. 360-376.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 10 Page 1

TREASURE HAMMOCK RANCH FARMSTEAD
VERO BEACH, INDIAN RIVER COUNTY, FLORIDA
GEOGRAPHICAL DATA

Verbal Boundary Description

The 3.5-acre Farmstead, which is part of the 610-acre Treasure Hammock Ranch is a part of the parcel described below. It is found on the west side of 82nd Avenue, also known as Ranch Road and beginning at the northeast corner of the wooden bridge that connects the farmstead with 82nd Avenue, run

COMM AT THE NW COR OF SEC 36 TWP 32 S RG E 38 E RUN S 89 DEG 34 MIN 45 SEC E ALONG THE N LINE OF SAID SEC 36 A DIST OF 13 27.05 FT TO THE NW COR OF THE W 10.00 AC OF THE NE 1/4 OF THE NW 1/4 OF SAID SEC 36; TH RUN S 00 DEG 18 MIN 40 SEC W ALONG THE W LINE OF SAID W 10.00 AC A DIST OF 30.00 FT TO THE POB; FROM SAID POB RUN S 89 DEG 34 MIN 45 SEC E ALONG A LINE LYING 30.00 FT S OF NORMAL TO & PARALLEL WITH THE AFOREMENTIONED N LINE OF SEC 36 A DIST OF 328.40 FT TO THE INT WITH THE E LINE OF SAID W 10.00 AC; TH RUN S 00 DEG 18 MIN 40 SEC W ALONG SAID W LINE A DIST OF 830.81 FT; TH RUN N 89 DEG 34 MIN 45 SEC W A DIST OF 328.34 FT TO THE INT WITH THE AFOREMENTIONED W LINE OF THE W 10.00 AC; TH RUN N 00 DEG 18 MIN 40 SEC E ALONG SAID W LINE A DIST OF 830.81 FT TO THE POB

Boundary Justification

The boundary shown as a dashed line on the map of the 3.5-acre Farmstead encompasses all of the man-made resources associated with the Farmstead, which is the most significant part of the 610-acre Treasure Hammock Ranch, most of which is pasture land.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number _____ Page 1

TREASURE HAMMOCK RANCH FARMSTEAD
VERO BEACH, INDIAN RIVER COUNTY, FLORIDA
LIST OF PHOTOGRAPHS

LIST OF PHOTOGRAPHS

1. Treasure Hammock Ranch Farmstead
2. 82nd Avenue, Vero Beach (Indian River County), Florida.
3. Shawn E. Sexton
4. April 17th 2013
5. Main Farmstead Complex
6. Bridge across Lateral C Canal, Looking East
7. Photo 1 of 25

Numbers 1-4 are the same for each following photographs

6. Bridge Looking Northeast from Canal Bank
7. Photo 2 of 25

6. Barn, North Elevation, Looking Southwest
7. Photo 3 of 25

6. Barn, East Facade, Looking West
7. Photo 4 of 25

6. Barn, South and West Facade, Looking Northeast
7. Photo 5 of 25

6. Barn, South Facade, Looking North
7. Photo 6 of 25

6. Loading Ramp, North Fence of Cow Pens, Looking South
7. Photo 7 of 25

6. Scale, Southeast Corner, Looking Northwest
7. Photo 8 of 25

6. Scale, East Side, Looking West
7. Photo 9 of 25

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number _____ Page 2

TREASURE HAMMOCK RANCH FARMSTEAD
VERO BEACH, INDIAN RIVER COUNTY, FLORIDA
LIST OF PHOTOGRAPHS

- 6. Scale and Center Fence of Front Pen, Looking East
- 7. Photo 10 of 25

- 6. Sexton Gate, 3rd Pen, South Side of Fence, Looking North
- 7. Photo 11 of 25

- 6. Front Pen, Looking South
- 7. Photo 12 of 25

- 6. Concrete Watering Trough, Looking West
- 7. Photo 13 of 25

- 6. Work Shed and Yard, Looking Southwest
- 7. Photo 14 of 25

- 6. Wooden Squeeze Chute, East Side, Looking West
- 7. Photo 15 of 25

- 6. Wooden Squeeze Chute, North Side, Looking South
- 7. Photo 16 of 25

- 6. Wooden Squeeze Chute, Southwest Corner, Looking Northwest
- 7. Photo 17 of 25

- 6. Butchering Pen, South Side, Looking North
- 7. Photo 18 of 25

- 6. Butchering Pen and Dipping Vat, North Side, Looking South
- 7. Photo 19 of 25

- 6. Dipping Vat and Butchering Pen, Looking Southeast
- 7. Photo 20 of 25

- 6. Dipping Vat and Northwest Corner of Butchering Pen, Looking Southeast
- 7. Photo 21 of 25

- 6. Inside Dipping Vat, Looking West
- 7. Photo 22 of 25

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number _____ Page 3

TREASURE HAMMOCK RANCH FARMSTEAD
VERO BEACH, INDIAN RIVER COUNTY, FLORIDA
LIST OF PHOTOGRAPHS

- 6. Inside Dipping Vat, Looking East
- 7. Photo 23 of 25

- 6. Alleyway to Squeeze Chute, Looking Northwest
- 7. Photo 24 of 25

- 6. Crowding Pen, Looking Southeast
- 7. Photo 25 of 25



**TREASURE HAMMOCK RANCH FARMSTEAD
INDIAN RIVER COUNTY, FLORIDA**

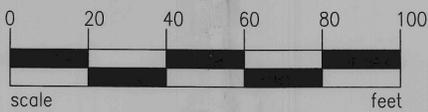
UTM COORDINATES

| <u>Zone</u> | <u>Easting</u> | <u>Northing</u> |
|-------------|----------------|-----------------|
| 17 | 549703 | 3059925 |

Latitude: 27.662600°
Longitude: -80.496046°



TREASURE HAMMOCK RANCH FARMSTEAD
 8005 37TH STREET
 VERO BEACH (INDIAN RIVER COUNTY), FLORIDA



ORIGINAL MAP DRAWN BY:
 SEAN SEXTON
 7880 37TH STREET
 VERO BEACH, FLORIDA 32996
 EMAIL: SEXTONART@AOL.COM
 PHONE: (772) 567-6519

MAP DATE:
 MAY 2013

REVISED DATE:

MAP REVISED BY W. CARL SHIVER, HISTORIC PRESERVATIONIST, BUREAU OF HISTORIC PRESERVATION, USING AUTOCAD FROM SCANNED ORIGINAL HAND-DRAWN MAP, AND INDIAN RIVER COUNTY PROPERTY APPRAISER'S INTERNET WEB MAP, AND GOOGLE EARTH AND GOOGLE STREET VIEW IMAGES.
 R.A. GRAY BUILDING, 500 S. BRONOUGH STREET, TALLAHASSEE, FLORIDA 32399-0250. TELEPHONE (850) 245-6333, FAX (850) 245-6437

















































