

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

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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 Dennis-Coxetter House
other names/site number N/A

2. Location

street & number Hwy 59 and S.R. 158 (Bond Street) N/A not for publication
city, town Lloyd N/A vicinity
state Florida code 12 county Jefferson code 065 zip code 32337

3. Classification

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

Name of related multiple property listing: N/A
Number of contributing resources previously listed in the National Register N/A

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.

George W. Perry 8/15/88
Signature of certifying official Date
State Historic Preservation Officer, 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:)

Alton Byers 10/30/88
Signature of the Keeper Date of Action

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)

Other: frame vernacular

Materials (enter categories from instructions)

foundation Brick

walls Weatherboard

roof Metal

other _____

Describe present and historic physical appearance.

Summary:

The Dennis-Coxetter House is a one story, side gable roofed, frame vernacular house, with a rear ell on the northwest corner, and front and rear hip roofed porches. It is located on its original site in Lloyd, a village in northwest Jefferson County. Originally in a strictly residential area in 1859, the site is now at a crossroads at the edge of a business district. Although the area around it has changed, the house retains its basic integrity of design, material and workmanship, as well as feeling and association.

Setting:

The house fronts Bond Street on the south. Notre Dame Street marks the rear boundary, Highway 59 is to the east, and the Lloyd-Bond House is on the west.

Lot 28, on which the house was built (c1859-1863), has changed little since c1920. Two large oak trees remain at the entrance to the front path, and there is still a white picket fence across the front of the lot. Smaller trees and vegetation are in the yard.

The area surrounding the lot, however, has changed significantly since the original building was erected. The greatest change came with the construction of Highway 59 (c1915), cutting between lots 28 and 29. The house, always in a residential area, but near the businesses of Lloyd, was thus placed at the main crossroads of the village. The store built on neighboring lot 29 sometime between 1903 and 1908 now stands across the road at the northeast corner of the crossroads. Traffic on Highway 59 has increased over the years, especially since the completion of I-10 just one mile north of Lloyd. All but one of the old stores are gone; only Cochrane's Store across the road on lot 29 remains.

Present Appearance:

The Dennis-Coxetter House is a one story, side gabled, crimped seam metal roofed, frame vernacular house, originally constructed sometime between 1859 and 1863. There are two interior red brick ridge chimneys. The exterior

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is covered with weatherboard. The house's basic plan is massed side gable with an ell extending from the northwest end of the rear elevation. No information concerning the original configuration of the building exists. The earliest available photograph (c1920) shows the front elevation of the house to be as it is now, with the exception of a shingled, rather than metal roof. Structural investigation has provided clues as to how the house evolved.

The main (south) elevation is dominated by a hip roofed front porch which extends across the front of the house, tucked under the front eaves. In the early bungalow style, the porch is supported by six battered wooden columns resting on brick piers. Between each pier runs a simple stick balustrade. The steps to the porch are old brick covered with cement. There are five bays on the facade, with two sets of shuttered, 6/6, double hung sash windows on either side of a central double door. A single light is set in the upper half of each door.

The west elevation has four windows. Two windows toward the front of the house are 6/6, elongated double hung sash. The second pair, toward the rear, are smaller 9/9 double hung sash. Most of the windows have floated glass.

On the rear (north) elevation, a gable roofed ell is attached to the west end of the main part of the house. The west elevation of the ell has two differently sized 6/6 double hung sash windows. The north end of the ell has a wider weatherboard and a modern 6/6 double hung sash window. There is an inset porch on the east side of the ell which joins the attached hip roofed porch on the rear elevation. This rear porch is supported by simple wooden posts, but has the same kind of simple stick balustrade is found on the front porch. Cement blocks fill the spaces between the brick piers beneath the ell and rear porch. Concrete steps lead up to the porch and the double doors of the house's central hall. Another door is at the eastern end of the porch. Lattice work partially fills the areas between the posts at this end.

The east elevation of the main house mirrors the west elevation.

The interior of the house is centered on a wide hall. Two rooms open on each side; those in front are slightly deeper than those in back. The hall is wainscoted and plastered, with molding running two feet below the ceiling. The west rooms have the same molding. A beam crosses the ceiling on a line with the interior walls. There are also brackets for a curtain rod set in the wall about two feet behind the beam.

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A door has been cut through the rear wall of the northwest room providing access to the one-room ell which is the kitchen. The northeast bedroom has a window which opens onto the rear porch and the only interior door to the bathroom which is at the east end of the porch.

The four main rooms have fireplaces with wooden mantels and brick hearths set flush with the floor. In the east room several bricks in the hearth are marked "Stevens". Between 1865 and 1927 there was a Georgia brickmaking firm, Stevens Brothers & Co., which marked their bricks in this way. This indicates that the hearth may date from 1865. Two chimneys rise in the interior wall. Fireplaces in the northwest and northeast rooms are not as deep as those in the front rooms.

Alterations:

Although the Dennis-Coxetter House has remained virtually unchanged since c1925, there is structural evidence that there have been alterations since its original construction (c1859-1863). There is no available historical documentation for the alterations. However, reasonable hypotheses can be made concerning how these changes were made, though not their dates of execution. Nearly all changes have been additions rather than radical changes to the original building. The house, therefore, retains the feeling, workmanship, and most of the material as it has existed from the original construction through the early twentieth century.

In the original house configuration, the ell was probably a kitchen detached from the main body of the house. A breezeway between the kitchen and house was probably filled in, a door located on the inside of the corner, and a new window added at the outside.

At some time, brick piers were constructed to replace the wood piers originally used to support the building. There are several abandoned wood piers remaining under the building which may be original. In conjunction with the foundation system, the floor joists enigmatically appear to be largely hand hewn, an anachronism because plentiful supplies of milled lumber would have been available at the time of construction (c1860). They may have come from another source and reused here.

The last major changes probably took place between 1915 and 1925. At that time the present front porch was added or replaced an earlier porch. On the exterior of the main facade from the window head to the porch ceiling

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there is a siding which differs from the other siding used on the front of the house. This indicates a previous porch roof construction which followed the main roof line, suggesting that the house may have originally had a Gulf Coast Cottage style. If this were the case, the same configuration would have appeared at the rear of the building to maintain symmetry. The porch now in place exhibits forms and style typical of the early bungalow period of building, using a common design of brick piers surmounted by battered wooden columns. It was probably added to modernize the house.

The window arrangement at the gable ends suggests another alteration, perhaps simultaneous with the porch construction. The two large 6/6 double hung sash units match those found at the front of the building. They are, however, placed higher off the floor than those in front. It may be that they were originally the only two openings at the gable end, and at some point two additional windows, 9/9 units, were added. The two 6/6 units may have then been moved together and up from their original locations. There is evidence in the structure of at least one of the large units that it was cut into an already existing wall framing system.

Restoration work to return the house to its c1920 state is currently in progress. Two modern aluminum windows on the east side of the southeast room have been replaced with 6/6 double hung sash period windows. The tin roof will be replaced with shingles, and acoustical tile covering the original ceilings will be removed.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Community Planning and Development
Exploration/Settlement

Period of Significance

Circa 1859-1925

Significant Dates

N/A

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Unknown

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

Summary:

The Dennis-Coxetter House is locally significant under Criterion A as one of the earliest buildings of Lloyd, an agricultural village of Jefferson County, Florida, founded in 1859. The house has always been associated with the prominent families of the area. The first two owners were leading plantation families of Leon and Jefferson Counties who used the house as a summer residence. It passed through several hands after the Civil War, but remained important as a residence near the business district of the village. It returned to the family of the original owners in 1908 and was not sold again until 1987. The Dennis-Coxetter House is integrally associated with Lloyd's development and history as a trade center and shipping point in Jefferson County from 1859 through the 1920's.

Historic Context:

Soon after Florida became a United States territory in 1821, settlers began to come to Middle Florida, the area between the Suwannee and Apalachicola Rivers. Tallahassee was established as the territorial capital in 1824 and became an agricultural as well as governmental center. Jefferson County, established 1827, was a major part of the Middle Florida plantation economy in the 1830's. William Bailey was one of the first settlers in what is now the Lloyd area. In the 1820's, he established a grist mill from whence came the original name of the community, Bailey's Mills.

Cotton, the primary crop, was transported by wagon to ports near the Gulf Coast: Magnolia, St. Marks, or Newport; or to Tallahassee and then by railroad to St. Marks. None of these routes was satisfactory. The planters' need was met with the building of the Pensacola and Georgia Railroad which was completed through Bailey's Mills in late 1858.

One planter who fully appreciated the potential benefits of the railroad was Walter Franklin Lloyd (1818-1885), a Jefferson County planter from New

See continuation sheet

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 1.6 acres

UTM References

A

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Zone Easting Northing

B

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Zone Easting Northing

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D

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See continuation sheet

Verbal Boundary Description

Lot 28, bounded by S.R. 158 (Bond Street), Hwy 59, Notre Dame Street and the Lloyd-Bond House property

See continuation sheet

Boundary Justification

The nominated property constitutes the entire lot historically associated with the Dennis-Coxetter House.

See continuation sheet

11. Form Prepared By

name/title Carol Miller/Barbara E. Mattick, Historic Sites Specialist
 organization Bureau of Historic Preservation date July 1988
 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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York. He originally became interested in the Bailey's Mills area because its sandy soil provided a summer respite from the mosquitoes of Lake Miccosukee where his plantation was located. In 1858, he donated right-of-way and land so that the railroad would build its station on his property. He then platted a town around the depot. The village, then called Station Number Two, soon had several houses and stores, and a post office. A Tallahassee newspaper reported that "a fair prospect exists of a snug little village growing up - all the effect of the railroad. . ."

During the 1870's, the village, now called Lloyd, was the second most prosperous community in Jefferson County, although it never filled Walter Lloyd's plat. The depot was the point from which farmers in the surrounding country shipped their cotton. Lloyd was also where they bought supplies and sought professional help. The town supported four general stores, a blacksmith shop, large sawmills, a cotton gin and cotton seed oil mill, and an occasional doctor or dentist. About 300 people lived there in a "sizable number of dwellings, several of which were fine residences."

In 1886, Lloyd, with a population of 350, was described as a mercantile, lumbering and farming center with principal shipments of cotton, corn, potatoes, and other farm products. Its principal needs were money and immigration to develop the resources of the area. George E. Dennis, Jr., son of the builder of the Dennis House, was the postmaster and one of the leading merchants.

The first decade of the twentieth century was a prosperous one for Lloyd. The village was incorporated in 1911, but the citizens decided to abandon self government in 1915. As the center of a large farming and lumbering area, there were at least seven stores to serve the land tenants in the area. The Whitfield House, built and run by members of the Dennis family, was a favorite dinner stop for the passenger trains which arrived at the depot daily.

After 1915, natural disaster and the growth of nearby Monticello, the County Seat, as a trading center brought an end to Lloyd's prominence. Cotton, the major crop through World War I, was struck by the boll weevil in 1916 and 1917; watermelons became the area's staple crop. The automobile and the attendant roads enabled people to travel to Monticello and Tallahassee easily. No longer dependent on Lloyd for their supplies, the tenants patronized Lloyd's mercantile center less and less. The addition of dining cars to the railroads eliminated the need for the daily dinner stops at the Whitfield House. By the mid-1920s, Lloyd had lost its commercial importance.

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Historic Significance:

Walter Lloyd sold lots off to new settlers, and on March 15, 1859 sold thirty-three lots to William L. Dennis. That same day, Dennis, in turn, sold the lots to his brother, George Elliott Dennis. Both Dennises were prominent planters in Leon County. The land they bought included lots 28 and 29. George E. Dennis died in 1859 or 1860. Sometime between 1859 and 1863, a house was built on lot 28, for on June 16, 1863, Joel C. Blake, another Jefferson County planter, bought "the House and Lot at Station Two Pensacola and Georgia Railroad" from the George Dennis estate.

Joel Clifton Blake was born in 1831 at "Blakely", the family plantation. His father had come to Florida from the Carolinas in 1824 and had settled near Miccosukee. Like the Lloyds, the Blakes probably bought the property as a summer residence, but Blake had no sooner bought the house than he was killed at the Battle of Gettysburg the next month. His widow, Laura, retained the house, paying taxes on it in 1866. She was twice widowed and twice remarried; her second marriage was to Walter R. Blake, Joel's brother, on December 10, 1871.

Typically, families who ran businesses in Lloyd also had farms outside of town. The Lloyds managed a plantation and a store at the same time. The Blakes, then, were not unusual in that they did not live in the house, but a few miles north of Lloyd at "Ingleside". Many of these town houses were rented to the clerks and business people of Lloyd. Such was the Dennis-Coxetter House through most of its history. In 1874, Dennis' daughter and her husband rented the house.

The house was sold several times in the 1870's. On April 4, 1876, the Blakes sold it and the lots to John H. Perkins, who sold them less than a year later to Dr. George W. Betton. This Dr. Betton was the son of the Tallahassee physician. George Betton, Jr. moved to Lloyd and practiced there for a time, taking advantage of the house's central location; afterwards he moved to Jacksonville. Lloyd continued to thrive during the twenty-six years of the Bettons' tenure.

In 1903 the Bettons of Duval County sold the property to Joel Blake Cromartie. A nephew of the first Joel Blake, Cromartie was born at "Blakely" in 1868. He lived in the house for only five years, but in that time he built the store on lot 29. Lloyd was still a commercial center, and in building a store in the side yard, Cromartie profited from the property's proximity to

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the business district. When Highway 59 was built, sometime between 1914 and 1917, it passed between the store on lot 29 and the house on lot 28. Cromartie sold the property in September 1908, and moved to New Mexico. He died in Clearwater, Florida, in 1943.

In October 1908, Winifred and Sydney Coxetter bought the house and both lots. In that way, the property passed back to the Dennises, since Winifred was George E. Dennis' granddaughter. The house remained in the Coxetter family through three generations, until it was sold to Dr. William Miller in 1987.

The Dennis-Coxetter House is an integral part of Lloyd's history; its owners have included the leading families of the village and of Jefferson County. The house was never meant to be a showpiece, and, therefore, was never extensively renovated or remodeled. The last major changes, a new porch and siding, appear to have been made about 1915-1925, the same time Highway 59 was cut between lots 28 and 29. This was also the period of Lloyd's greatest influence. Both Lloyd and the Dennis-Coxetter House remain virtually unchanged since that time, providing a view of rural North Florida as it was in the early part of the twentieth century.

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Books:

McRory, Mary Oakley. History of Jefferson County, Florida.
[Monticello, Fla.: Monticello Woman's Club], 1958.

Shofner, Jerrell H. Jefferson County, Florida. Tallahassee,
Fla: Sentry Press, 1976.

Smith, Elizabeth F. The Town of Bailey's Mill-Lloyd,
Jefferson County, Florida, 1825-65. Crawfordville,
Fla.: The Magnolia Monthly Press, 1971.

Warren, Leslie Cobb. St. Clement's Chapel of the Church of
the Advent. Tallahassee, Fla.: Church of the Advent,
1976.

Documents:

Jefferson County. Probate Records.

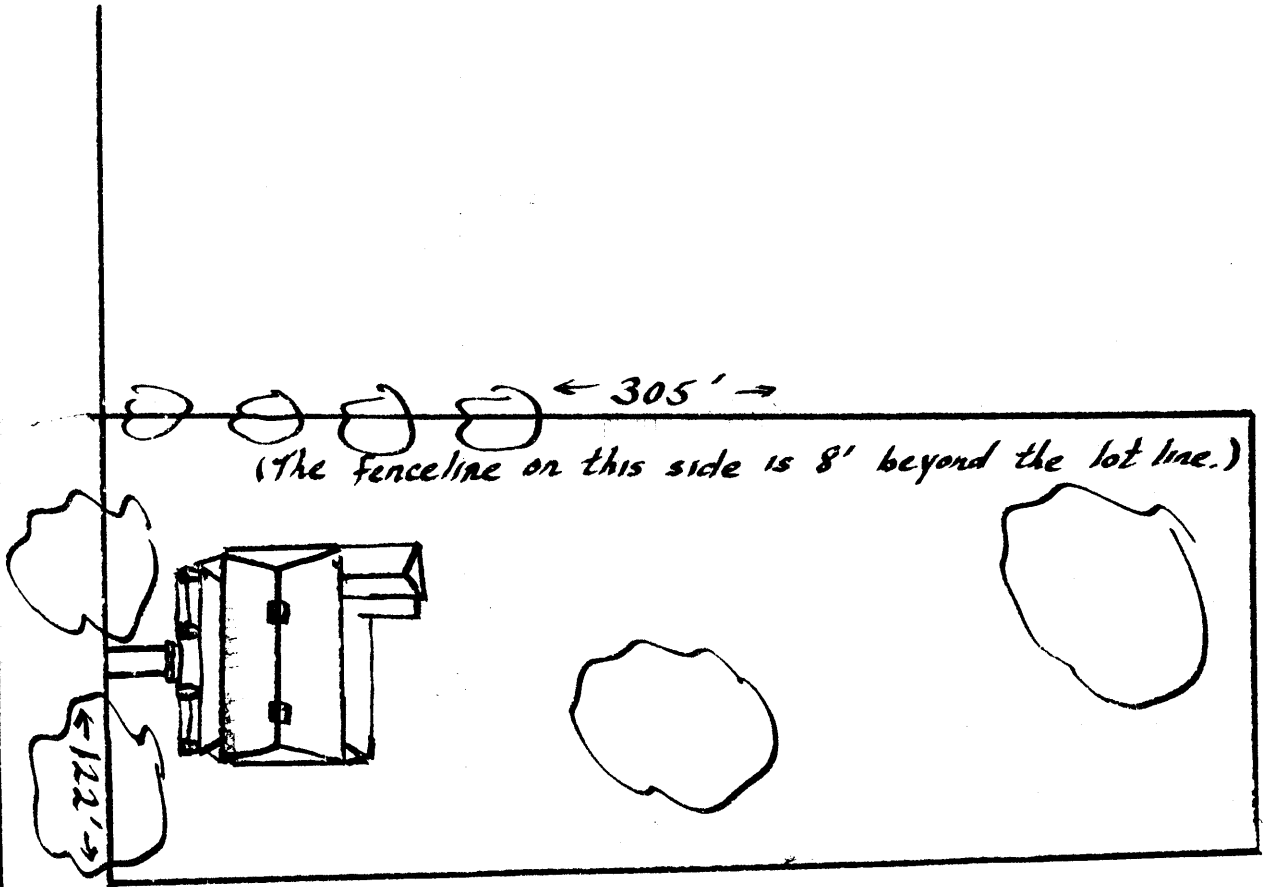
_____. Deed Records.

_____. Marriage Records.

U.S. Census. Jefferson County, Florida, 1840-1870, 1910.

course of vacated
Blake St.

store



← 305' →
(The fence line on this side is 8' beyond the lot line.)

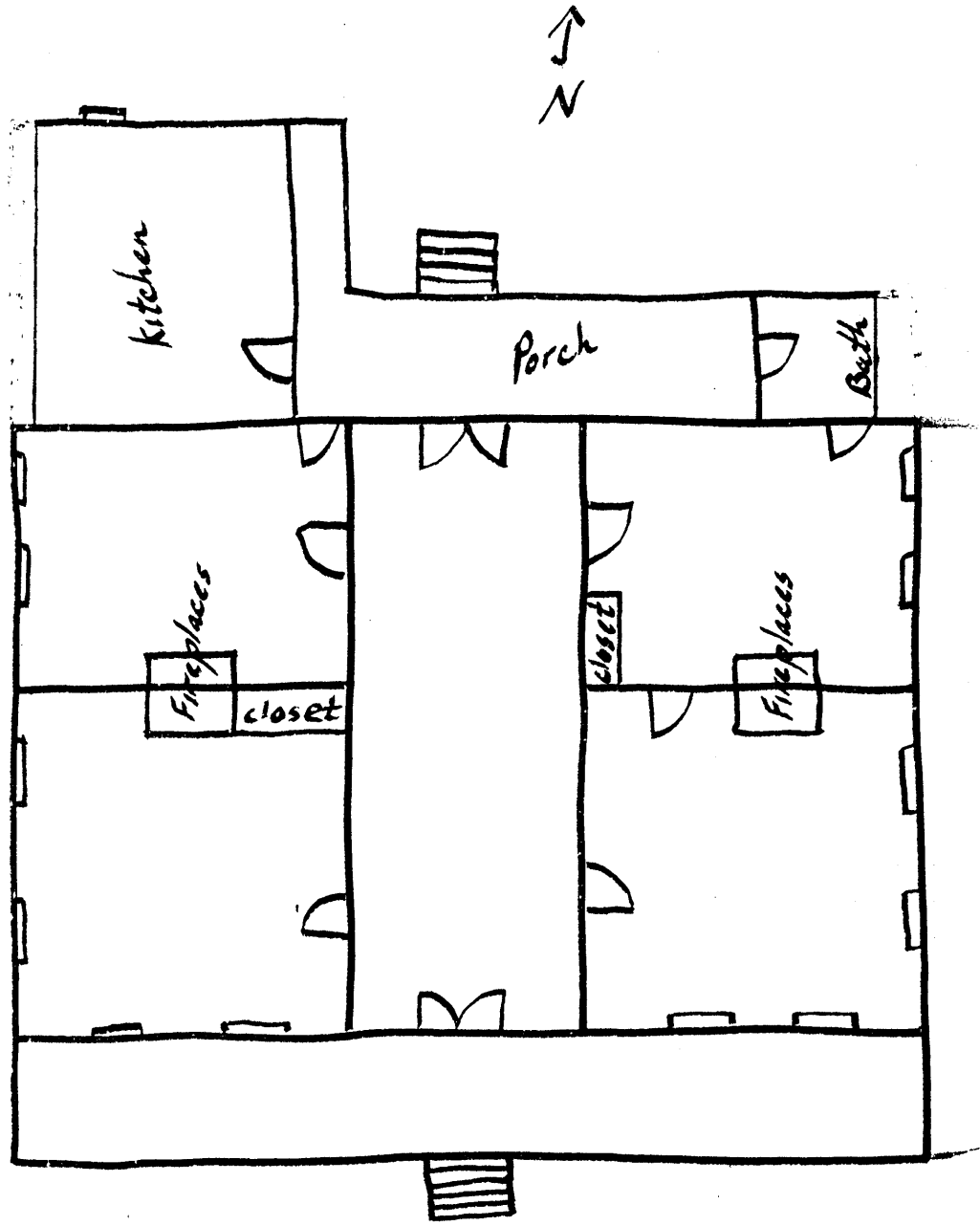
Notre Dame St.

N
↓

Hwy 59

store

1" = 50' approx.



1" = approx. 50'