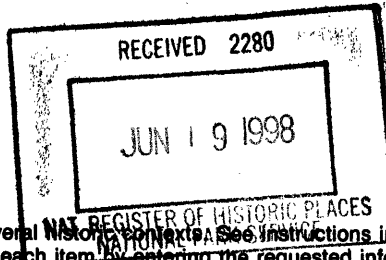


United States Department of the Interior  
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### National Register of Historic Places Multiple Property Documentation Form

This form is used for documenting multiple property groups relating to one or several historic contexts. See instructions in *How to Complete the Multiple Property Documentation Form* (National Register Bulletin 16B). Complete each item by entering the requested information. For additional space, use continuation sheets (Form 10-900-a). Use a typewriter, word processor, or computer to complete all items.

New Submission     Amended Submission

#### A. Name of Multiple Property Listing

Historic Architectural Resources of Orange Park, Florida

#### B. Associated Historic Contexts

(Name each associated historic context, identifying theme, geographical area, and chronological period for each.)

- Colonial, Antebellum, Civil War, & Reconstruction Periods, 1776-1875
- Founding & Early Settlement, 1876-1895
- Progressive Era Development, 1896-1919
- Florida Land Boom and Bust, 1920-1928
- Depression, World War II, & Aftermath, 1929-1948

#### C. Form Prepared by

name/title Sidney Johnston/Robert O. Jones, Historic Sites Specialist

organization Bureau of Historic Preservation date July 1996/June 1998

street & number 500 S. Bronough St. telephone 850-487-2333

city or town Tallahassee state FL zip code 32399-0250

#### D. Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation. ( See continuation sheet for additional comments.)

Judith Peltz, DSHPO Date 6-11-98

Signature and title of certifying official  
Florida State Historic Preservation Office, Division of Historical Resources

State or Federal agency and bureau

I hereby certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

Edson H. Beall Date of Action 7-15-98

Signature of the Keeper

**Table of Contents for Written Narrative**

Provide the following information on continuation sheets. Cite the letter and the title before each section of the narrative. Assign page numbers according to the instructions for continuation sheets in *How to Complete the Multiple Property Documentation Form* (National Register Bulletin 16B). Fill in page numbers for each section in the space below.

	<b>Page Numbers</b>
<b>E. Statement of Historic Contexts</b> (If more than one historic context is documented, present them in sequential order.)	1 - 15
<b>F. Associated Property Types</b> (Provide description, significance, and registration requirements.)	16 - 23
<b>G. Geographical Data</b>	24
<b>H. Summary of Identification and Evaluation Methods</b> (Discuss the methods used in developing the multiple property listing.)	25
<b>i. Major Bibliographical References</b> (List major written works and primary location of additional documentation: State Historic Preservation Office, other State agency, Federal agency, local government, university, or other, specifying repository.)	26 - 29

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

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including the 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 Project (1024-0018), Washington, DC 20503.

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SECTION E: Historic Contexts

Colonial, Antebellum, Civil War, and Reconstruction Periods, 1776-1875

The history of the Town of Orange Park in Clay County dates to Florida's colonial period. The earliest land grant in what constitutes the present-day town was awarded in 1776 to William and Rebecca Pengree. In 1787, after Spain regained control of Florida, the Pengrees occupied their grant, intending to improve it with forty-eight slaves. William died not long thereafter, and the improvements which the Pengrees had made to the property were destroyed. Unable to comply with the Spanish requirement for "constant possession of the land," Rebecca was ordered in 1794 to withdraw. In debt to the Pensacola trading firm of Panton, Leslie and Company, which operated several stores on the St. Johns River, she sold the property in 1803.<sup>1</sup>

Zephaniah Kingsley, a native of London, purchased the land, which he named "Laurel Grove." He imported 100 Africans to plant cotton and citrus at the riverside estate. Kingsley became a major figure in the affairs of East Florida during the ensuing period of Spanish hegemony, and served one term on the Legislative Council during Florida's territorial period. He grew up in Charleston during the American Revolution, after which his father, a substantial plantation owner, was forced to abandon his lands. Kingsley returned to Charleston in 1793, and in 1803, by then an experienced merchant, seafarer, and slave trader, migrated to East Florida. The tightening of American restriction on the slave trade probably prompted his move, for Spanish officials did not, like the Americans at the time, prohibit the practice.<sup>2</sup>

Following the destruction of Laurel Grove in the Patriots Rebellion (1810-1814), Kingsley and his mistress, Anna Jai, set up a plantation on Fort George Island (NR, 1970). Kingsley held views on race relations that differed markedly from those of his contemporaries in the South. While he did not disavow slavery, he espoused rights for freedmen and practiced a liberal policy of granting freedom to his own slaves. Kingsley gave up Laurel Grove in 1817, selling it to John Houston McIntosh, a well-known Georgian. By the early-1830s, McIntosh had developed Laurel Grove into a thriving plantation, complete with a sugar mill and saw mill. The 1850 census listed McIntosh as the largest slave owner in what became Clay County.<sup>3</sup>

Development along the St. Johns River and throughout most of Florida was interrupted in 1835 by the Second Seminole War that resulted in the decimation of the numerous plantations along the east coast and spelled an end to Florida's nineteenth century sugar industry. The war lasted until 1842 and touched much of the Florida

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<sup>1</sup>Works Progress Administration, *Spanish Land Grants in Florida* 5 vols. (Tallahassee, 1940), 4: 9-10; Arch Fred Blakey, *Parade of Memories: A History of Clay County, Florida* (Jacksonville, 1976), 13-14.

<sup>2</sup>*Ibid.*, 4: 8-37; Samuel Proctor, *Zephaniah Kingsley* (Orange Park, 1980), 3-5; *Jacksonville Florida Times-Union*, December 7-12, 1993.

<sup>3</sup>*Jacksonville Florida Times Union*, December 7-12, 1993; Charlton Tebeau, *A History of Florida* (Coral Gables, 1974), 134; Thomas Graham, *The Awakening of St. Augustine* (St. Augustine, 1978), 36-39; Works Progress Administration, "Creation of Counties in Florida, 1820-1936," Tallahassee, 1936; Blakey, *Clay County*, 33-34.

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peninsula. By early 1836, many farms and plantations located along the St. Johns River had fallen victim to Indian attacks, including presumably McIntosh's Laurel Grove.

In the succeeding antebellum period, Florida experienced significant demographic, political, and physical changes. The population of the state increased nearly five-fold from 34,700 in 1830 to 140,424 by 1860. In 1845, Florida was admitted to the Union as a slave state. Population growth caused some residents to lobby for the division of Florida's larger counties into smaller, more manageable political units. The patronage, power, and economic benefits associated with local government provided further incentives for organization of new counties. In the 1820s, the size of Duval County had been reduced significantly as new counties were formed. In the 1858, it was reshaped again to create Clay County, which was named for Henry Clay, a renowned U.S. Senator from Kentucky who on several occasions ran unsuccessfully for the U.S. presidency. Middleburg was the first county seat, supplanted by Whitesville, and finally Green Cove Springs.<sup>4</sup>

The construction of the Florida Railroad in the mid-1850s also had an impact on the development of Clay County. Under the direction of David Levy Yulee, Florida's first U.S. Senator, the Florida Railroad was incorporated in 1853. Construction of the road began in Fernandina 1855, extended through Clay County in 1857, and ended in Cedar Key on the eve of the Civil War. The line crossed the northwestern corner of the county after residents of Whitesville and Middleburg requested that the line not be constructed through their settlements, due to the competition it might pose to the nascent steamboat industry. When railroads replaced the steamboat as the preferred means of travel later in the century, that decision figured prominently in the decline of those towns.<sup>5</sup>

As it did in communities throughout the South, the Civil War hampered development in Clay County. A large contingent of local citizens did not support the Confederacy and remained staunch Unionists throughout the conflict. Others joined the Confederate Army and were assigned to armies in Tennessee and Virginia. Coastal Florida was left largely undefended and fell easily to invading Federal forces. In 1862, Jacksonville and St. Augustine were captured without opposition, and within several months Union gunboats and steamships patrolled the length of the St. Johns River.<sup>6</sup>

In the decade following Lee's surrender at Appomattox, Florida, along with the rest of the South, endured a turbulent period of Federal Reconstruction. Although the state did not suffer the extensive destruction that occurred in other areas of the South, most of its major cities had been looted and many interior settlements abandoned. Floridians faced the daunting task of rebuilding their society. The war decimated the state's economy and compelled Floridians to develop a labor system that did not depend on forced labor. Throughout the state property values plummeted, and agricultural and industrial production fell to negligible levels. The state's financial

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<sup>4</sup>William Thorndale and William Dollarhide, *Map Guide to the U.S. Federal Censuses, 1790-1920* (Baltimore, 1987), 69-72; Works Progress Administration, "Creation of Counties in Florida, 1820-1936."

<sup>5</sup>George Pettengill, "The Story of the Florida Railroads, 1834-1903," *Railway and Locomotive Historical Society* 86 (July 1952), 7-8, 21-22.

<sup>6</sup>John Johns, *Florida During the Civil War* (Gainesville, 1963), 45; Blakey, *Clay County*, 71-72.

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institutions collapsed. Punctuated by violence, lawlessness, and unscrupulous politics, Reconstruction proved in some ways as difficult as the war.<sup>7</sup>

A woman prominent in the literary and political history of the United States became the first individual in the post war years to attempt to revive the plantation economy of Laurel Grove. In 1867, Harriet Beecher Stowe, author of *Uncle Tom's Cabin*, which Abraham Lincoln once lightly referred to as the cause of the Civil War, rented the property. A crusading abolitionist before the war, Stowe just as enthusiastically took up the cause of freed slaves upon its end. She financed the redevelopment of the Laurel Grove plantation on behalf of her son, Frederick, a veteran of the war who had retired to Florida to recover. The Stowes intended to use freed slaves to plant and harvest cotton and citrus at the plantation. Although the effort failed, with Stowe losing some \$10,000 in the enterprise, during her stay at the Laurel Grove plantation she became enchanted with Florida. On a trip to nearby Mandarin in May 1867, Stowe inspected some property that she found attractive and purchased it for her own home, becoming Mandarin's most famous resident.<sup>8</sup>

The earliest documented roadway through the area that is now Orange Park was the McIntosh Road, which roughly ran along what are now Kingsley Avenue and Plainfield Avenue. McIntosh Road, possibly first developed by Kingsley, was certainly present in the 1820s. Beginning at the present intersection of River Road and Kingsley Avenue, it led inward before turning north into Duval County. Clay County, which assumed a greater responsibility in the early 1870s for road development, completed the Green Cove Springs to Jacksonville Road in 1872. That road crossed Black Creek on its way northward by ferry to Fleming's Island, continued the length of the island to the head of Doctor's Lake, and then proceeded around the west part of the lake through present-day Orange Park to McGirt's Creek and Jacksonville. The McIntosh Road formed the northern section of the Green Cove Springs to Jacksonville Road. A map published by the U.S. Coast and Geodetic Survey in 1877 also shows the existence of a road along the river, inside a line of trees strung along the top of the twenty-foot high bluff that borders the St. Johns River in that location. The tree line probably served as a windbreak between the river and the cleared fields of the Laurel Grove Plantation west of it. That road, which followed the course of present-day River Road, ran from the small creek in the north part of the present town to several docks located at the junction of the river and Doctors Inlet.<sup>9</sup>

During the Reconstruction era, Clay County experienced fundamental changes in its pattern of development, which accelerated in the last two decades of the century. The interior towns of Middleburg and Whitesville, which had been primary areas of settlement during the antebellum period, were supplanted in importance by towns that grew along the St. Johns River. The development shift emerged in response to the new industries of tourism and citrus production, and the establishment of better transportation facilities in the eastern

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<sup>7</sup>Jerrell Shofner, *Nor Is It Over Yet: Florida in the Era of Reconstruction, 1863-1877* (Gainesville, 1974), 17-18, 154-155; Blakey, *Clay County*, 91.

<sup>8</sup>Mary Graff, *Mandarin on the St. Johns* (Gainesville, 1953), 44; Hookey had purchased the property in 1863 from Stephen Bryan of Alachua County, who in turn had previously acquired Laurel Grove from John Houston McIntosh's estate.

<sup>9</sup>U.S. Coast and Geodetic Survey Map, 1876-1877, Register No. 1459a.

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section of the county. Steamboats and oranges fueled the growth of settlements along the St. Johns River. The boats brought in visitors and settlers and carried out fruit to northern markets.

**Founding and Early Settlement, 1876-1895**

In 1876, a Milwaukee, Wisconsin, wholesale merchant, Washington G. Benedict, purchased for \$32,500 the former Kingsley grant, consisting of some 9,000 acres, from Catherine May and George Hookey. He renamed the Laurel Grove settlement "Orange Park," presumably a name designed to attract settlers and tourists, and encourage the planting of citrus groves by land owners. A dock, Orange Park Landing, extended approximately five hundred feet into the St. Johns River from near the junction of Kingsley Avenue and River Road. The dock serviced steamboats plying the river.<sup>10</sup>

Benedict, caught up in the enthusiasm about Florida that travel writers of the day were generating, embarked on an ambitious program to divide and sell the property he had purchased in the scenic location on the St. Johns. He formed the Orange Park Company, organized and renamed the settlement Orange Park, and employed a Boston surveyor to complete a plat embracing the tract. The resulting plat furnished Orange Park with a plan of development that is still followed today. The town was divided into nine sections with lot division varying between and within each section. Streets were named for early settlers, prominent visitors, and place names. The south portion of the property, bounded by the approximate present locations of Plainfield and Kingsley avenues and the river, contained one acre lots. North of that section, the riverside lots, each 210 feet wide, ran east to west between the river and Plainfield Avenue. Similarly sized lots along the north side of Doctors Lake extended north and south. Inland the lots ranged between fifteen and thirty acres. The one-acre lots were advertised at \$75 to \$350 each, the elongated waterfront lots sold for \$50 to \$100 per acre. The price of large interior parcels varied from \$100 to \$400 per lot.<sup>11</sup>

The Orange Park Company, renamed the Florida Winter Home and Improvement Company in the early 1880s, published in 1877 a large broadside proclaiming the virtues of its property, the salubrious Florida climate, and the terms of sale under which a prospective buyer might invest in raw or improved land and become a Florida orange grower. For \$600, the company agreed to sell five acres, cleared, fenced, and planted with 250 orange trees. Absentee owners could invest in property, and the company offered to plant, cultivate, and sell the crop. Annual maintenance fees were set at \$60 per acre. For \$130, the company offered a 16 x 25 feet frame house, "suitable for this climate."<sup>12</sup>

Near the foot of the wharf was constructed a hotel named the Park View House, which later burned and was rebuilt in 1881. The hotel remained an Orange Park landmark until its demolition in 1951. A frame building

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<sup>10</sup>Deed Book G, p. 451, Clay County Courthouse, Green Cove Springs, Florida.

<sup>11</sup>Deed Book K, p. 59, Plat Book 1, p. 23, Clay County Courthouse, Green Cove Springs, Florida; Orange Park Company, "Orange Park, Florida," 1877 broadside, P.K. Yonge Library of Florida History, Gainesville, Florida.

<sup>12</sup>W. Gano, ed., "Orange Park, Florida," Jacksonville, 1877(?).

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with wide porches, the hotel contained 40 rooms, and a 14-room house that stood in the rear of the hotel accommodated additional guests when the hotel was full. During its early years, the building hosted a large number of famous visitors, indicative of the national popularity that a vacation trip by steamboat on the St. Johns River had assumed. The hotel register records a visit on January 8, 1880 by former President Ulysses S. Grant and his wife, who were accompanied by General Philip Sheridan and his wife. Six months later, to participate in a 4th of July celebration, Buffalo Bill Cody and Chief Sitting Bull checked into the hotel. Harriet Beecher Stowe often made the journey from across the river to stay at the Park View House when important guests, particularly literary people, arrived to visit.<sup>13</sup>

Some wealthy visitors docked their yachts at the wharf, then stayed at the hotel. Prominent residents of Jacksonville often made the trip to Orange Park by steamer, where they would check into the Park View House, then travel south to Fleming Island to play golf. William Astor, whose name was given to a street in Orange Park, claimed Jacksonville as his residence for a time, but often stayed at the Park View House. He contributed financially to the construction of the Grace Episcopal Chapel, which was completed in 1878. E.N. Holt, an early resident, purchased the hotel from Benedict in 1881, enlarged it in 1890, and renamed it the Marion Hotel, after his wife. In 1921, the property was acquired by the Loyal Order of the Moose.<sup>14</sup>

B.J. Johnson, founder of the Palmolive Soap Company of Milwaukee, arrived in Orange Park on the same boat as Grant and Sheridan. Like the notable pair, he also boarded at the Park View Hotel. Johnson was looking for a place where his remaining daughter, Karrie, might find relief from the consumption that had claimed the lives of two previous children. He purchased a small residence along the river south of Kingsley Avenue. He greatly expanded the dwelling, which he named "Winterbourne" (NR listed, 1996). By 1885, Johnson served as a director of the Florida Winter Home and Improvement Company, which by then was capitalized at \$250,000. His daughter, Mrs. Albert Ferguson, found the climate healthful and remained for years a prominent member of the community.<sup>15</sup>

Twenty-six qualified voters were registered in the town in 1879, the year the Town of Orange Park incorporated. The *Jacksonville Sun and Press* remarked that the town was "rapidly filling up with an industrious and thrifty population," people whom the paper said were "as intelligent, refined and moral as can be found in any community." In 1881, George Barbour, a writer with the Chicago Tribune and one of the ubiquitous travel writers who produced glowing accounts of Florida for northern readers, described the town as "a neat village of broad gardens, wide streets, a handsome winter hotel, numerous pretty cottages, a river road lined with large oaks...a long pier, and a stylish wharf-house." Northern investors and prospective residents found the place inviting.<sup>16</sup>

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<sup>13</sup>Blakey, *Clay County*, 140; Maierfield Collection, Orange Park Public Library; Mary Southwick, "Moosehaven," unpub. mss., Orange Park Public Library.

<sup>14</sup>*Jacksonville Florida Times Union*, November 4, 1951, June 11, 1956.

<sup>15</sup>Blakey, *Clay County*, 223; *Jacksonville Florida Times Union*, January 2, 1966.

<sup>16</sup>George Barbour, *Florida For Tourists, Invalids, and Settlers* (Chicago, 1881), 82; Blakey, *Clay County*, 141.

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Within seven years of Benedict's purchase, Orange Park progressed from an uninhabited plantation to a thriving settlement containing rail and telegraph communication, stores, churches, an academy, and school. A boulevard extended along the waterfront, and a number of residential buildings looked out upon the river. Residents generally maintained small agricultural plots where they raised citrus, strawberries, and vegetables, which they exported to markets by boat.<sup>17</sup>

Otis and Geary Barnes, father and son, collectively worked eighteen acres containing 1,200 orange trees. Both migrated from New York to Orange Park. William H. Ball, whose Plainfield Avenue residence, "a unique structure, painted in different shades of green," moved from Plainfield, New Jersey, in 1878 and purchased ten acres of land on which he cultivated 500 orange trees. Charles Brush, born in Ohio in 1842, took up residence in Florida to recover his health. He raised strawberries and vegetables along Kingsley Avenue. Reginald Fry built a large, two-and-one-half story, multi-gabled residence overlooking the river on a lot that included 110 orange trees.<sup>18</sup>

A number of residents were veterans of the Civil War, most of whom had served in the Union Army. Judge J.T. Copeland, born in Maine in 1813 and attaining the rank of general in the 1st Michigan Calvary, arrived in 1878 and became a county judge. Samuel Jameson had served in the 6th Wisconsin Regiment, and worked as a carpenter in Chicago before moving to Florida in 1877. The Reverend Oliver Taylor, formerly an Episcopal rector in Pontiac, Michigan, served as chaplain of the 5th Michigan Calvary. He came to Orange Park in 1879 and purchased eight acres of riverfront property on which he cultivated 600 orange trees. A.G. Clopton, a physician who practiced medicine in Kentucky before transferring to Florida, was a surgeon in the Confederate Army.<sup>19</sup>

Benjamin F. Stiles, born in Vermont in 1830, served three terms as mayor of the town. A descendant of Yale University's sixth president, he migrated to Florida in poor health and began raising oranges on a sixty-acre tract in Orange Park. He sold his first residence on the River Road to the Reverend W.A. Benedict (evidently no relation to the town's founder), who presided over Clay Collegiate Institute, Orange Park's first school. The Institute was modeled after Plainfield Academy in Connecticut, which Benedict had previously served as principal. Natives of Vermont and Ohio, respectively, Edward Sabin and A.L. Evans operated a general merchandise store named "Sabin & Evans." In one building they sold groceries, hardware, grain, and fertilizers; in another dry goods, boots, and clothing. The largest business in Orange Park, Sabin & Evans employed four clerks. The store also housed the first post office, established in 1877.<sup>20</sup>

The river provided the earliest link with the outside world. Steamboats regularly plied the St. Johns and wagons carried freight to the wharf from local farms and industries that shipped citrus, vegetables, lumber, and, later, naval stores products. In 1884, the railroad came to Orange Park. The Jacksonville, Tampa, and Key West

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<sup>17</sup>Wanton Webb, *Webb's Historical, Industrial, and Biographical Florida* (New York, 1885), 184.

<sup>18</sup>*Ibid.*, 184-186.

<sup>19</sup>*Ibid.*

<sup>20</sup>*Ibid.*; Alford Bradbury and E. Story Hallock, *A Chronology of Florida Post Offices* (Vero Beach, 1962), 62.



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Railway (JT&KW) started in Jacksonville, circled Doctors Lake, and then ran along the St. Johns River to Palatka. The line reached Sanford in 1887, where it connected with Henry Plant's South Florida Railroad. In 1902, the JT&KW was absorbed<sup>21</sup> by the Atlantic Coast Line, one of several major rail systems that extended rails into the Florida peninsula during the early twentieth century. The railroad supplemented and finally replaced steamboat service and played a prominent role in promoting development in Clay County. It provided a means of quick access to other towns along the St. Johns and facilitated the transport of lumber and agricultural products from interior settlements. In 1885, the railroad estimated that Orange Park contained 300 residents, and the census bureau counted 228 residents five years later.<sup>22</sup>

Orange Park, along with other river settlements, began to export fruits and vegetables to eastern port cities and northern markets. Early mechanical refrigeration devices enabled trains and relatively slow-moving boats by the late 1880s to carry out produce in hot weather to distant ports, including those of European destination. In the last six months of 1887, a serious outbreak of yellow fever discouraged winter visitors and briefly interrupted agricultural production. The first frosts of the year, which came in December 1887, reduced the epidemic, and favorable weather in the next few years permitted exports to reach new levels of profit. In 1894, some 200 quarts of strawberries were shipped daily from Orange Park to markets in Boston, New York, Washington, and Philadelphia.<sup>23</sup>

At the same time that Orange Park and Clay County began to emerge as an agricultural region, a series of events combined to stifle economic development. Among the most harmful to the general prosperity of the towns along the St. Johns was a significant relocation of tourist destinations. Tourist patterns changed with the extension of Henry Flagler's Florida East Coast Railway and Henry Plant's railroad and steamship system, which opened the southern portions of the Florida peninsula to tourism and settlement. Wealthy vacationers who before may have chosen to winter in northeast Florida headed instead to the plush resort hotels constructed by Flagler and Plant in beachfront communities along the state's east and west coasts. The increase in Florida resort and vacation opportunities during the 1890s and early twentieth century seriously undercut the market share of tourists to towns along the St. Johns River.<sup>24</sup>

Florida's rapidly expanding rail system and the concomitant shift in tourist patterns ultimately led to the demise of the steamboat industry. The JT&KW railroad replaced the steamboat as the primary freight carrier for the county in the 1890s, but the fondness that many tourists had for river-borne travel to the county's resort settlements continued to support the industry into the early twentieth century. By 1910, with the decline in tourism along the St. Johns, steamships could no longer operate profitably, and during the following decade it became apparent that the automobile might one day surpass even the railroad as the vehicle of choice for tourists.

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<sup>21</sup>John Mahon, *History of the Seminole War* (Gainesville, 1967), 28, 47, 59.

<sup>22</sup>Pettengill, "Florida Railroads," 80-81; John Varnum, *Florida: Its Climate, Productions, and Characteristics* (New York, 1885), 59; Bureau of the Census, Thirteenth Census, 1910, *Population* (Washington, 1913), 303.

<sup>23</sup>Blakey, *Clay County*, 143-144.

<sup>24</sup>*Ibid.*, 152; Tebeau, *Florida*, 271.

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Although the Independent Line Steamers Company, based in Green Cove Springs, continued to operate excursions on the river into the 1920s, its effectiveness in attracting large numbers of tourists evaporated in the early 1900s.<sup>25</sup>

Citrus, which became a staple of the river trade in the 1870s, was by the mid-1890s the chief cash crop in the region. During that period land values along the St. Johns soared as increasing numbers of winter residents came to the area to establish groves. Hardly a resident of Orange Park failed to maintain a grove of some size, whether his lot consisted of one acre or twenty. Many absentee owners helped to promote local economic development by paying management companies to cultivate their groves and harvest and sell their crops.<sup>26</sup>

The most severe single blow to the economic fortunes of Clay County, and much of central Florida, came during the winter of 1894-1895 when severe freezes devastated the citrus industry. The hopes of fortunes earned through "orange gold" ended on a cold February night in 1895. On December 27, 1894, temperatures in the area had dropped to record lows, causing citrus trees to drop their fruit and leaves. A warming trend began and budding was in evidence, creating some optimism that tree damage had not been too severe. Then on February 5, 1895, temperatures dropped to a historic low, remaining barely above zero for an extended period of time. The sap that had begun to fill the trees during the unseasonably warm temperatures expanded as it froze, splitting trunks and branches. The little fruit that had survived the first freeze was lost and most trees were destroyed. Commercial production of citrus never again played a significant role in the Clay County economy, as local growers switched to other crops to maintain an income and recoup lost investments. Evidence of the ravaging economic effect of the freeze in Clay County was the failure of the nearby Green Cove Springs & Melrose (GCS&M) Railroad. The loss in shipping revenue from citrus groves forced the GCS&M into bankruptcy, and the line was abandoned by 1899.<sup>27</sup>

One resident who arrived in 1897 taught at a local school, and wrote in her diary that the frost had "killed all hopes" for the town and that all that was left was a "large winter hotel on the bank of the river, the school, two churches, a few scattered houses and stores." Its only redeeming features, she wrote, were the shade trees, which one found everywhere. "You could walk over the whole town without ever getting in the sun," she recorded in her diary. The school at which she taught, Orange Park Normal and Industrial, was operated by the American Missionary Association of New York (AMA), then the most significant benevolent society in the country engaged in educating blacks. Endowed by Daniel Hand, a northern philanthropist, it was designed to provide vocational education and train black teachers. The school was founded in 1890, opened in 1891, and consisted of some 120 students in 1892. The campus consisted of five buildings by 1896. In 1897, the school employed eight teachers, who instructed students in English, mathematics, and music, in addition to vocational training, such as agriculture, horticulture, printing, and typing. The school also admitted white students, totaling thirty-five by 1894, but soon struggled against the racial hostility of the times.<sup>28</sup>

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<sup>25</sup>Edward Mueller and Barbara Purdy, eds., *Proceedings on a Conference on the Steamboat Era in Florida* (Gainesville, 1984), 39-49.

<sup>26</sup>Webb, *Florida*, 184-185.

<sup>27</sup>*Jacksonville Florida Times Union*, January 8, 1895; Blakey, *Clay County*, 144, 185; Pettengill, "Florida Railroads," 126.

<sup>28</sup>*Clay County Times*, April 15, 1921; Joe Richardson, "The Nest of Vile Fanatics: William N. Sheats and the Orange Park School," *Florida Historical Quarterly* 64 (April 1986), 393-406; *Biennial Report of the Superintendent of Public Instruction of the State of*

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William N. Sheats, Florida's superintendent of public instruction, successfully lobbied the Florida Legislature in 1895 to prohibit whites from teaching black students and conducting classes with students of both races, a move aimed specifically at the Orange Park school. In April 1896, state authorities arrested the faculty and staff, which temporarily closed the school, news that even appeared in the *New York Times*. Later that year, the Florida Supreme Court struck down the statute, and the school reopened in 1897. Orange Park Normal continued to offer instruction into the second decade of the twentieth century, but finally closed through the use of local extralegal means and statewide legislative actions. In 1911, members of the Ku Klux Klan burned the school's chapel, and in 1912 the Florida Legislature again passed a bill that forbade the instruction of black students by white teachers. In December 1913, the AMA closed the school, after enduring two decades of racism, and eventually sold the property.<sup>29</sup>

**Progressive Era Development, 1896-1919**

Between the late 1890s and World War I, known as the "progressive era," Orange Park experienced a period of slower development, spurred by economic forces different from those of earlier decades. Characterized by reform movements in business, education, government, and labor, the progressive era wrought substantial changes on Florida's landscape. The most tangible legacies of the era include land reclamation and a building boom that resulted in a multitude of commercial and residential buildings constructed in towns and cities throughout the state.

Overshadowed by its larger neighbors--Green Cove Springs, Jacksonville, and St. Augustine--Orange Park grew slowly. Most of the town's growth, and indeed that of the county, was derived from the agriculture industry, which expanded slowly. Clay County's farm acreage increased from 4,421 to 8,875 between 1907 and 1917, and real estate assessments nearly doubled from 1,561,000 to 2,754,000, most of that from the clearing of land and planting of crops. Strawberries remained a profitable and popular crop with farmers harvesting some 60,670 quarts from twenty-seven acres in 1909. Sweet potatoes and yams farms yielded nearly 50,000 bushels, and corn production totaled 40,000 bushels in 1910. Only 2,327 boxes of oranges were harvested that year. Prominent Orange Park growers of the period include C.H. Clark, J.H. Parks, K.G. Schultz, D.F. Sherman, and N.F. Trevor. J.A. Ferguson of Orange Park shipped 300 boxes of oranges by rail in 1915. By 1920, grapes had emerged as a preferred crop with 48,000 pounds shipped to market. Strawberry production had dropped by two-thirds, and sweet potato and yam harvests had decreased to 37,500 bushels. The population rose slowly from 245 in 1900 to 372 in 1910, and decreased to 333 by 1920.<sup>30</sup>

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*Florida for the Two Years Ending June 30, 1896* (Tallahassee, 1897), 184-189.

<sup>29</sup>*Clay County Times*, April 15, 1921; Richardson, "Orange Park School," 393-406; *New York Times*, April 12, 1896.

<sup>30</sup>Florida Department of State, *Florida, An Advancing State* (Tallahassee, 1928), 16, 266; Bureau of the Census, Thirteenth Census,

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A Black settlement had emerged in the town in the early 1880s. Located north of Kingsley Avenue between Plainfield Avenue and U.S. 17, the area supported farmers and laborers who worked for naval stores companies, and for the railroad. R.W. Wheeler and A. Anderson helped organize St. John Baptist Church in 1881 and a sanctuary was built on Mound Street. Residents by 1900 held various occupations, including a grocer, general store keeper, carpenter, and preacher, saw mill laborers, railroad section hands and porters, and domestic servants. By 1910, Duval Lodge #14, known as the "Good Samaritans," had organized and developed a meeting hall on McIntosh Avenue. The club house of the Lodge #151 F & AM was located farther northwest on Plainfield Avenue. By 1917, the settlement consisted of nearly fifteen buildings, including a church, school, and residences.<sup>31</sup>

The lumber and naval stores industries that had supported the development of Clay County's interior settlements in the late nineteenth century began to decline. During the 1880s and early 1890s, the demand for lumber was great and the forest lands of the county, and indeed throughout north and central Florida, provided a seemingly endless supply of trees. Harry Horton, Sr. operated a saw mill on the northwest bend of Doctors Lake, but by the end of the nineteenth century it no longer functioned and logs were transported to a mill just north of the town. The production of turpentine from the sap of pine trees persisted after the turn of the century, and a turpentine still was located on the north end of the town. Black workers constituted the labor force which gathered the resin. By 1920, however, much of the first growth timber in the county was gone. Not until the reforestation efforts of the 1930s and the subsequent development of the paper and pulp industries did the logging industry of the county recover.<sup>32</sup>

The losses experienced by Clay County's tourism, steamboat, citrus, and lumber industries combined to retard expansion. After enjoying a brief but substantial growth rate in the 1880s, residents of the county adjusted for a slower rate of growth. During the 1910s, the county underwent a period of adjustment that resulted in changes in its economic and settlement patterns. Cattle ranching, truck farming, and dairying became dominant agricultural pursuits. The county road system slowly accommodated an ever-increasing number of automobiles. Most major roads in the county had been improved by the end of the 1910s, although hard paving did not begin in earnest until the mid 1920s. Generally, after 1916 the building trades declined as the United States turned its energies toward assisting the allied forces in World War I. Federal government restrictions on the construction industry reduced house building, causing a postwar housing shortage that was then compounded by rising material costs.<sup>33</sup>

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1910, *Agriculture* (Washington, 1913), 307; Bureau of the Census, Fourteenth Census, 1920, *Agriculture* (Washington, 1922), 376; Bureau of the Census, Fifteenth Census, 1930, *Population* (Washington, 1931), 201; Atlantic Coast Line Railroad, *Shipper's Guide* (Wilmington, 1915), 299, 393.

<sup>31</sup>Clay County tax rolls, Clay County Courthouse, Green Cove Springs; Bureau of the Census, Twelfth Census, 1900, Population schedules, Clay County, 8th precinct; U.S. Geological Survey, *Orange Park* (Washington, 1917).

<sup>32</sup>Maierfeldt, 13, 20.

<sup>33</sup>*Clay County Times*, April 15, 1921; Weyerhaeuser Forest Products, *Your Future Home* (Washington, 1992), v.

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**Florida Land Boom and Bust, 1920-1928**

In the 1920s, the nation entered a period of enthusiastic economic expansion. In Florida, a land boom caused real estate values to rise quickly and dramatically. Although the boom started in south Florida, particularly Miami, only a few parts of the state escaped the fever. In many cities and towns new subdivisions were platted and lots sold and resold for quick profits. Clay County benefited little from the effects of the land boom. Property assessments showed only moderate growth, increasing from 2.1 million in 1917 to 2.8 million ten years later. The population advanced slowly also, with the census bureau registering 6,859 people in 1930, up from 5,621 in 1920. Vegetable farming endured as the mainstay of the economy. Orange Park experienced modest growth during the decade, with the town containing only 660 residents in 1930.<sup>34</sup>

Highway paving projects made many areas of Clay County more accessible to increasing numbers of automobiles. In 1923, U.S. Highway 17, the county's north-south thoroughfare, was hard surfaced between Jacksonville to Green Cove Springs, and pavement reached Palatka in 1925. The completion of State Road 16 from Green Cove Springs to Starke in 1925 improved that important avenue into the interior of the county and fostered the development of Penney Farms, and, later, Camp Blanding. By 1930, the county boasted ninety-one miles of paved highways and 110 miles of improved roads.<sup>35</sup>

The roads projects led to the expansion of truck farming, which developed as a leading industry of interior portions of the county. The principal crops were Irish and sweet potatoes, tomatoes, peppers, lettuce, celery, English peas, string beans, strawberries, and watermelons. A few staple crops, including corn, sugar, field peas, and velvet beans, were also grown with success. Other important industries in the county included poultry raising, dairying, turpentine production, barrel-making, and millworking. The existence of turpentine operations as late as 1928 is suggested by Orange Park's town council granting a permit for the construction of a turpentine commissary to be located immediately north of the intersection of Kingsley Avenue and the railroad. Brick-making also emerged as an industry during the 1920s, when kilns and factories were constructed at Orange Park and Russell. Orange Park's early twentieth century school was replaced late in the late 1920s by a new brick edifice.<sup>36</sup>

Orange Park's small town character and choice river front sites awaiting development attracted several large organizations during the 1920s and 1930s. In 1920, officials of the Loyal Order of Moose, a fraternal organization with branches through the country, selected Orange Park as the site for a retirement community. The Order purchased the Orange Park Hotel with an adjoining twenty-six acres beside the St. Johns River. The hotel and an associated residential dwelling provided the first retirement residence for "Moosehaven," the name given the retirement community. Some \$21,800 of improvements were made in 1921, when Moosehaven was dedicated

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<sup>34</sup>Florida Department of State, *Florida*, 16, 266; Bureau of the Census, Fifteenth Census, 1930, *Population*, 201.

<sup>35</sup>Bayard Kendrick, *Florida Trails to Turnpikes, 1914-1964* (Gainesville, 1964), 57; Florida Department of Agriculture, *North and Northwest Florida* (Tallahassee, c. 1930), 23.

<sup>36</sup>Minutes, Town of Orange Park, October 12, 1928; Florida Department of Agriculture, *Florida*, 23.

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by Florida's governor, Cary A. Hardee. In 1924, the Order purchased property west of the town for a farm, and in 1927, acquired three buildings previously occupied by the defunct Orange Park Normal and Industrial School for its burgeoning retirement population.<sup>37</sup>

In 1922, Moosehaven's first year of operation, twenty-one people took up residence in Brandon Hall, the name given the former hotel by the retirement community. They cultivated small gardens and raised chickens on adjoining acreage. Two rooms in Brandon Hall were converted to a hospital; a commissary, laundry, shoe shop, and general workshop were also added. The Order welcomed the arrival of the retired people, but some strains soon appeared between the Town of Orange Park and the Order. As a charitable organization, Moosehaven enjoyed tax exempt status. Citing that fact, the town council in 1927 passed a resolution against Moosehaven's establishment of a "poor farm." Another complaint arose in 1929 when Moosehaven issued a postcard inscribed "Moosehaven, Florida." To reduce the friction, Moosehaven offered to make a donation to the Town in lieu of taxes and to purchase a fire engine for the Town. The offer was accepted and the equipment delivered in December 1929. By 1938, Moosehaven had expanded to a 87-acre site with thirty-nine buildings, ranging from five-room bungalows to large halls. Some 200 retired members of the Loyal Order of the Moose resided there, including nearly forty women.<sup>38</sup>

The announcement in 1922 by Caleb Johnson, president of the Palmolive Soap Company, that he intended to build an "Italian Villa" along the river stirred considerable excitement in Orange Park. Johnson was the son of B.J. Johnson, who had first visited Orange Park in 1878 and developed his residence, "Winterbourne," into a winter retreat. Caleb, the brother of Karrie Ferguson, purchased twenty acres south of his sister's house, where he completed a Mediterranean Revival style dwelling the following year. The *Florida Times Union* proclaimed the building the "forerunner of a colony development which may in a few years outstrip that of Palm Beach, the mecca of millionaires and a destination of international pleasure seekers in the winter season." Mira Rio, as the residence was named, would have fit well into Palm Beach, but it did not inspire a similar development in Orange Park. Following Johnson's death in 1924, several additional buildings in the same style were constructed on his property.<sup>39</sup>

Since few of its towns participated in the speculative excesses of the Florida land boom, Clay County emerged from the collapse of 1926 relatively unscathed. The kinds of partially completed large-scale planned developments that littered the south Florida landscape had hardly been contemplated in Clay County when the period ended. The Florida land investment boom began to collapse in 1925 when the Florida East Coast Railway halted further shipments of building materials to south Florida. As northern newspapers suggested fraud in Florida, and land sales and many mortgages were sold below their face value, property values throughout the state

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<sup>37</sup>Jacksonville *Florida Times-Union*, October 4, 1921; Southwick, "Moosehaven."

<sup>38</sup>Minutes, Town of Orange Park, May 4, 1927, June 27, 1928, February 5, December 12, 1929; Blakey, *Clay County*, 221-222; Works Progress Administration, *Florida: A Guide to the Southernmost State* (New York, 1939), 351.

<sup>39</sup>Blakey, *Clay County*, 223; *New York Times*, August 9, 1924.

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fell precipitously, bringing over-extended speculators down with them. Construction activity in most parts of the state shut down in 1927, and Florida entered the Great Depression, three years ahead of the rest of the country.<sup>40</sup>

The largest development in Orange Park during the 1920s, and indeed since the creation of the town plan in 1877, was opened by the Avondale Company of Jacksonville. Organized by Telfair Stockton, one of Jacksonville's prominent developers of the early twentieth century, the company had previously developed the fashionable Avondale and San Marco neighborhoods of Jacksonville. Flushed with the financial successes associated with its Jacksonville subdivisions, the company sought to take advantage of riverfront property sales in Clay County. In 1927, the Avondale Company platted Orange Park Point, which contained some 200 lots in a peninsula south of the town at the confluence of Doctors Lake and the St. Johns River. The subdivision made available choice riverfront lots, but its location in a small town with inconsequential growth and few tourists, and following the collapse of the land boom, portended little development. Consequently, unlike Avondale Company's Jacksonville projects, which continued to experience moderate development after the collapse of the boom and during the 1930s, Orange Park Point remained almost completely devoid of new buildings with relatively few land sales until after World War II.<sup>41</sup>

**Depression, World War II, and Aftermath (1929-1948)**

Orange Park entered the Great Depression still a small town. Electricity had arrived in 1924, an event which inspired a community celebration. The town's oldest resident, Anna Marston, 82, threw the switch that brought in power supplied by the Jacksonville Electric Authority. Notwithstanding its diminutive size, as an organized community the town had to meet the demands of modern society, which included struggling with the economic problems generated by the Great Depression. Zoning issues became a matter of concern throughout America in the 1920s, resulting from the impact of changes in housing patterns caused largely by the automobile. Orange Park enacted a zoning ordinance in 1928 that permitted the council to "regulate the alignment of buildings and other structures" and to require building permits. A month later the council passed an ordinance to regulate traffic and at the same time employed a town marshal.<sup>42</sup>

Like towns throughout the country during the Great Depression, Orange Park faced the problem of meeting its obligations amid a declining tax base. Residents who had lost their jobs or otherwise suffered from the economic decline could not afford to pay their property taxes. By 1930, there were numerous unpaid tax bills. The town's largest developer negotiated with the council to reduce his tax bill on numerous properties in an effort to save his projects. A Clay County Emergency Relief Committee was formed, putting some of the unemployed to work on local projects. Delinquent property owners were allowed in 1933 to reduce their tax bills 50 percent by

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<sup>40</sup>Tebeau, *Florida*, 385-87; William Frazer and John Guthrie, Jr., *The Florida Land Boom* (Westport and London, 1995), 114-116.

<sup>41</sup>Wayne Wood, *Jacksonville's Architectural Heritage* (Jacksonville, 1989), 41, 111, 117, 121, 264; Pleasant Gold, *History of Duval County, Florida* (St. Augustine, 1929), 668-669.

<sup>42</sup>*Jacksonville Florida Times Union*, February 29, 1924; Minutes, Town of Orange Park, January 3, February 7, 1929.

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performing street cleaning duties. Moosehaven's donation of \$500 to the Town in 1934 came as a godsend to the financially strapped town. In 1935, a state law permitted municipalities to create tax adjustment boards to deal with delinquencies. The financial exigencies may have been a factor in the council's decision in 1931 to approve a dog racing track, despite outcries in local newspapers about the type of patrons the establishment would allegedly attract.<sup>43</sup>

One building erected during the era was the Orange Park Woman's Club on Kingsley Avenue, completed in 1930. Organized in 1910, the Woman's Club reflected the growth in number and influence of women's clubs in many communities throughout the nation at the turn of the century. The Florida Federation of Women's Clubs (FFWC) had met in 1895 in Green Cove Springs, where it incorporated. One of the state's most powerful women-led organizations, the FFWC in 1910 boasted some 1,600 members and totaled some 6,000 by 1914, with thirty-six clubs joining ranks throughout the state. Improved technology and prosperity gave many middle- and upper-class women relative freedom from the domestic burdens that had previously tied them to home and family. Initially organized for literary purposes, women's groups soon turned their attention to social and educational concerns. Reform of school systems, improvement in health care, temperance, and women's suffrage all resulted in great part from the organized efforts of powerful local women's clubs. Florida Everglades protection, cattle dipping legislation, and women's political and economic rights were part of the FFWC's program in the early twentieth century. The Orange Park chapter focused its early efforts on development of a local library, assistance to a hospital in Jacksonville that served Orange Park, and landscape improvements. The Orange Park Woman's Club incorporated in 1929 to undertake construction of the Tudor Revival style building that remains its headquarters.<sup>44</sup>

Some of the same features that had attracted the Loyal Order of Moose to Orange Park in 1920, a small-town ambiance with rural surroundings and river front property, lured other organizations there later in the decade and during the 1930s. In 1929, Yale University established its Florida Anthropoid Laboratory on a 200-acre site in Orange Park. An experiment station charged with investigating primate behavior, the laboratory housed some thirty chimpanzees by 1939. Experiments conducted by university personnel analyzed reproduction, genetics, behavioral adaptation, hygiene, and pathology of primates.<sup>45</sup>

America gradually began easing out of its economic slump in the mid-1930s. The creation of federally-guaranteed lending programs for home mortgages encouraged building construction, which resumed late in the decade. A number of new residences were built in the town between 1937 and 1941. Labor laws designed to provide work for the unemployment led to the forty-hour week and annual vacations. Americans as a result in

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<sup>43</sup>Minutes, Town of Orange Park, April 18, August 18, 1930, November 6, 1931, February 7, 1933, March 6, December 4, 1934, November 9, 1935.

<sup>44</sup>Linda Vance, *May Mann Jennings: Florida's Genteel Activist* (Gainesville, 1958), 56-58, 102, 159; Gladys Southwick, "Orange Park, Florida," unpub. mss., November 1949, Orange Park Public Library; James B. Crooks, *Jacksonville After the Fire, 1901-1919* (Gainesville, 1991), 76.

<sup>45</sup>"Scientific Events," *Science* 70 (November 1929), 444-445; Works Progress Administration, *Florida: A Guide to the Southernmost State* (New York, 1939), 351.



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rising number purchased automobiles and took to the road. The impact of this new form of tourism was reflected in an ordinance enacted by the Orange Park Town Council in 1937 to regulate tourist camps.<sup>46</sup>

During World War II, Clay County became the site of several major military installations that played important roles in the war effort and ultimately aided the county's recovery from the Depression. Creation of the Jacksonville Naval Air Station north of Orange Park provided immediate employment for many residents and played a major role in the town's spectacular post-war development. Camp Blanding, located thirty miles southwest of Orange Park, became one of the country's principal training facilities, and was at one point during the war the fourth largest population center in the state. In 1939, the U.S. Navy created an air auxiliary complex southeast of Green Cove Springs that ultimately accommodated 5,000 men.<sup>47</sup>

Clay County has experienced significant growth since the 1940s. In 1940, the county's population stood at 6,468, and reached 10,038 in 1945. Orange Park again experienced dramatic increases between 1960 and 1980, due in large part to the expansion of nearby military complexes and Orange Park's emerging reputation as a suburb of Jacksonville. Much of the development has seriously impacted the historic fabric of the town and Clay County. During the 1950s and 1960s, many notable buildings were demolished to make way for new construction.<sup>48</sup>

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<sup>46</sup>Town of Orange Park, minutes, November 2, 1937; William Leuchtenburg, *Franklin D. Roosevelt and the New Deal* (New York, 1963), 11, 53, 120-30, 174.

<sup>47</sup>Blakey, *Clay County*, 231-232.

<sup>48</sup>Allen Morris, *Florida Handbook, 1949-1950* (Tallahassee, 1950), 247; Allen Morris, *Florida Handbook, 1985-1986* (Tallahassee, 1986), 556; Bureau of Economic and Business Research, *1994 Florida Statistical Abstract* (Gainesville, 1994), 15.

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**PROPERTY TYPE: F.1**

**1. Name of Property Type: Residential Buildings**

**2. Description:** The historic residential buildings of Orange Park represent a small collection of historic resources in the town. According to data compiled in a 1994 survey of historic resources in Orange Park, a total of 91 buildings were recorded in the town. Approximately 90 percent of the total recorded were built to serve a residential function with a few of those modified relatively recently for commercial or office functions.

Orange Park's historic residential buildings were, with few exceptions, designed and constructed by lay builders who drew upon traditional building techniques and contemporary stylistic preferences for their inspiration. The primary consideration was given to providing functional and comfortable spaces for the owners. Decorative features were sparse, and generally included knee braces and purlins along the eaves line. Although frame vernacular construction accounts for the largest number of historic dwellings in Orange Park, a variety of formal styles or influences are evident, including Bungalow/Craftsman, Classical Revival, Colonial Revival, Gothic Revival, Mission/Spanish Colonial Revival, and Tudor Revival.

Most residential buildings conform to a relatively small scale and simple design with a moderate setback from the road. Although a small percentage rise two or two-and-one-half stories and several mansions are located on the bank of the St. Johns River, most are one story in height. Residences are scattered with small concentrations of historic dwellings appearing in several areas. Forms vary with side-facing and front-facing gable roofs, and although original roof surfaces included either wood or metal shingles or 3-V crimp sheets, composition shingle has replaced the original surfacing on many dwellings. A few display parapets and complex roof plans with barrel tile surfacing and cresting. Corbeled brick chimneys and dormers pierce some roof lines. A large percentage of dwellings display synthetic exterior wall fabrics and replacement metal awning or sash windows. Some have lost much of their original architectural integrity.

Building plans form varied, irregular footprints. Most dwellings have main blocks from which gable extensions and small bays project to create a variety of forms. Wood balloon frame structural systems predominate, and clapboard, drop siding, and wood shingles serve as common exterior wall fabrics. Hollow tile construction finished with stucco and vernacular designs built with rough face cast blocks are apparent on a small number of dwellings. Brick and concrete piers serve as the foundation for most buildings. Some rest on continuous brick or concrete foundations.

Fenestration varies depending on the particular style of dwelling and the materials available during construction. Residences that display Bungalow/Craftsman, Mission/Spanish Colonial Revival, and Tudor Revival influences typically exhibit asymmetrical facades but regular fenestration. Casement and double-hung sash with multiple panes are common window types. Transoms and sidelights embellish entrances on many formal designs.

Porches and verandahs wrap the facades and elevations of many dwellings, which typically are set on small lots with a moderate setback. Although verandahs extend along the facades of some larger residences, most

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buildings display small end or entrance porches. Porch roofs include integrated, hip, gable, and shed designs, and roof supports take the forms of either wood posts, or tapered or round columns on brick piers or knee walls. Many dwellings have porches or verandahs enclosed to provide additional interior living space.

Several garage apartments are located in the town, and provide living space on the top story, and vehicle bays and storage areas below. Garages, storage sheds, and other secondary structures that support a residence, which are classified as domestic uses by the Department of the Interior, are also included in this property type.

*Bungalow/Craftsman*

The term "Bungalow" is derived from the Bengali "bangla," a low house with porches developed by the British in the Far East during the nineteenth century. One observer remarked that the building was, "a purely utilitarian contrivance developed under hard and limited conditions." While the origin of the Bungalow and some of its design features were Bengalese, many of its details were of Oriental inspiration. Japanese construction techniques, exhibited at the California Exposition of 1894, placed emphasis on an extensive display of structural members and the interplay of angles and planes, which became integral parts of Bungalow design. In the United States, Gustav Stickley, a craftsman that later gained a national reputation, established in 1901 *The Craftsman*, a monthly journal through which he stressed the importance of constructing Bungalows in harmony with the immediate surroundings and employing low, broad proportions with minimal ornamentation. Stickley believed that the character of a Bungalow should be "so natural and unaffected that it seems to sink into and blend with any landscape." He urged the use of local materials in Bungalow construction and that they be "planned and built to meet simple needs in the simplest and most direct way."

In contrast to Stickley's philosophy, some early models were large residences designed by trained architects for use as either seasonal homes on the New England coast or year-round homes in California. One of the important architectural firms of large Bungalows, Charles Greene and Henry Greene, practiced in California. They designed the Gamble House (1908) and the Irwin House (1909). Both Stickley and the Greenes came to use the terms "Bungalow" and "Craftsman" interchangeably to describe their projects. By 1910, the building market became flooded with catalogs of plans for inexpensive designs. Among others, Sears, Roebuck and Company made available by 1916 Bungalow kits that contained standardized materials, which also helped to subvert Stickley's emphasis on local designs and materials. *Bungalow Magazine*, another early twentieth-century architecture journal, featured house plans and articles about economical use of space, interior decoration, and landscaping. Residences in those magazines were duplicated across the United States and reinforced humbler aspects of the Bungalow, which eclipsed the earlier grand versions. In Florida, the Bungalow emerged as a popular residential design about 1910. One of the most common formal residential designs in the state during the Florida land boom of the 1920s, the style retained its popularity into the 1930s.

The most prominent characteristic of the style is its lack of height. With rare exceptions the Bungalow is a one or one-and-one-half-story building with a shallow-pitch roof. Although side-facing and front-facing gable

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roofs were common design features, some elaborate models display a complex roof structure. The typical Bungalow has two rooms across the main facade, emphasizing horizontality at the expense of height. The porch, an integral part of a Bungalow, generally complements the main block. Masonry piers on which the porch rests are continued above the sill line and serve as part of the porch balustrade. The piers are surmounted by short, often battered wood columns upon which sit porch roofing members. The choice of exterior sheathing materials vary from log, wood shingle and drop siding, stucco, and stone veneers. Fenestration is consciously asymmetrical, although small windows typically flank the chimney. Double-hung sash windows frequently appear in groups of two or three, with upper sashes divided into several vertical panes. Other features include dormers, carved rafter ends, knee braces.

*Classical Revival*

The Classical Revival style evolved from an interest in the architecture of ancient Greek and Roman cultures. The first period of interest in Classical models in the United States dates from the colonial and national periods, which extended between the 1770s and 1850s. A second revival was spurred by the World's Columbian Exposition, held in Chicago in 1893. Many of the best known architects of the day designed buildings for the Exposition based on classical precedents. Examples varied from monumental copies of Greek temples to smaller models that drew heavily from designs of Adam, Georgian, and early Classical Revival residences erected in the early nineteenth century. The Exposition, which drew large crowds, helped make the style fashionable again. In Florida, Classical Revival became a popular design for commercial and government buildings. The application of the style to residences is less common.

Some of the characteristics of Classical Revival architecture include a symmetrical facade dominated by a full height porch on classical columns, typically with Ionic or Corinthian capitals; gable or hip roofs with boxed eaves, frequently with dentils or modillions beneath the roof and a wide frieze band surrounding the building; doorways featuring decorative pediments; double-hung sash windows, usually with six or nine panes per sash; and roof line balustrades.

*Colonial Revival*

Colonial Revival was a dominant style of American residential architecture during the first half of the twentieth century. The term "Colonial Revival" refers to a rebirth of interest in the early English and Dutch houses of the Atlantic Seaboard. The Georgian and Adam styles were the backbone of the Revival, which also drew upon Post-medieval English and Dutch Colonial architecture for references. The style was introduced at the Philadelphia Exposition of 1876, when the centennial of the Declaration of Independence sparked renewed interest in the architecture of the colonial period. Many of the buildings designed for the Exposition were based on historically significant colonial designs. Publicity on the Exposition occurred simultaneously with efforts made by

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national organizations to preserve Old South Church in Boston and Mount Vernon. About the same time a series of articles on eighteenth century American architecture appeared in the *American Architect* and *Harpers*. The publicity the Colonial Revival style received helped to make it popular throughout the country.

In Florida, the popularity of the style was eclipsed in the early 1920s by the Bungalow and Mediterranean Revival styles. The typical Colonial Revival house in Florida is an eclectic mixture of several colonial designs rather than a direct copy of a single plan. The influences of the Prairie style and American Foursquare plan often appear on models. The style appeared in the state in the late 1880s and reached the height of its popularity in the second and third decades of the twentieth century. Some identifying characteristics of Colonial Revival architecture include gable, hip, or gambrel roofs, often pierced by dormers; an accentuated door, normally with a classical surround, either solid or glazed; simple entry porches supported by slender columns; a symmetrical facade (although it is fairly common for the door to be set off-center); double-hung sash windows, usually with multi-pane glazing in each sash; and windows that are frequently set in pairs.

*Frame Vernacular*

Frame vernacular, the prevalent form of residential architecture in Orange Park, refers to the wood frame construction approaches common to lay or self-taught builders. The Industrial Revolution permitted standardization of building materials and parts, which exerted a pervasive influence over vernacular house design. Popular magazines helped to disseminate information about architectural trends throughout the country. The railroad provided affordable and efficient transportation for manufactured building materials. Ultimately, individual builders had access to a myriad of finished architectural products from which to create their own designs.

In Orange Park, frame vernacular buildings are typically one or two stories in height, with a balloon frame structural system built of pine. They are supported by masonry piers, most often made of bricks, and plans are usually rectangular, though L-shape plans were often used to maximize cross-ventilation. Most display gable roofs steeply-pitched to accommodate an attic. Horizontal wood weatherboard, drop siding, and wood shingles are common exterior wall fabrics. Often employed as original roof surfacing materials, wood or pressed metal shingles have nearly always been replaced by composition shingles in a variety of shapes and colors. The facade is often placed on the gable end, making the height of the facade greater than its width. Porches are also a common feature. Windows are generally double-hung sash with multiple panes. Decoration, generally limited to ornamental woodwork, includes tapered or round porch columns, balustrades or knee walls, and knee braces, purlins, and exposed rafter ends under the eaves.

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*Gothic Revival*

The Gothic Revival style, popular in America between 1840 and 1860, was developed in England early in the nineteenth century. In the United States, Richard Upjohn and Alexander Jackson Davis employed the style for ecclesiastical buildings. Examples of the style range from Upjohn's masterpiece, the Trinity Church in New York City (1839-1846), to his smaller Carpenter Gothic version of the style, St. Luke's in Clermont, New York (1857). The style became popular through pattern books, which showed the suitability of the style even to modest domestic designs. Andrew Jackson Downing stressed the application of the style in rural settings. His efforts helped to make Gothic Revival one of the dominant residential styles of the 1840s. The style went into decline following the Civil War, and relatively few examples exist in Florida.

The Gothic style experienced a renaissance in the late nineteenth and early twentieth centuries. Buildings that embody the style from this later period typically have more subdued detailing and are often smaller than their predecessors. Few residential Gothic Revival models were built in Florida and most were located in older towns. Small churches erected between the 1870s and 1890s by the Episcopal Dioceses are scattered throughout the state. A later variant of the style, Collegiate Gothic, appeared in the 1890s on university campuses in the Northeast, and in Florida during the early twentieth century. Identifying features of the style include steeply-pitched gable roofs, often with one or more intersecting cross-gables, decorative vergeboard in the gable ends, open eaves, a variety of wood sidings, one story entrance or end porch, and varied window treatments including pointed, cantilevered oriels, and double-hung sash windows, often with diamond pane glazing.

*Masonry Vernacular*

The term "masonry vernacular" applies to buildings that display no formal style of architecture and is defined as the common masonry construction techniques of lay or self taught builders. Prior to the Civil War vernacular designs were local in nature, transmitted by word of mouth or by demonstration and relying heavily upon native building materials. With the coming of the American Industrial Revolution, mass manufacturers became the pervasive influence over vernacular house design. Popular magazines featuring standardized manufactured building components, house plans, and house decorating tips flooded consumer markets and helped to make building trends universal across the country. The railroad also aided the process by providing cheap and efficient transportation for manufactured building materials. Ultimately, the individual builder had access to a myriad of finished architectural products from which to select to create a design of his own.

Masonry vernacular is more commonly associated with commercial building types than with residential architecture, where wood frame houses dominate. In Florida, most masonry houses predating 1920 were brick, but a number of older examples feature the rough-faced cast block popularized by Henry Hobson Richardson in his Romanesque buildings of the late nineteenth century. The masonry vernacular designs of the 1920s and 1930s were often influenced by popular Art Deco, Bungalow/Craftsman, and Mission/Spanish Colonial Revival designs

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of the period. The main masonry building materials during the period were hollow tile and brick. Since World War II, concrete block construction has been widely used in Florida's residential suburbs.

*Mission/Spanish Colonial Revival*

The Mission/Spanish Colonial Revival style, largely found in those states with a Spanish colonial heritage, embraces a broad category of subtypes of Spanish revival architecture in America, including Mediterranean and Mission revival, and Spanish Eclectic styles. The style gained popularity in the American Southwest and Florida during the late nineteenth and early twentieth centuries. Mission Revival originated in California during the 1890s, primarily through the impetus of the Southern Pacific Railway, which applied the style to depots and resort hotels. Architects began using regional historical precedents to design buildings within a local context. The influence of Mission, Spanish, and other Mediterranean-derived styles found additional expression through a study of Latin American architecture made by Bertram Goodhue at the Panama-California Exposition in San Diego in 1915. The exhibition prominently featured the rich Spanish architectural variety of South and Central America. Encouraged by the publicity afforded the exposition, architects began to look directly to the Mediterranean basin where they found more building traditions.

In Florida, the popularity of the Spanish Colonial Revival style soared in the 1920s and maintained a pervasive influence on building design until World War II. The style came to symbolize Florida architecture during the 1920s and was adapted for a variety of building types ranging from churches, country clubs, townhouses, commercial and government buildings, hotels, mansions, railroad depots, theaters, and small residences, the latter often referred to as "Spanish bungalows." Journals, such as *Architectural Record*, featured articles on the style. In June 1925, *House Beautiful* characterized the style as "a new composite style...producing a type of small villa distinctly for and of Florida." Even small models were often picturesque, displaying an "architectural blend that make it essentially appropriate for adaptation in Florida. Informal in its essence as well as in its execution, this Mediterranean style accords well with the informal life of the great winter resort to which yearly thousands repair to escape all that reminds them of the North." For a brief period during the 1920s, the style gained popularity throughout the country. Sears, Roebuck and Company offered a number of ready-to-assemble house kits between 1918 and the late 1920s that displayed Spanish influences.

Identifying features of the style include complex roof plans, often a combination of flat, gable, and hip roofs with ceramic tile surfacing or cresting along shaped parapets or pent eaves. Bell towers and arcaded wings embellish large models. Textured stucco exteriors often originally displayed pigments mixed with the cement to form a rich intensity or a light tint. Medallions, sconces, and ceramic tiles adorn walls and chimneys exhibit arched vents and caps with barrel tile cresting. Entrance porches and loggias are contained within arched openings, and multiple-light casement and double-hung sash windows, often deeply set in the walls or arched openings, admit natural lighting into the interior. Wrought-iron balconets typically protect small balconies with French doors, and pergolas, fountains, and trellises or patios often appear in the surrounding landscape.

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*Tudor Revival*

The Tudor Revival style gained popularity in America during the first three decades of the twentieth century. The style was loosely based on a combination of references to the architecture of early sixteenth century Tudor England and a variety of Medieval English prototypes ranging from thatched-roof folk cottages to grand manor houses. The first American examples of the style were erected in the late nineteenth century and were generally large landmark buildings rather closely related to the English precedents. The style was adapted to smaller residential designs in the early twentieth century.

Most Tudor Revival residences in Florida date from the 1920s, when the style reached its peak in popularity throughout the country. Some of the typical features of the style include steeply pitched roofs that are usually side-gabled with intersecting extensions; decorative half-timbering and stucco siding; tall, narrow casement windows with multiple-paned glazing; and massive exterior chimneys, often located on the front facade of the building.

**3. Significance:** The historic residential buildings of Orange Park are significant at the local level under the National Register criteria A, and C. The residences served as the homes of merchants, farmers, politicians, and seasonal visitors. Local stylistic trends in architecture are consistent with those found throughout Florida during the late nineteenth and early twentieth centuries. Formal designs within the town include Bungalow/Craftsman, Classical Revival, Colonial Revival, Gothic Revival, Mission/Spanish Colonial Revival, and Tudor Revival. A number of vernacular buildings derived from the wood frame and masonry traditions also appear in the town. The buildings have significance for their association with Orange Park's development as a tourist and agricultural region. They have further significance as examples of national trends in residential architecture during the period in which they were constructed.

**4. Registration Requirements:** For buildings to be eligible for nomination under the F.1 property type they must serve a historic residential function, have been constructed during one of the historic periods outlined in Section E, and lie within the town limits of Orange Park. Eligibility for individual buildings is restricted to (1) exceptional examples of a style or type of architecture; or (2) buildings associated with important local historical events or community leaders. Individual buildings must retain their original appearance to a high degree. The Secretary of the Interior's *Guidelines for Rehabilitating Historic Buildings* shall serve as a guide for gauging the eligibility of dwellings. Alterations sensitive to the original design and appearance of the house will not preclude eligibility. Such additions generally appear on the rear of dwellings. The addition of small bays or oriels, porte cocheres, and dormers that contribute to the character of a dwelling and do not disrupt the original rhythm and styling are acceptable. Asbestos shingles installed over the original exterior siding of dwellings during the historic period does not preclude a property from eligibility. Enclosing porches in a manner that results in a diminution or loss of historic character such as using solid materials like wood, stucco,



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or masonry will exclude a building from eligibility. Replacement windows should display original sash, casement, or hopper glazing appearance. Dwellings that display materials inconsistent with the historic period in which they were constructed, or the removal of significant architectural details are excluded from eligibility.

**PROPERTY TYPE: F.2**

**1. Name of Property Type: Education, Public, and Religion Buildings**

**2. Description:** The historic education, public, and religion buildings of Orange Park represent a small but significant property type, which includes churches, schools, and a woman's club. According to data compiled in a 1994 survey of historic resources in Orange Park, seven buildings originally served one of those functions.

The buildings of the property type exhibit frame and masonry vernacular construction, and the influences of the Classical, Gothic, and Tudor revival styles. Footprints are irregular with gable or hip roofs protecting the primary body of the building. Brick or wood serve as exterior wall fabrics. Fenestration is typically regular with double-hung sash or casement windows providing natural interior lighting. Continuous or pier type foundations of brick or concrete support buildings.

**3. Significance:** The historic education, public, and religion buildings of Orange Park are significant at the local level under the National Register criteria A and C in the areas of architecture, education, and social history. They represent stylistic trends in architecture consistent with those found throughout Florida during the late nineteenth and early twentieth centuries. The buildings have further significance for their association with Orange Park's cultural development during the historic period.

**4. Registration Requirements:** For buildings to be eligible for nomination under this property type they must serve either a historic education, religious, or social function, have been constructed during one of the historic periods outlined in Section E, and lie within the city limits of Orange Park. Eligibility for individual nominations is restricted to (1) exceptional examples of a style or type of architecture; or (2) buildings associated with important local historical events. Buildings nominated under this area of significance must retain their original appearance to a high degree. A building that has been significantly altered by additions, the application of materials inconsistent with the historic period in which they were constructed, or the removal of significant architectural details is excluded from eligibility.

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**SECTION G: Geographical Data**

Properties eligible for the National Register must lie within the municipal boundaries of the Town of Orange Park.

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**SECTION H: Summary of Identification and Evaluation Methods**

In 1994, a comprehensive survey was initiated to determine the nature and extent of historic properties in the Town of Orange Park. The methodology used in conducting the survey consisted of several steps. Initially, a literature search was conducted to determine the periods of development, activities, and personalities significant to the development of the town, and to identify any previously recorded historic buildings. It was determined that all buildings constructed before 1947, regardless of condition or integrity, would be included in the survey. Subdivision dates and architectural evidence based on known models of similar size and design were employed to assist in determining the age of buildings.

The field survey confirmed the location of properties. The survey team inspected, photographed, and recorded the location of each property on a base map. The team noted its condition, integrity, and surroundings. Site data were also recorded and an inventory was compiled. In accordance with the survey criteria, 91 buildings were recorded during the course of the project. After the completion of the field work, the team recorded the address, legal description, and architectural information of each property on a dBase IV program compatible with the Florida Site File, a repository for information pertaining to historic standing structures and archaeological sites in Florida.

The development of a historical context for evaluating properties in Orange Park constituted a major portion of the survey. The historic buildings were assigned architectural styles and an examination of the town by theme, period of significance, and concentration was conducted. A literature search focused on the development of the town, emphasizing important activities, events, and individuals. Research was conducted at Clay County Courthouse in Green Cove Springs, Florida State Archives and State Library of Florida in Tallahassee, Jacksonville Public Library, Orange Park Public Library, Orange Park Town Hall, and P.K. Yonge Library of Florida History in Gainesville. A number of local informants were also consulted. The research information formed the basis for the final report and historical information included on the Florida Site File forms.

Evaluation of the architectural styles, historical significance, and concentration of the historic buildings resulted in a final report on the history and architecture of Orange Park with recommendations for National Register nominations. It was determined that Orange Park's historic resources were concentrated near the St. Johns River, where several groups of buildings appeared to retain sufficient integrity for the creation of relatively small historic districts. In addition, a few buildings appeared to possess sufficient integrity for individual listing in the National Register. Further research was conducted to determine the full extent of the significance of the buildings and evaluate the architectural and historical significance of any other buildings recorded during the survey. In 1996, National Register activity was initiated and owner consent for various properties was obtained. Then, the necessary forms and text were drafted, and maps with associated photographs prepared to provide reviewers with documentation and visual aids that convey a sense of Orange Park's significant historic architecture.

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