

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

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

1. Name of Property

historic name Henry C. Arpen House

other names/site number FMSF#: DU22443

2. Location

street & number 3318 O'Connor Road ☐ not for publication

city or town Jacksonville ☐ vicinity

state Florida code FL county Duval code 31 zip code 32223

3. State/Federal Agency Certification

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

Alissa Lotane  
Signature of certifying official/Title

7/12/19  
Date

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

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

\_\_\_\_\_  
Signature of certifying official/Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

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

\_\_\_\_\_  
Signature of the Keeper

\_\_\_\_\_  
Date of Action

8.26.2019

Henry C. Arpen House  
Name of Property

Duval County, Florida  
County and State

## 5. Classification

### Ownership of Property

(Check as many boxes as apply)

- ☒ private  
☐ public-local  
☐ public-State  
☐ public-Federal

### Category of Property

(Check only one box)

- ☒ buildings  
☐ district  
☐ site  
☐ structure  
☐ object

### Number of Resources within Property

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

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

### Name of related multiple property listings

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

"N/A"

### Number of contributing resources previously listed in the National Register

0

## 6. Function or Use

### Historic Functions

(Enter categories from instructions)

DOMESTIC: Single Dwelling

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### Current Functions

(Enter categories from instructions)

DOMESTIC: Single Dwelling

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## 7. Description

### Architectural Classification

(Enter categories from instructions)

Other: Frame Vernacular

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### Materials

(Enter categories from instructions)

foundation Brick

walls Wood

roof Metal

other

### Narrative Description

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

## 8. Statement of Significance

### Applicable National Register Criteria

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

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

### Criteria Considerations

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

Property is:

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

### Narrative Statement of Significance

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

## 9. Major Bibliographical References

### Bibliography

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

#### Previous documentation on file (NPS):

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

### Areas of Significance

(Enter categories from instructions)

Exploration/Settlement

Architecture

### Period of Significance

1880-1920

### Significant Dates

c. 1880

### Significant Person

n/a

### Cultural Affiliation

n/a

### Architect/Builder

unknown/unknown

#### Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State Agency
- ☐ Federal agency
- ☒ Local government
- ☐ University
- ☐ Other

Name of Repository

# \_\_\_\_\_

Henry C. Arpen House  
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## 10. Geographical Data

**Acreage of Property** 17 acres

### UTM References

(Place additional references on a continuation sheet.)

1	1	7	4	4	0	2	8	5	3	3	3	5	3	2	5
Zone	Easting			Northing											
2	1	7	4	4	0	3	4	1	3	3	3	5	3	3	0

3	1	7	4	4	0	3	5	3	3	3	3	5	3	0	7
Zone	Easting			Northing											
4	1	7	4	4	0	7	6	6	3	3	3	5	2	0	2

☒ See continuation sheet

### Verbal Boundary Description

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

### Boundary Justification

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

## 11. Form Prepared By

name/title Paul L. Weaver

organization Historic Property Associates, Inc. date March 2019

street & number P.O. Box 1002 telephone (904) 824-5178

city or town St. Augustine state FL zip code 32085

### Additional Documentation

Submit the following items with the completed form:

#### Continuation Sheets

#### Maps

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

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

#### Photographs

**Clear and descriptive photographs** under separate cover. The size of each image must be 3000x2000 pixels, at 300 ppi (pixels per inch) or larger. Each photograph must be numbered in the order they are referenced in the manuscript, and that number must correspond to the photograph number on the photo log.

#### Additional items

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

### Property Owner

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

name Conrad and Melissa Weihnacht

street & number 3320 O'Connor Road telephone (904) 502-1683

city or town Jacksonville state FL zip code 32223

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

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



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Henry C. Arpen House

Name of Property

Duval County, Florida

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n/a

Name of multiple listing (if applicable)

Section number 7 Page 1

**SUMMARY**

The Henry C. Arpen House, 3318 O'Connor Road, built c. 1880, is a two story wood frame traditional Florida vernacular residence located in the Mandarin area of southwest Duval County, Florida. The Arpen House is set in a historic former orange grove. It is a simple frame vernacular building with a one-story wrap around porch on its east side. Its integrity, particularly that of the main block, is excellent. The most conspicuous alteration has been the addition of a kitchen to the west elevation. However, the addition is historic, likely done in the 1920s, and has achieved significance in its own right. The property contains two small non-contributing structures and a modern residence known as the Ashram which are set well south of the grove house. The house is set on a historic seventeen-acre parcel which was part of the Joseph Hagin Spanish Land Grant. The parcel features the site of the former orange grove, woodlands and two small creeks that form the headwaters of Cormorant Creek, a tributary of nearby Julington Creek, itself a tributary of the St. Johns River.

**NARRATIVE DESCRIPTION**

**PRESENT AND ORIGINAL APPEARANCE**

**SETTING**

The Henry Arpen House is located in the Mandarin section of Jacksonville in southwest Duval County. The house is sited on a seventeen-acre tract of land that is part of the Joseph Hagin Spanish Land Grant, one of the earliest private land holdings in the state of Florida. It is oriented toward the east, an important feature in the passive cooling of the building and its interior. It is linked to the exterior by a winding historic road that extends the length of the cleared portion of the tract (Photos 1-3). A survey of the grant in 1889 indicates that this cleared portion was the Hagin family orange grove. The orange grove has largely been lost to freezes in the late nineteenth century but the openness of the grove, scattered citrus trees and its historic boundaries remain (Photos 4-6). The surrounding area has been intensively developed as residential subdivisions with modern houses dating from the 1970s located on small lots approximately  $\frac{1}{4}$  acres in size. The Hagin-Arpen parcel is one of the largest existing historic parcels in this intensively developed area of Duval County. The property contains the headwaters of Cormorant Creek and measures 9.54 acres of uplands and 6.9 acres of wetlands. The uplands are heavily wooded with large live oaks, magnolias, bays, wild azalea and dogwoods. The site also contains a modern residence known as the Ashram well distanced from the grove house and two non-historic wooden outbuildings used for storage (Photos 7-9).

**EXTERIOR DESCRIPTION**

The principal remaining historic feature of the property is a grove house set near the center of the parcel. The original portion of the house was built c. 1880 and is a front facing gable vernacular residential type. It has a T-shaped ground plan with the rear portion of the plan having a cross gable (Photos 10-14).

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The principal exterior feature of the Arpen House is a one story wrap around porch located on the east side of the building (Photos 15-17). The porch wraps around the north, east, and south sides of the interior parlor of the building and provides a shaded, protected transitional area between the exterior and interior. The porch is covered by a shed roof finished with galvanized sheet metal. The original roof material was likely wood shingles but the galvanized metal is long standing, likely dating to the 1920s. The roof is supported by 2 x 6 posts with plinth block at its base. Beams rest on the posts and the roof rafter tails are notched into the beams. True dimension 1 x 8 sheathing boards support the galvanized sheet metal roof material. The porch was likely completely open when originally constructed but has been partially screened on the east and south sides.

The house rests on a brick pier foundation (Photo 18). It likely has a wooden braced frame structural system given its date of construction in the pre-railroad era and its association with settlers with limited access to industrial-era, milled lumber. Oral tradition indicates that the building was in part constructed with lumber salvaged from a wrecked barge in the nearby St. Johns River.<sup>1</sup> The building is finished with clapboard siding on the front portion and wooden, drop siding on the later, rear addition (Photo 19, 22). The roof is a cross gable type finished with galvanized metal in a V-crimp pattern, but it had a wood shingle roof originally. The roof is broken by a centrally placed brick chimney located along the ridge. The chimney has decorative brick corbelling (Photo 20).

The original windows are wooden double-hung sash in a 6/6 light pattern. They appear to be hand crafted given that none are of uniform dimension. The ripples and bubbling of the original glass are apparent. The windows in the addition are 1/1 double hung sash and do not have the visual qualities of the 6/6 light types (Photos 21-23). Historic wooden shutters, consisting of vertical boards, with metal hinges remain on several windows (Photo 23).

The rear portion of the Arpen House appears to have been an early twentieth century addition to house a kitchen and bathroom. The rear addition was a type frequently associated with frame vernacular residences of the period. As families grew or modern plumbing or kitchens became practicable, vernacular floor plans allowed for rooms to be attached seamlessly to the rear of a house. Historically, the kitchen of the Arpen House was likely detached for fire safety and outhouses were used for sanitary needs. The rear addition housed both of these functions and also included a screened utility porch. The rear addition is one story in height and is further distinguished from the main house through the use of drop siding and large glass 1/1 light windows. A brick chimney is attached to the north side of the addition. It ventilated what was likely an oil or kerosene fueled heater or stove which serviced the kitchen (Photo 24).

<sup>1</sup> Wayne W. Wood, Jacksonville's Architectural Heritage: Landmarks for the Future, (Jacksonville, 1989), p.299.

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Section number 7 Page 3**INTERIOR DESCRIPTION**

The interior of the Arpen House is broken into a series of one room modules. There is a front parlor, living room or rear parlor, small bedroom and dining room in the original portion of the first floor (Photos 25-32). The rear addition currently houses a kitchen and bathroom. The addition appears to have been added in the early 20<sup>th</sup> century to incorporate these functions into the original portion of the first floor. There is a central fire place with simple mantels in the parlor and dining room. The mantel in the parlor has simple, classical detailing such as plinth and fluting (Photo 25). There are 1 x 6 base boards with quarter round trim in the parlor and dining room. Floors on the first floor and the upstairs east bedroom are heart pine and retain their natural appearance (Photo 27). Floors in the bathroom have vinyl floor covering, and the floors in the upstairs hall and south bedroom have been painted. All interior wall and ceiling features are painted except non-historic paneling in the main parlor and bathroom (Photos 25-26, 31).

A steep stair leads to a central hall on the second floor (Photos 33-34). A bedroom, bathroom, and stair hall, perpendicular to the downstairs rooms, are located in the cross gable of the upstairs. A second bedroom is located in the room above the parlor. Floors are locally milled heart pine and walls are plaster in the original house and horizontal boards in the addition. Ceiling are 1 x 4 boards in both sections (Photos 35-39).

**NON-CONTRIBUTING RESOURCES****The Ashram**

The Ashram is a modern wood frame residence set on the edge of the woods south of the historic grove house and the land cleared for the orange grove. The original portion of the residence was begun in 1975 and was 22 feet square or a total of 484 square feet. It had a living room, small bathroom, kitchenette and a bedroom in a loft. The walls were constructed of cured pecan wood so hard that they had to be drilled and attached with screws rather than nailed to the structure. In 1977 a full house was attached to the original Ashram. It was two stories in height and included a living room, two bedrooms, bath and kitchen. In 1980 a further addition was constructed. The second addition included a large living room paneled with swamp maple wood from the Gainesville area. A foyer and bathroom paneled with cypress and two new bedrooms were also part of this addition. A final addition was completed in 2003. A master bedroom was added to the first floor, the main bath was expanded as was the kitchen, and a patio was added to the exterior. The Ashram with the additions now measures over 3000 square feet. It is sited in an inconspicuous location, well-distanced from the grove house, and does not detract from the overall historic character of the property (see photo 7, site).

**Outbuildings**

There are also two non-contributing wooden structures that date from c. 1980. They are located on the southern portion of former orange grove site and are used for storage. They are finished with horizontal

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boards and board and batten but with modern aluminum frame windows. They are of modest size, have weathered on the exterior and blend inconspicuously into the property (see photo 8-9, site).

**ALTERATIONS and INTEGRITY**

The integrity of the Arpen House is excellent. It retains the integrity of its original location and its exterior and interior features. The site has been altered by the loss of the original orange grove but the openness of the site and the historic parcel dating to at least 1889 remain. The main alteration to the original building has been the rear addition. However, the addition was constructed c. 1920 during the historic period and has achieved significance in its own right. On the interior the great majority of features and finishes are intact. The main alteration has been the installation of modern wood paneling in the parlor to cover up deteriorated original plaster.

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**SUMMARY**

The Henry C. Arpen Grove House, Mandarin, Duval County, constructed c. 1880. is locally significant under Criterion A in the area of Exploration and Settlement. The Arpen House is associated with the post-Civil War citrus boom, promoted by Harriet Beecher Stowe and other writers, that drove the development of Mandarin, Florida and other citrus growing and agricultural communities along the St. Johns River during the period 1866-1895. Located in the Joseph Hagin Spanish Land Grant, the seventeen-acre parcel is one of the oldest privately owned properties in Florida and was the site of an early nineteenth century orange grove. The Arpen House is one of a finite number of historic resources associated with this formative period of development. Moreover, the Arpen House has architectural significance under Criterion C. It is an early, rare and outstanding example of the frame vernacular residences, sometimes known as Florida Cracker Vernacular, built by pioneer settlers in the state during the late 19th century. It is one of a dwindling number of examples of this type of architecture in an area of Duval County increasingly urbanized since the construction of the Buckman Bridge and I-295 across the St. Johns River in the 1970s. Its period of significance dates from c. 1880 when the original portion of the building was constructed, to c. 1920 when a rear addition, housing a kitchen and bathroom, was completed.

**HISTORIC CONTEXT**

The Henry C. Arpen House 3318 O'Connor Road is located in the Mandarin area of southwestern Duval County Florida. Mandarin, which borders the east side of the St Johns River and Julington Creek, is now part of the consolidated city of Jacksonville, but it historically was an isolated farming community in rural Duval County. The history of Mandarin dates to the pre-1821 colonial period. One of the earliest descriptions comes from the botanist William Bartram in 1774. Bartram stayed at a British Period plantation (1763-1784) and reported the cultivation of oranges and indigo, a crop that was used for producing dyes. Mandarin was then known as St. Anthony, likely a translation of the Spanish San Antonio, and was renamed the latter when the British retroceded Florida to the Spanish in 1784.<sup>2</sup>

During the Second Spanish Period (1784-1821), the first concentrated development of Mandarin began. The catalyst for development was the granting of large parcels of land to Spanish subjects. Most of these settlers were involved in citrus cultivation, but the area was also rich in timber such as oak, cedar and cypress. Timbering, saw mills and other activities associated with sylvan resources developed in the area during the period. After Spain ceded Florida to the United States in 1821, the area was initially known as Monroe, named for United States President James Monroe. However, by the late 1820s, it was known by

<sup>2</sup>Wayne W. Wood, Jacksonville's Architectural Heritage: Landmarks for the Future, (Jacksonville, 1989), p. 282; Mary B. Graff, Mandarin on the St. Johns (Gainesville, 1963), pp. viii, 1, 4-7.



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the name Mandarin because of the local cultivation of Mandarin oranges. The name was memorialized when the first United States Post Office was established there in 1830.<sup>3</sup>

After an initial period of growth, the area experienced several major setbacks in the 1830s. Mandarin was incorporated as a town during the period and there was a steamboat link with Savannah, Georgia for transporting passengers and local farm products. In February 1835 a serious freeze destroyed fruit and seriously damaged or destroyed many orange trees. Later that year the Second Seminole War began and resulted in the destruction of farms and plantations throughout much of the Florida peninsula. The Seminoles raided Mandarin several times, including an attack in 1841, which killed four residents. These natural and manmade disasters devastated the economy of North Florida. Land values collapsed, and the area was largely depopulated. Mandarin would not fully recover until after the Civil War.<sup>4</sup>

Following the Civil War, Mandarin experienced a revival as new settlers were drawn to the area by the presence of cheap land and a mild climate. Many came from the north but also from England and other parts of Europe, to renew neglected and abandoned orange groves. By far the best known of these new settlers was Harriet Beecher Stowe, northern abolitionist and author of the novel *Uncle Tom's Cabin*. She and her husband, Professor Calvin Stowe, purchased a 30-acre grove at Mandarin in 1868 and built a winter home. Mrs. Stowe, one of American's most popular writers, contributed to the promotion of Florida as a winter destination through the publication of *Palmetto Leaves*, a travelogue about life in Florida.<sup>5</sup> The arrival of the Stowes and others to Mandarin sparked a boom in citrus production and other agricultural products until the mid-1890s. By 1891, approximately 50,000 boxes of oranges were being shipped annually from local wharfs. Truck farms produced a variety of crops including cucumbers, strawberries, potatoes, onions, beans, and tomatoes.<sup>6</sup>

The Mandarin area historically included the communities of Mandarin and East Mandarin, where the Arpen House was located. Mandarin proper was located on the St. Johns River and concentrated along Mandarin Road.<sup>7</sup> This area of Mandarin was generally not settled until after 1821 and private holdings were derived from states deeds and federal land patents and not large Spanish land grants. While most of these properties were developed as orange groves, the dwelling houses were typically large and owned by seasonal residents such as Harriet Beecher Stowe. Mandarin was accessed by wharfs along the river where steamboats provided passenger and freight services.<sup>8</sup>

<sup>3</sup> Wood., p. 282.

<sup>4</sup> Ibid., Graff, pp. 16-25

<sup>5</sup> Wayne Wood, p. 282.; T. Frederick Davis, *History of Early Jacksonville and Vicinity, 1513 – 1924* (St. Augustine: The Record Company, 1924) p. 135; Graff, pp. 36, 40-46, 80.

<sup>6</sup> Wood, p. 283. See USGS Topographic Map, Orange Park, 1917.

<sup>7</sup> Wood, p. 285.

<sup>8</sup> See USGS Topographic Map, Orange Park, 1917. Graff, pp. 73, 104.

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East Mandarin was located farther east and was inland. A 1917 USGS Map shows East Mandarin and its geographic context in relation to Mandarin property and the nearby bodies of water. East Mandarin was accessed by wharfs along Julington Creek, southeast of the Mandarin community.<sup>9</sup> Its residents were more long standing such as the Hagin, Bowden and Hartley families, many of whom owned former Spanish Land Grants. These were classic Florida cracker families. These families were descendants of colonial and territorial era English and American settlers who began arriving in Florida after the British acquisition of the territory in 1763. Florida Crackers are credited with developing the early citrus and cattle industries in the state and a vernacular type of architecture, such as that associated with the Arpen House, which was adapted to Florida's hot, humid climate.<sup>10</sup>

The "Great Freeze" of 1894-95 defines the close of Mandarin's golden age of development. It ended the citrus boom at Mandarin and other areas of North Florida. It was a catalyst for development of the citrus industry south of Orlando. The freeze devastated groves north of Orlando, particularly at places along the St. Johns River such as Mandarin where much of the industry was initially concentrated. The early industry depended on river transportation but with large scale railroad construction beginning in the 1890s South Florida was now open to development. After 1895 citrus production in Mandarin declined dramatically. Nonetheless, small scale citrus production continued well into the twentieth century and place names remain from the citrus boom of the late nineteenth century.<sup>11</sup>

Mandarin remained largely isolated until after World War I, when construction of the Acosta Bridge in 1921 provided South Jacksonville and southern Duval County with access to automotive transportation. However, no intense development occurred until 1971 when construction of the Buckman Bridge over the St. Johns River and the subsequent construction of the I-295 beltway provided a rapid transportation system. The rural, agrarian nature of Mandarin rapidly changed and the area became a commutable distance from downtown Jacksonville.<sup>12</sup>

The Henry C. Arpen Grove House is associated with the settlement of the Mandarin area of Duval County from 1880-1895, its formative period of development. The Arpen House is located in one of the earliest private landholdings in Florida. It is part of the Joseph Hagin Spanish Land Grant, also known as the John Hogan Grant. Joseph Hagin was born in South Carolina around 1780 to Thomas Hagin, an Irish immigrant, and Rachel Travers Hagin. Joseph's father died when he was quite young. Sometime during the 1790s, he moved to Mandarin with his mother, then known as Raquel Frost, and his step-father Jose or Jesse Frost. Upon the death of his mother in 1797, Joseph Hagin came into possession of

<sup>9</sup> Ibid.

<sup>10</sup> See Dana Ste. Claire, *Cracker: Cracker Culture in Florida History* (University of Florida, 2006).

<sup>11</sup> Wood, p. 284; Graff, pp. 100-101.

<sup>12</sup> Wood, p. 284.

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the grant.<sup>13</sup> The Hagins were typically of the white Anglo-Saxon settlers of Florida during the colonial and territorial period who became known as “Florida Crackers.”

On October 27, 1800 Joseph Hagin married Catarina Margarita Mabrunate. Catarina Mabrunate was born in St. Augustine in 1785, the daughter of Anastacio Mabrunati of Greece and Francesca Llebres of Minorca. Both her parents were part of the Turnbull Colony at New Smyrna, Florida who later migrated to St. Augustine during the British Period.<sup>14</sup> Many of these families intermarried with Anglo-Saxon settlers and adopted the Florida Cracker culture, including cattle raising, farming and citrus cultivation.

During the Second Spanish Period, the Hagins lived on the grant at Julington Creek. The grant totaled 400 acres and was divided into two parts. Two hundred acres were located at the fork of Cormorant Creek, a tributary of Julington Creek, and the other two hundred acres were located on Julington Creek itself, a tributary of the St. Johns River.<sup>15</sup> The portion of the grant on Cormorant Creek was the future site of the Henry Arpen House. Spanish surveyor Pedro Marrot recorded the grant as it appeared in February, 1793.<sup>16</sup>

During the 1820s, Joseph Hagins filed a petition before the Board of Land Commissioners of East Florida for title to the grant. The grant was confirmed by the United States Congress on 1830.<sup>17</sup> The Hagins Grant was documented by United States Surveyor R.W. Norris in 1849 and Duval County official surveyor J. Francis LeBaron on maps in 1887 and 1895.<sup>18</sup> Census and military records indicate Hagins residing at Mandarin until his death on July 20, 1866. Hagins shared the property with his son Josiah Mateo Gaspar Hagins. The elder Hagins died at Mandarin in 1866. Josiah G. Hagins survived his father by only four years, dying at Mandarin in 1870.<sup>19</sup>

<sup>13</sup> American State Papers, Vol. 4, p. 281-Report 1, No. 164; American State Papers, Vol. 5, p. 377-Report 1, No. 53 Florida Memory Project, Spanish Land Grants in Florida, Joseph Hagins Claim; Box 16, Folder 10.

<sup>14</sup> N.A., “Josiah Hagan Family Tree”, [www.ancestry.com/family-tree](http://www.ancestry.com/family-tree), (accessed March 16, 2019).

<sup>15</sup> American State Papers, Vol. 4, p. 281-Report 1, No. 164; American State Papers, Vol. 5, p. 377-Report 1, No. 53 Florida Memory Project, Spanish Land Grants in Florida, Joseph Hagins Claim; Box 16, Folder 10.

<sup>16</sup> Pedro Marrot, “Survey of Joseph Hagin Grant.” February 23, 1793 found in Florida Memory Project, Spanish Land Grants in Florida, Joseph Hagins Claim; Box 16, Folder 10.

<sup>17</sup> Spanish Land Grants in Florida, Joseph Hagins Claim; Box 16, Folder 10. p. 3.

<sup>18</sup> R.W. Norris, “Plat of T4S/R27E” 1849; J. Francis LeBaron, “Duval County,” 1887; J. Francis LeBaron, “Map of Duval County,” 1895

<sup>19</sup> N.A., “Josiah Hagan Family Tree”, [www.ancestry.com/family-tree](http://www.ancestry.com/family-tree), (accessed March 16, 2019).

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Henry C. Arpen House

Name of Property

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HISTORIC SIGNIFICANCE

Criterion A/Exploration and Settlement

In August, 1889, following the death of Joseph and Josiah Hagins, the eastern 200 acres of the Hagins Grant was subdivided by surveyor Charles F. Hopkins.<sup>20</sup> While much of the grant was subdivided into large lots of 10-20 acres, a small section of the grant was subdivided into smaller lots of 1 to 2 acres. This section included the site of the Arpen House and the only orange grove designated on the Hopkins Map. Lot O contained the Flynn Place, perhaps referring to Catherine M. Flynn Hagins, widow of Josiah G. Hagins. Lot O, however, is not the location of the present house at 3318 O'Connor Road.<sup>21</sup>

Around the time of the Hopkins subdivision of the Hagins Grant, Henry C. Arpen purchased a group of lots including the orange grove shown on the Hopkins map. Because of the Great Fire of 1901, which destroyed the Duval County Courthouse, there is no public record of this transaction. However, according to the 1880 federal census, Arpen and his wife Emmaline were listed as living in Mandarin. A late nineteenth century map by J. Francis LeBaron of Duval County shows the Arpen House in its present location.<sup>22</sup> The Arpen purchase remained intact until Emmaline Arpens sold it in the early 1930s.<sup>23</sup>

Henry G. Arpen was born in the Kingdom of Prussia on January 31, 1851. He immigrated to the United States in 1865 and married his wife, Emmaline, in 1875. On the 1880 census he was listed as residing at Mandarin as a gardener, while most of the surrounding residents were simple farmers.<sup>24</sup>

Circumstantial evidence supports the construction of the house at 3318 O'Conner Road as c. 1880. The 1880 census confirms Henry Arpens was residing at Mandarin and engaged in orange growing.<sup>25</sup> In 1889, the eastern portion of the Hagins Grant was subdivided, as documented on the Hopkins map, into smaller, more marketable lots following the deaths of Joseph and Josiah Hagins. The present parcel including the orange grove is shown on the Hopkins Map. The late 1870s and 1880s were the height of the citrus boom in Mandarin. Local oral history further indicates that the Arpen House was built from

<sup>20</sup> Charles F. Hopkins, "Map Showing Subdivision of the Joseph Hagin Grant in T4S-R27E, Sec's 44& 45, August, 1889, personal collection of Conrad Weihnacht.

<sup>21</sup> Ibid.; N.A., "Josiah Hagan Family Tree", [www.ancestry.com/family-tree](http://www.ancestry.com/family-tree), (accessed March 16, 2019).

<sup>22</sup> N.A., "Henry G. Arpen," [www.ancestry.com](http://www.ancestry.com), (accessed March 16, 2019); LeBaron, J. Francis. LeBaron, "Map of Duval County," 1895.

<sup>23</sup> Duval County Deed Records, Deed 580, p. 47, Deed 657, p. 351; Deed 580, p. 49; Official Record, Vol. 3542, page 419.

<sup>24</sup> N.A., "Henry G. Arpen," [www.ancestry.com](http://www.ancestry.com), (accessed March 16, 2019).

<sup>25</sup> Ibid.

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materials salvaged from a wrecked barge beached on the St. Johns River.<sup>26</sup> The materials and method of construction are also consistent with a building constructed in North Florida during this period.

The Arpen Grove House was typical of the frame vernacular residences constructed by the Hagins and other pioneer families of the Mandarin area. It was clearly not the work of a German immigrant.

Whether the building was originally built by the Hagin family is not clear, although undoubtedly it is the product of a local craftsman familiar with the Florida environment and local materials and building traditions. It, nonetheless, embodies a period when settlers from as far away as Germany were attracted to Mandarin by the prospect of cheap land and quick profits from citrus cultivation.

Census records from 1885, 1890, 1900 and 1910 document Henry and Emmaline Arpen residing at Mandarin and Henry engaged in farming.<sup>27</sup> Henry Arpen died at Mandarin on May 24, 1916.<sup>28</sup> His widow, Emmaline, retained the property until the early 1930s. She told part of the property to George C. Chappell 1931 and an additional portion to Chappell in 1934. The Chappell family retained the property through the early 1970s, when it was sold to the present owner, Conrad Weihnacht.<sup>29</sup>

The Henry C. Arpen House is significant at the local level in the area of Exploration and Settlement because of its association with the early settlement of the community of Mandarin in southwestern Duval County. It is associated with the period 1880-1895 when Mandarin and other parts of the St. Johns River attracted winter residents and year round settlers. Mandarin was at the upper limit of the historic Florida citrus growing region. Following the Civil War citrus became Florida's most important economic activity and would continue until the mid-1960s when Disney World and the attraction industry supplanted it. Citrus cultivation stimulated the settlement of Mandarin, the St. Johns River region and much of peninsula Florida. Mandarin was important to the development of techniques of citrus cultivation, root stock and varieties of citrus that were later transplanted to other parts of the state.

While there is no comprehensive historic building survey of the Mandarin area, Dr. Wayne W. Wood in his book, Jacksonville's Architectural Heritage: Landmarks for the Future, published in 1989, documented about twenty-five historic wood frame residences in Mandarin.<sup>30</sup> The majority of these are concentrated in Mandarin proper near the St. Johns River. Many of these residences were large dwelling houses used by seasonal residents such as Harriet Beecher Stowe. The Arpen House was located in an area known as East Mandarin which was populated by long standing, year round residents of the area such as the Hagin family. It was the site of a number of Spanish land grants, including the Hagins Grant. The Hagins, Arpens and other settlers of East Mandarin accessed the St. Johns River indirectly through

<sup>26</sup> Wood, p. 299.

<sup>27</sup> N.A., "Henry G. Arpen," [www.ancestry.com](http://www.ancestry.com), (accessed March 16, 2019).

<sup>28</sup> Florida Times-Union, March 25, 1916; N.A., "Henry G. Arpen," <https://www.findagrave.com>, (accessed March 16, 2019).

<sup>29</sup> Duval County Deed Records, Deed 580, p. 47, Deed 657, p. 351; Deed 580, p. 49; Official Record, Vol. 3542, page 419.

<sup>30</sup> Wood, p. 282-381.



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Cormorant Creek and Julington Creek. The Arpen House is relatively isolated from the rest of Mandarin and is the only historic building identified in Dr. Wood's book in this section of the community. It is located on a seventeen-acre parcel, the upper portion and largest remaining undivided portion of the Joseph Hagins Spanish Land Grant (Section 45, T.4S-R27E).

## ARCHITECTURAL CONTEXT

### Florida Cracker Vernacular Architecture

Frame Vernacular, the prevalent historic residential building type in Florida, refers to the common wood frame technique employed by lay or self-taught builders. In North Florida and in Mandarin, in particular, braced-frame techniques characterized wood frame construction prior to the arrival of the railroad in the 1880s. Braced frame construction replaced the earlier post and beam forms, which predominated during the British Colonial Period in the United States. Braced framing consisted of a combination of heavy timber frame with hewn joints and light, closely spaced vertical studs, which were machine cut. Foundations in Florida were brick, coquina, or tabby piers or wood posts. Exterior cladding was clapboard, lap siding or board-and-batten. Roofs were front or side facing gable types. Windows were double-hung sash with small panes, most frequently in a 6/6 light configuration. Porches were a universal feature. They were usually full-width, shed or incised types. All of these vernacular architectural features are characteristic of the Arpen House.

In much of the state, this early building tradition has become known as the Florida Cracker Vernacular.<sup>31</sup> The Florida Cracker farmhouse is found in rural areas, particularly in farmlands and citrus growing regions. The architectural features of this building type are wood-frame construction, an elevated first floor, a large attached front porch, a fireplace, horizontal wood siding often in both the exterior and interior, double-hung vertical windows and a steep roof. A characteristic of this type of dwelling was that as a family grew or modern plumbing or kitchens were needed, the plan allowed for rooms to be attached to the rear.<sup>32</sup>

The harsh Florida environment drove the design of Florida Cracker vernacular houses. Due to frequent rain storms, humidity and moist soil, Cracker Vernacular houses were built on piers of stone, brick or water-resistant wood to keep wooden features dry. Solar orientation of the house played a role to help keep walls dry and aided in cooling the interior. Orientation could avoid exposing the interior to the harshest direct sunlight and also provide direct access to prevailing winds and breezes.

<sup>31</sup>Joshua Berry, "The Florida Cracker Vernacular Architectural Aesthetic," (University of Florida, 2011), [www.academia.edu](http://www.academia.edu) (accessed March 16, 2019).

<sup>32</sup> Ibid.

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Protection from heat was another design consideration. This led to the construction of very wide, shallow-roofed porches and verandas, which provided a space for escaping hot interiors while sheltering occupants from direct sunlight and Florida's frequent rains. Features such as attics and certain types of ground plans allowed for more efficient air circulation throughout the house and for the inside spaces to stay cooler and thus be used for longer periods. These architectural features and methods of construction were functional and utilitarian. They were not born of aesthetics but rather out of necessity and adaptation of building techniques to the harsh Florida environment during the pre-air conditioning age.

**ARCHITECTURAL SIGNIFICANCE**

The Arpen House is one of the earliest vernacular citrus grove houses in Florida. It pre-dates the railroad era of Florida history which only became significant in the mid to late 1880s. It is a good example of the materials and methods of construction of this period which used virgin timber such as heart pine and hand skilled methods of construction such as braced framing. This method of construction is reflected in the windows of the Arpen House, all of which are hand built and none of which are of uniform dimension.

The architecture of the Arpen House has become known as "Florida Cracker Vernacular." Although the builder of the house is unknown, the building is located an area which has been settled since the British Period. The Hagins were related to British and Minorcan immigrants to Florida with deep roots in North Florida. The Hagins and other residents of Mandarin were familiar with the harsh Florida climate during the pre-air conditioning era and with ways to deal with high levels of heat and humidity.

Thus the Arpen House was undoubtedly constructed by a local craftsman with a long-standing knowledge of how to deal with the local environment. The building features a raised brick pier foundation, a wrap-around porch oriented east to maximize shade, a centrally placed interior fireplace, horizontal wood siding both on the exterior and interior, double hung 6/6 light windows on all sides of the building to maximize ventilation, and a steep pitched gable roof. These were all classic features of Florida Cracker Vernacular architecture and were designed to maximize the cooling of the residence while protecting the wooden elements from water and humidity.

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Marrot, Pedro. "Survey of Joseph Hagin Grant." February 23, 1793 found in Florida Memory Project, Spanish Land Grants in Florida, Joseph Hagins Claim; Box 16, Folder 10.

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**UTM References**

UTM:

1. 17R 440285 3335325
2. 17R 440341 3335330
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4. 17R 440766 3335202
5. 17R 440733 3335107
6. 17R 440725 3335109
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14. 17R 440434 3335138
15. 17R 440377 3335173
16. 17R 440319 3335168
17. 17R 440315 3335213
18. 17R 440286 3335220

**Verbal Boundary Description**

JOSEPH HOGAN GRANT S/D LOTS 18,G,H,I,K,L,M,N,PT LOT 17, PT SEC 45 RECD O/R 3513-1002. See attached map for boundary.

**Boundary Justification**

The proposed boundary corresponds to a 17-acre parcel of a subdivision created on August, 1889 by surveyor Charles F. Hopkins of the eastern 200 acres of the Hagins Grant. This parcel included the site of the Arpen House and the only orange grove designated on the Hopkins Map. The tract has remained mostly intact since 1889, contains all the historic and natural features associated with the Arpen House and is one of the oldest continuously settled parcels in Florida.



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Additional Documentation (Figures, plans, historic photos)

Spanish Survey, Joseph Hagin Grant  
Section 45, T 4S-R27E



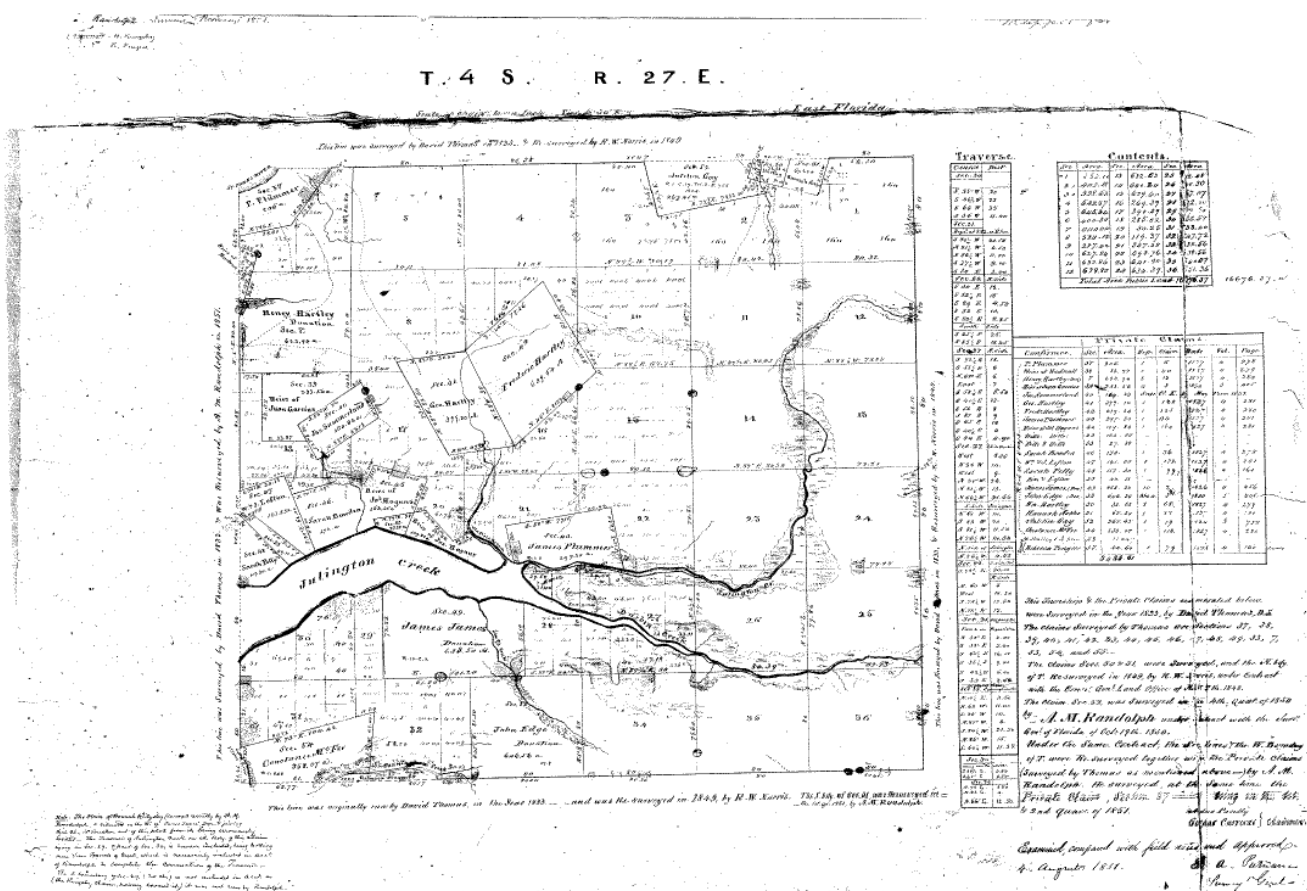
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1849 TOWNSHIP MAP  
T4S R27E

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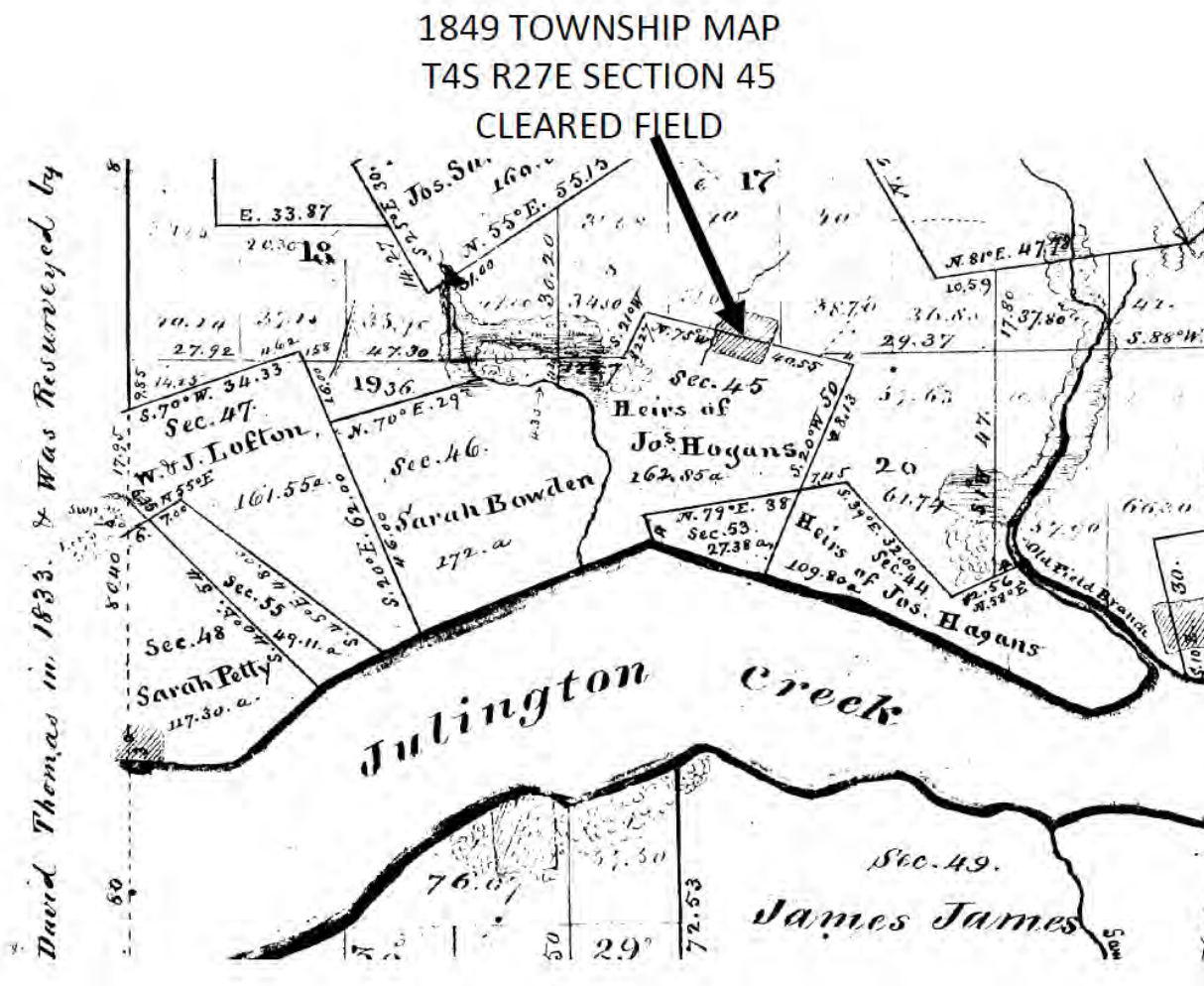
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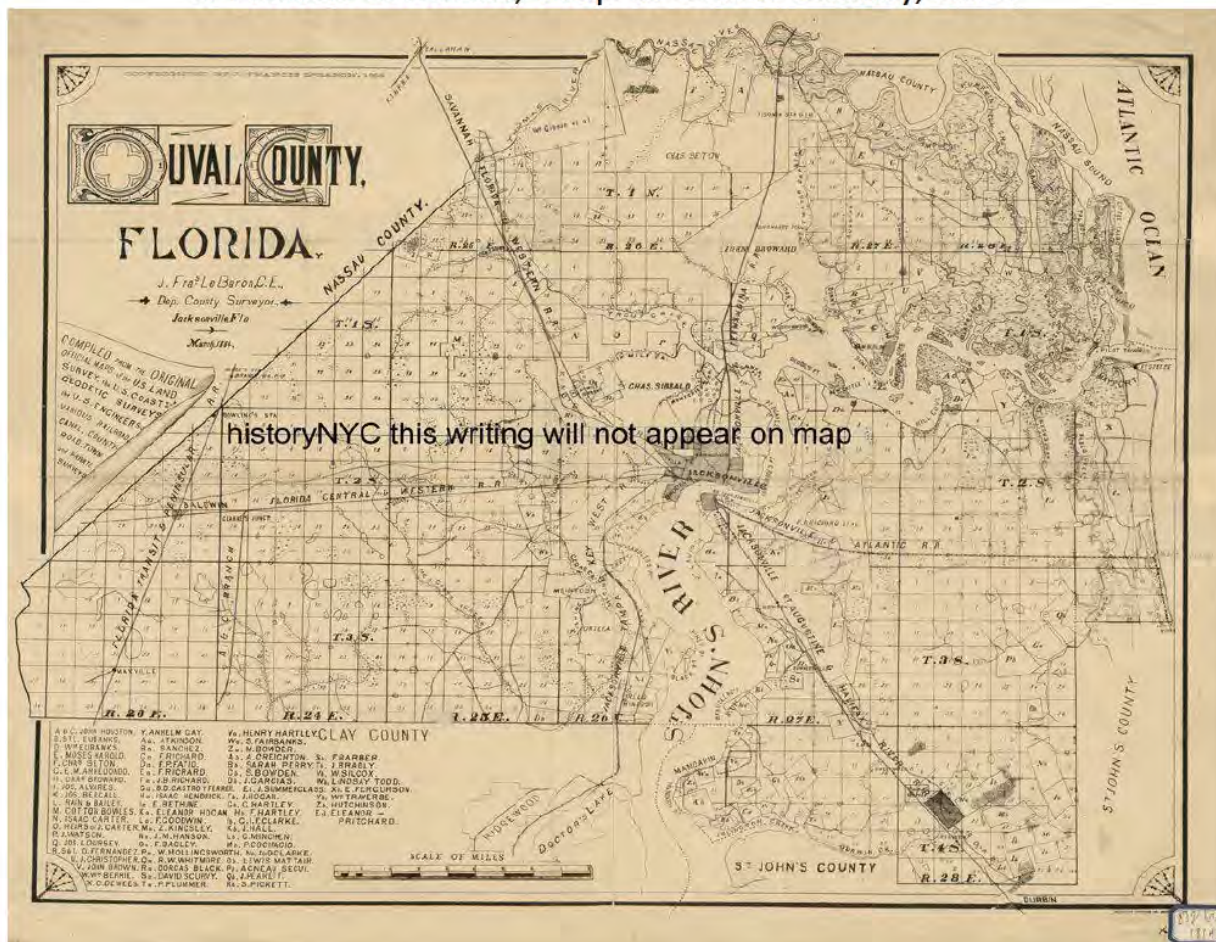
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J. Francis LeBaron, Map of Duval County, 1887



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Duval County, Florida

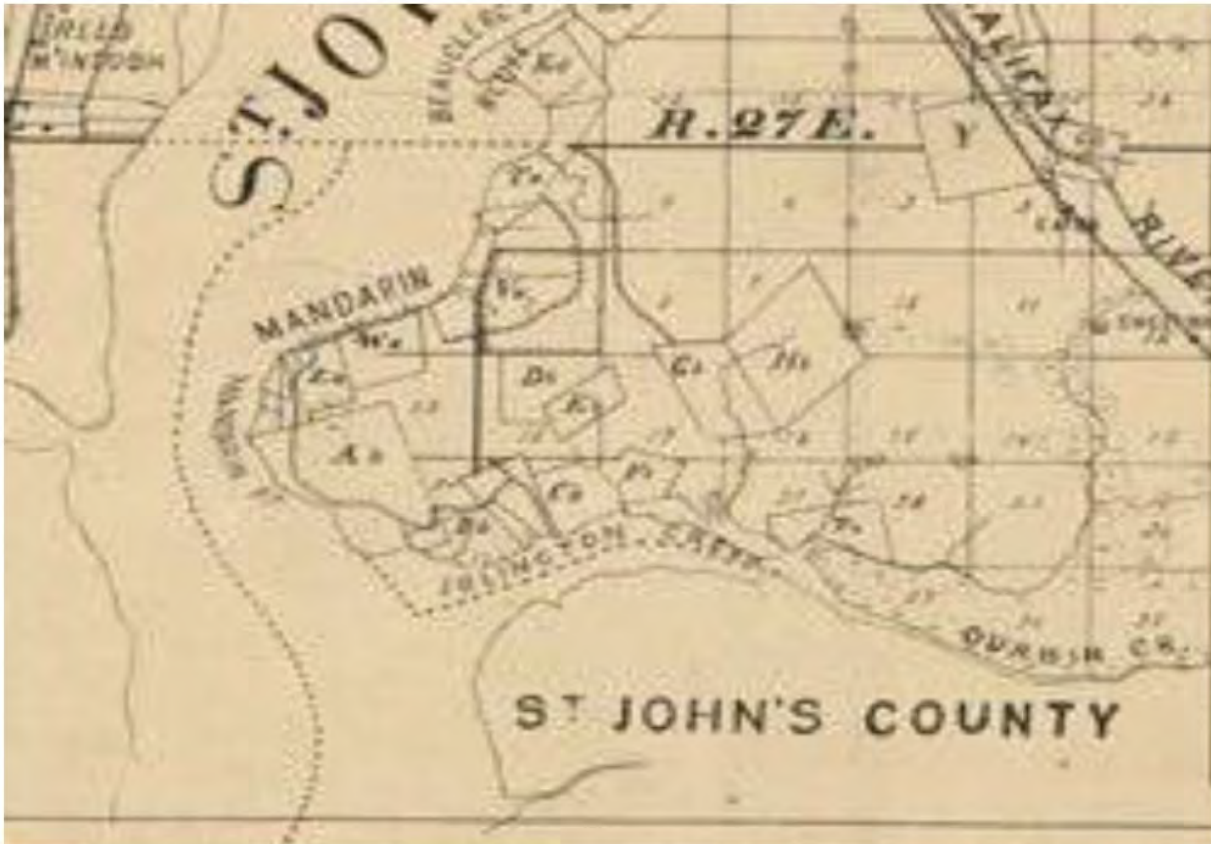
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J. Francis LeBaron, Map of Duval County, 1887



1887 Map showing the various land grants in the Mandarin vicinity.



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J. Francis LeBaron, Map of Duval County, 1895

Arpen House



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## USGS Topographic Map, Orange Park, 1917





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EAST MANDARIN, 1917  
HENRY APREN GROVE HOUSE



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Section number      Photos      Page   1  

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered in the order they are referenced in the manuscript, and that number must correspond to the photograph number on the photo log.

Property Name: Henry C. Arpen House, 3318 O'Connor RoadCity or Vicinity: JacksonvilleCounty: DuvalState: FLPhotographer: Paul Weaver, H.P.A.Date Photographed: 2018**Description of photograph(s) and number, including description of view indicating direction of camera:**

1. Main entrance to property, north boundary of Hagins Grant, facing south.
2. O'Connor Road through property, facing southeast.
3. O'Connor Road through property, facing north.
4. Arpen House, setting, facing west.
5. Former grove area, orange tree, facing northeast.
6. Former grove area, orange tree, facing north.
7. Ashram residence, facing southeast.
8. Modern outbuilding, facing west.
9. Arbor, modern outbuilding, facing west.
10. North elevation and porch, Arpen House, facing south.
11. East elevation, Arpen House, facing west.
12. West elevation, Arpen House, facing east.
13. South/West elevations, facing northeast.
14. South elevation, facing east.
15. Northwest elevation, porch detail, facing northeast.
16. East elevation, porch detail, facing west.
17. East elevation, porch detail, facing east.
18. West elevation, pier detail, facing east.
19. West elevation, clapboard siding, facing southeast.
20. East elevation, roof chimney, facing south.
21. East elevation, 6/6/ window detail, facing west.
22. East elevation, 2/2 window detail, facing west.
23. West elevation, 6/6 window detail, facing east.
24. West elevation, rear addition, chimney, facing East.
25. Interior, parlor, facing west.
26. Interior, parlor, facing south.
27. Interior, parlor wood flooring, facing west.

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- 28. Interior, dining room, facing west.
- 29. Interior, kitchen, facing west.
- 30. Interior, kitchen, facing north
- 31. Interior, bathroom, facing west
- 32. Interior, bathroom, facing north.
- 33. Interior, stair, facing north.
- 34. Interior, stair, facing west.
- 35. Interior, upstairs hall, facing south.
- 36. Interior, upstairs hall, facing east.
- 37. Interior, upstairs hall, light fixture, facing west.
- 38. Interior, upstairs door, facing north.
- 39. Interior, upstairs hall, wood floor, facing south.



# Henry C. Arpen House

3320 O'Connor Road  
Jacksonville, Duval County  
Florida 32223

USGS Quad: Bayard

Datum: WGS84

## Legend

 Henry C Arpen House Boundary

Date: 7/19/2019

1:12,000

0 500 1,000 2,000 Feet

0 125 250 500 Meters

Source: © 2013 National Geographic  
Society, i-cubed



# Boundary Henry C. Arpen House

3320 O'Connor Road  
Jacksonville, Duval County  
Florida 32223

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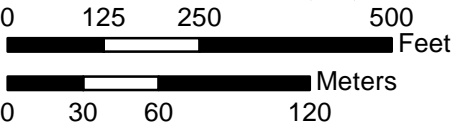
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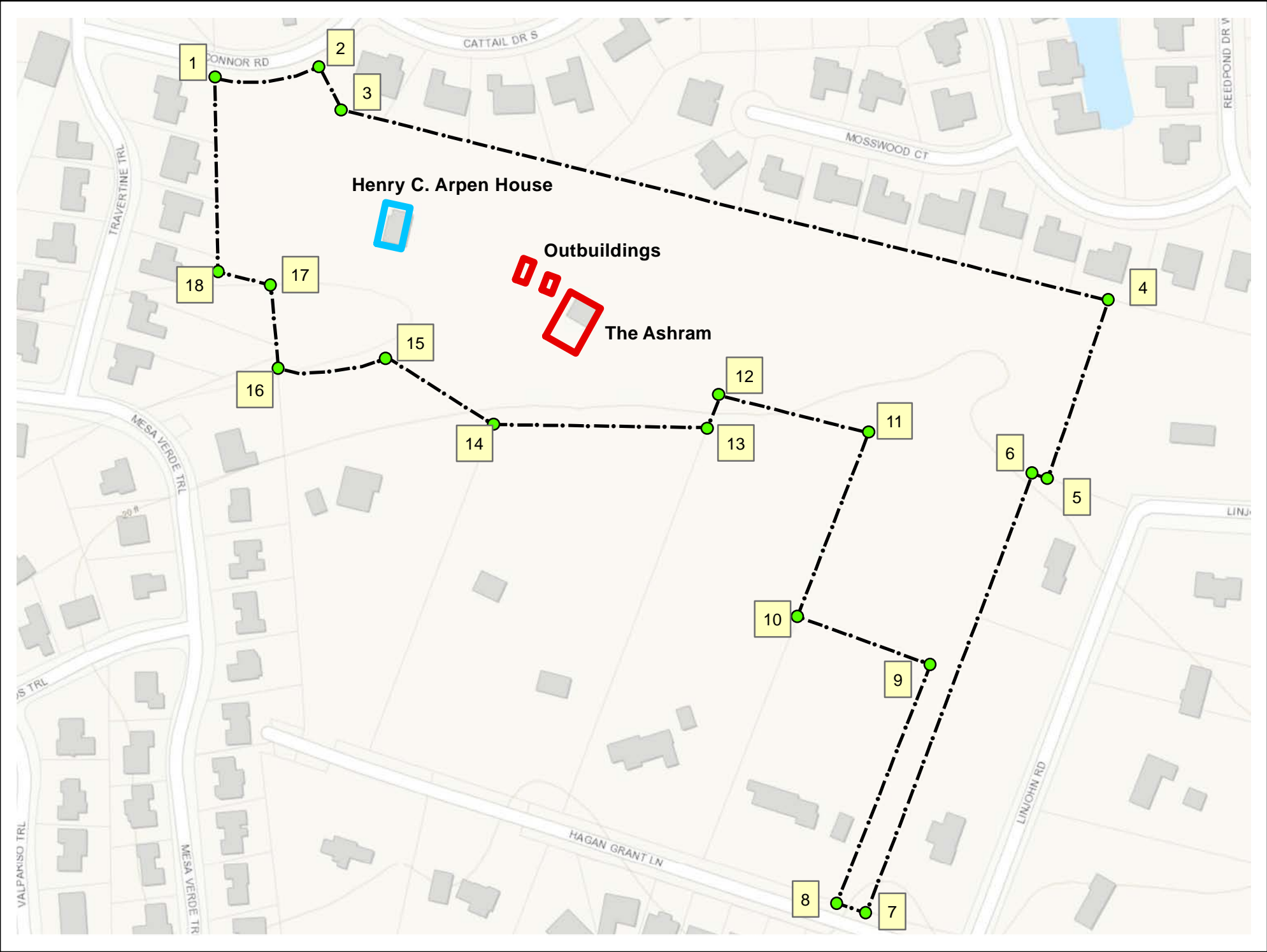
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# Resource Map Henry C. Arpen House

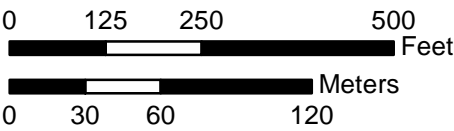
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Florida 32223

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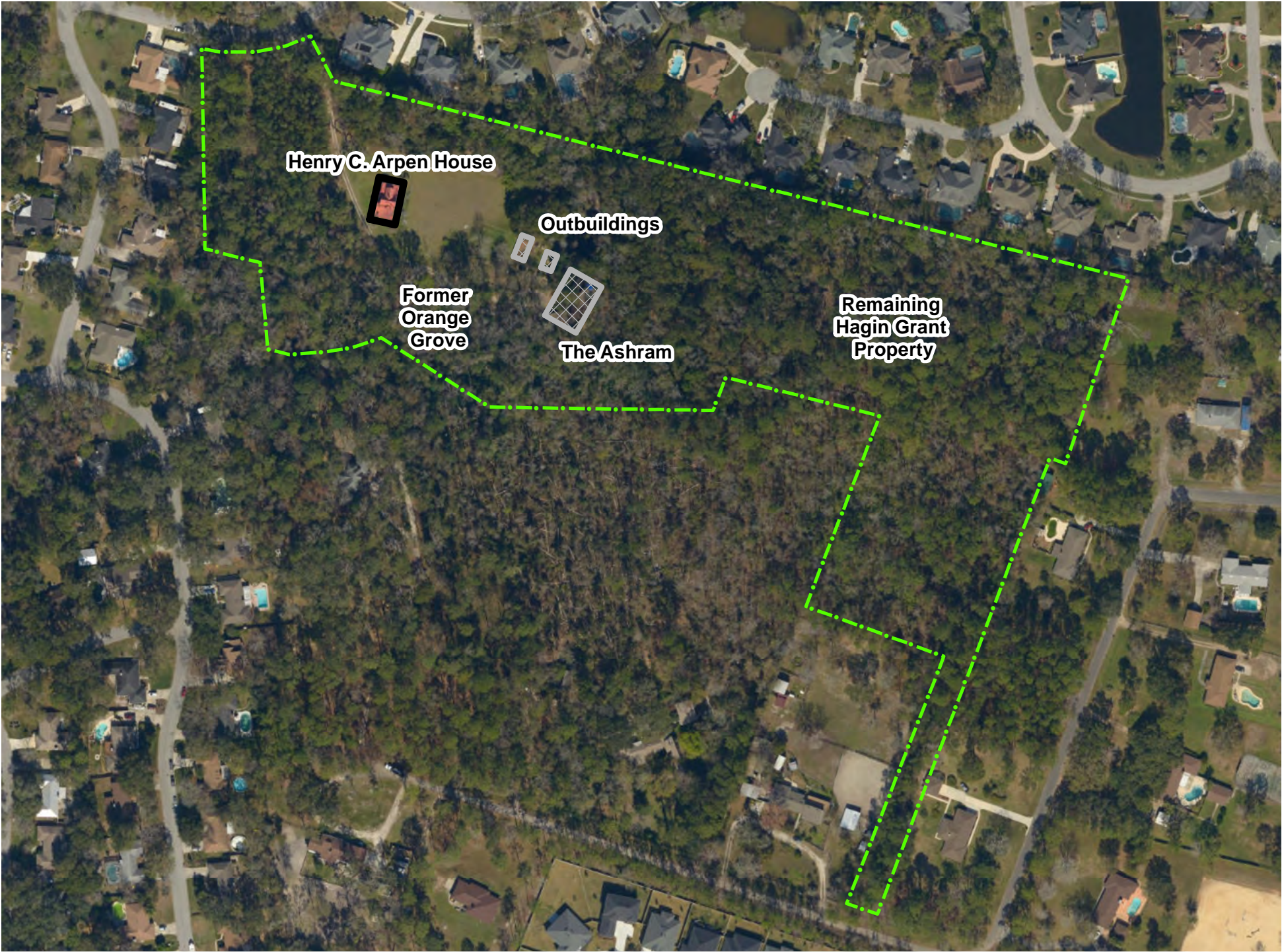
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-  Contributing Resource
-  Noncontributing Resource

Date: 7/19/2019

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Community





# Photo Site Key Henry C. Arpen House

3320 O'Connor Road  
Jacksonville, Duval County  
Florida 32223


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Photos 14-24 are exterior details.

Photos 25-39 are interior rooms.

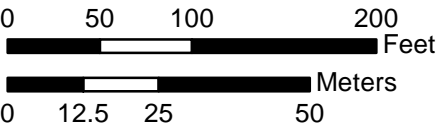
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 Henry C Arpen House Boundary

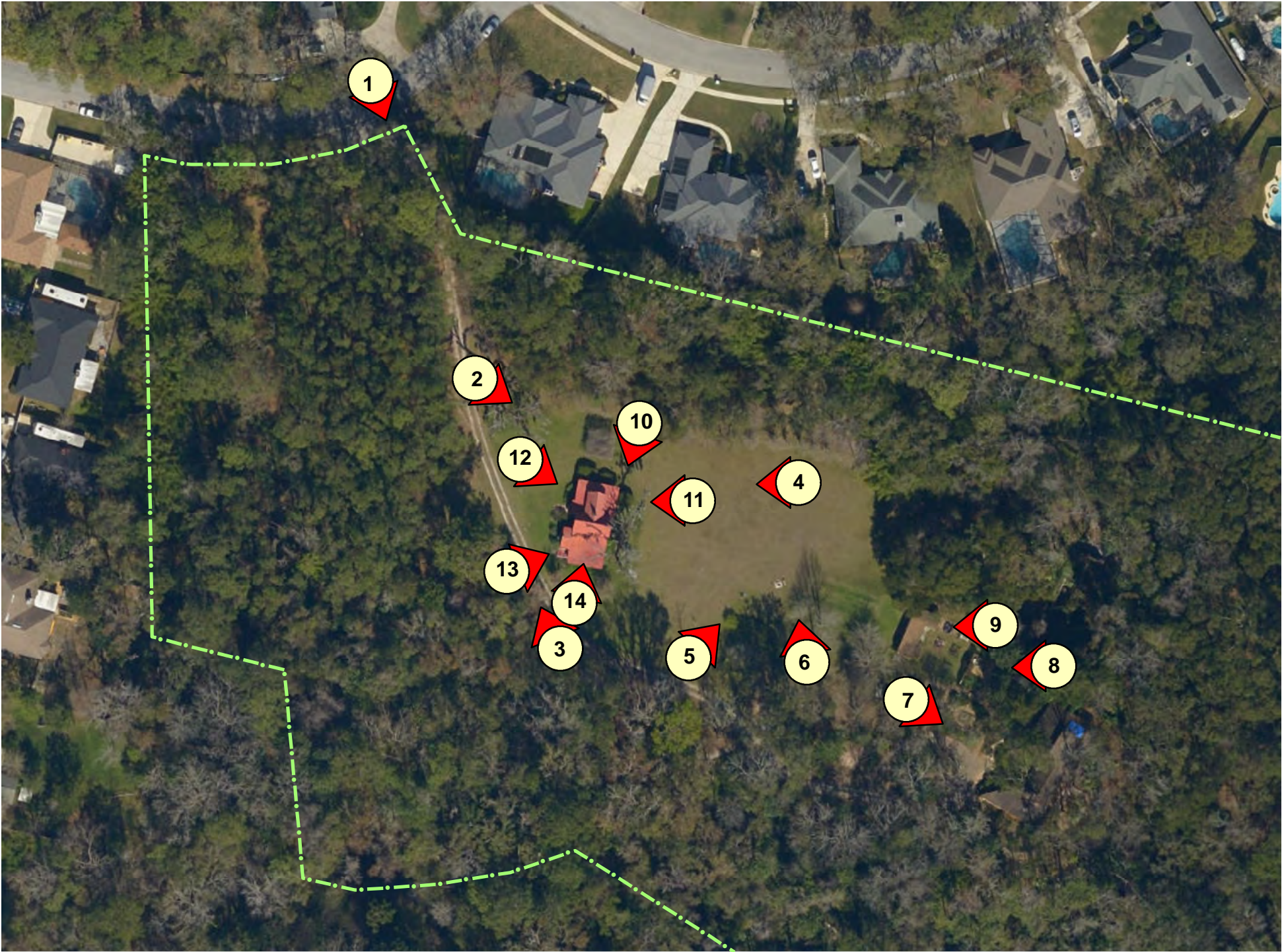
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IGN, IGP, swisstopo, and the GIS User  
Community







BEWARE  
of DOG

3320



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STOP

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1-800-571-1234

















































































Office reports  
CMW 2016  
basic strength

Office reports  
MEL  
2014 & 2015  
basic strength

Office reports  
value: CMW  
2012, 2013, 2014

Office reports  
MELCON 2016  
basic strength



















UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Arpen, Henry C., House

Multiple Name: \_\_\_\_\_

State & County: FLORIDA, Duval

Date Received:  
7/23/2019

Date of Pending List:  
8/9/2019

Date of 16th Day:  
8/26/2019

Date of 45th Day:  
9/6/2019

Date of Weekly List:

Reference number: SG100004347

Nominator: SHPO

Reason For Review:

☒ Accept

☐ Return

☐ Reject

8/26/2019 Date

Abstract/Summary  
Comments:

A really good example of an intact early settlement house in Duval County. Related to the Mandarin settlement, the house dates to around 1880. Built on land originally granted under the Spanish in a simple T-plan, this two story house embodies the local "cracker house" tradition of wide porches which serve as passive solar shades. The house and its grounds retains association with the early citrus industry that marked late 19th century development of the area. Completely surrounded by modern development, it remains a rare surviving example of its type.

Recommendation/  
Criteria

Accept / A & C

Reviewer Jim Gabbert

Discipline Historian

Telephone (202)354-2275

Date \_\_\_\_\_

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.





## FLORIDA DEPARTMENT of STATE

**RON DESANTIS**  
Governor

**LAUREL M. LEE**  
Secretary of State



July 19, 2019

Dr. Julie Earnstein, Deputy Keeper and Chief,  
National Register of Historic Places  
Mail Stop 7228  
1849 C St, NW  
Washington, D.C. 20240

Dear Dr. Earnstein:

The enclosed disks contain the true and correct copy of the nomination for **Henry C. Arpen House (FMSF#: 8DU22443) in Duval County**, to the National Register of Historic Places. The related materials (digital images, maps, and site plan) are included.

Please do not hesitate to contact me at (850) 245-6364 if you have any questions or require any additional information.

Sincerely,

Ruben A. Acosta  
Supervisor, Survey & Registration  
Bureau of Historic Preservation

RAA/raa

Enclosures