

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 TUCKAHOE

other names/site number Leach Estate; St. Joseph College; Florida Institute of Technology; FMSF #MT30, MT1047

2. Location

street & number 1921 N.E. Indian River Drive N/A not for publication

city or town Jensen Beach N/A vicinity

state Florida code FL county Martin code 085 zip code 34957

3. State/Federal Agency Certification

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

Barbara C. Mattick / DSHPO 10-12-05
Signature of certifying official/Title Date

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) _____

Edson H. Beall Signature of the Keeper Date of Action 11.30.05

Tuckshoe
Name of Property

Martin Co., FL
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	
2	1	buildings
0	0	sites
0	0	structures
1	0	objects
3	1	total

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

Number of contributing resources previously listed in the National Register

"N/A"

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC: single dwelling

Current Functions
(Enter categories from instructions)

VACANT/NOT IN USE

7. Description

Architectural Classification
(Enter categories from instructions)

No Style (Masonry Vernacular)

Materials
(Enter categories from instructions)

foundation CONCRETE
walls STUCCO

roof CERAMIC BARREL TILES
other IRON

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

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

Period of Significance

1938

Significant Dates

1938

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Builder

Keck, Berton D. (architect)

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

Primary location of additional data:

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

Name of Repository

Tuckahoe
Name of Property

Martin Co., FL
County and State

10. Geographical Data

Acreage of Property approx. 4.2 acres

UTM References

(Place additional references on a continuation sheet.)

1	1 7	5 7 7 9 0 0	3 0 1 1 7 6 0
	Zone	Easting	Northing
2			

3			
	Zone	Easting	Northing
4			

See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Johnston, Sidney/Robert O. Jones, Historic Preservationist

organization Bureau of Historic Preservation date October 2005

street & number 500 South Brounough Street telephone 850-245-6333

city or town Tallahassee state FL zip code 32399-0250

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A **USGS map** (7.5 or 15 minute series) indicating the property's location.
- A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

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

Property Owner

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

name MartinCounty; Parks & Recreation Department

street & number 2401 S.E. Monterey Road telephone 561-221-1420

city or town Stuart state FL zip code 34996

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

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

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number 7 Page 1

Tuckahoe, Jensen Beach,
Martin County, FL

SUMMARY

Historically known as Tuckahoe, the Leach House is located at 1921 N.E. Indian River Drive, Jensen Beach, Martin County, Florida. The name is a Cherokee word meaning “welcome.” The house and two other contributing resources occupy a portion of the Indian Riverside Park, owned by Martin County. The property fronts onto the Indian River near St. Lucie Inlet, which is the river’s outlet into the Atlantic Ocean. Rising two stories supported by a full basement, the house is located on the highest point of the Mount Elizabeth Archeological Site (NR 2002), a twenty-nine foot high prehistoric estuarine coastal shell mound that dates from 2000 B.C. The archaeological site is considered a part of the setting in this nomination, and is not counted as a resource. Completed in 1938, the well-executed Masonry Vernacular residence is characterized by its large size, complex roof system, and elements of the Mediterranean Revival Style. Facing south, the front facade has a linear central-block with symmetrical wings, with projecting and receding planes. A poured concrete slab foundation supports walls assembled with concrete and concrete blocks. Bar joists with concrete on metal decking support the floors. One and two-story flat-roof extensions and one-story semi-cylindrical bays extend from a central two-story, hip-roof axial block executed with a reinforced concrete wall system. The walls are finished with smooth stucco, and chimneys flank the roof of the central block. Beyond the ceramic barrel tiles surfacing the hip roof, the house’s Mediterranean Revival characteristics include a recessed second-story arched balcony with round columns and wrought-iron railings. The fenestration is primarily symmetrical, and some windows are accented with arched transoms. The design and use of materials helped to cool the residence during the summer season. Containing approximately 12,000 square feet of interior floor space, the residence is divided into twenty-one primary rooms supported by two staircases, closets, halls, and restrooms. Maintained by the County of Martin, the house is presently undergoing rehabilitation and is not connected to any public utilities.

Two additional contributing resources are present. Connected to the southwest corner of the basement of the house by an underground tunnel is a two-story garage/servant’s quarters incised into the shell mound northwest of the main house. Protected by metal railings, the flat roof of the garage/servant’s quarters rises only to the level of the top of the shell mound and the house’s first floor foundation. Built as a fountain, a multi-level concrete planter accents a circular drive at the front of the house. To the north of the house rises a two-story non-contributing metal shop/student government building.

SETTING

Tuckahoe is located several miles south of the unincorporated community of Jensen Beach, at the north end of a narrow peninsula that contains the Town of Sewall’s Point. The house stands east of County Road 707, locally known as Indian River Drive. Running parallel to the river after which it is named, the picturesque drive turns from its north/south alignment just south of Tuckahoe and runs west into Stuart. Also parallel to the river is the Florida East Coast Railway tracks. Hutchinson Island lies farther east, forming the north end of the St. Lucie Inlet and the barrier island that protects the mainland site of the house from the harshest effects of the Atlantic

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

**National Register of Historic Places
Continuation Sheet**

Section Number 7 Page 2

**Tuckahoe, Jensen Beach,
Martin County, FL**

Ocean. Extending through the center of the Town of Sewall's Point, State Road A1A runs from the mainland, spans the St. Lucie River, extends across the Sewall's Point peninsula, and then spans the Indian River to Hutchinson Island. Part of Florida's Intracoastal Waterway, this section of the Indian River has been designated as Jensen Beach to Jupiter Inlet Aquatic Preserve. An exclusive residential community with a population of 1,946 (2000), the Town of Sewall's Point lies about five miles south of Tuckahoe and approximately ten miles east of downtown Stuart, Florida. Supporting a population of 11,000, Jensen Beach lies approximately five miles north of Tuckahoe. The Sewall's Point peninsula is bracketed by the St. Lucie River to the west and the Indian River on the east. The property lies neither in the town's limits nor in the incorporated community, but shares a historic context that unites both place names with the history of Martin County.

Located approximately 800 feet east of Indian River Drive, the house faces south on a shell mound about seventy-five feet west of the approximate mean high water line of the Indian River. The majority of the real estate associated with the property lies to the south and west of the house. A long narrow paved roadway extends from Indian River Drive to the southeast approximately 1,600 feet and then makes a sharp dog-leg turn to the left, or northeast, where a gradual rise up the south slope of the shell mound reveals a circular drive and the house in the distance. A planter accents the center of the circular drive, and a garage/ servant's quarters and metal shop/student government building stand north of the house. Approximately 100 feet west of the main drive extends a second paved drive that runs to the garage/servant's quarters. A chain link fence surrounds the buildings. A reinforced concrete bulkhead supported by buttresses protects the property from the waters of the Indian River. The terrain is steeply sloped to the east, north, and west with a gentle grade to the south. Beyond the shell mound the terrain is flat, and vegetation consists primarily of palm trees.

Beyond the north boundary stands a one-story masonry building of modern construction associated with the former Florida Institute of Technology (FIT). North of the FIT building stands a small, one-and-one-half story non-contributing masonry house, that served as the Leaches' initial seasonal home on the site. An incompatible rear addition and large gable dormer projecting from the roof on the front facade have compromised its integrity. A barn of modern construction stands northeast of the non-contributing house. To the south is Indian Riverside Park with jogging and bike trails and a two-story central office building with a meeting hall.

PHYSICAL DESCRIPTION

Exterior

The location of the house on the shell mound enhances its distinctive massing and monumental presence. The front, or south facade of the house displays a symmetrical appearance (Photos #1, 2). Having a linear massing, the facade stretches approximately 136 feet perpendicular to the Indian River with symmetrical projecting and receding blocks. A broad two-story central block with a hip roof and slender molded cornice is flanked by corbeled brick chimneys, slightly projecting two-story flat-roof extensions, and recessed one-story flat-roof

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

**National Register of Historic Places
Continuation Sheet**

Section Number 7 Page 3

**Tuckahoe, Jensen Beach,
Martin County, FL**

extensions. The central block is accented by an arcaded, second-story balcony incised within the walls. Pent roofs protect three entrances boarded over and currently protected by chain link gates. A rectangular forecourt finished with terra cotta displaying black, brown, and peach color chips extends from the entrances.

Projecting two feet beyond the central axial mass are two-story flat roof extensions with straight parapets accented by slender coping. They have central, semi-cylindrical bays with pent roofs on the first story and single arched openings on the second story. The projecting extensions and bays provide an illusion of depth to the small, central, patio that extends across the front of the axial block. Boarded over, the bays originally contained metal casement windows divided into six panels, and the second story openings originally contained tripartite casement windows accented with an arched, plastered transom. A one-story flat-roof extension is setback two feet from the walls of the two-story flat-roof extensions. Each displays tripartite arched openings with plaster infill.

The west elevation (Photos #3, 4) exhibits irregular forms. Projecting at the southwest corner of the two-story extension is the one-story block (Photo #3) with a single rectangular opening accented by a blind arch. To its north, set back twenty feet from the west wall of the one-story extension is another one-story extension shorter and smaller than its larger neighbor to the south (Photo #4). Farther north rises a two-story flat-roof mass, which is slightly set back from the west wall of the two-story extension. The west wall of the two-story projecting block reveals four openings, two on each story. Three of those are boarded over and one contains the framework of awning windows.

The rear, or north, elevation (Photos #4, 5) is organized around a central courtyard which lends depth and texture to the house. The courtyard is defined, in part, by the rear wall of the axial block and two-story flat-roof extensions that abut and project from the rear wall of the central block. The hip roof of the central block yields to a gently sloped shed roof that is finished with ceramic barrel tiles. Flanked by boarded over windows, a central rectangular opening appears on the rear wall's first story. The fenestration overlooking the courtyard is boarded over and in some instances a coat of stucco has been applied to the boarded over windows.

In contrast to the west elevation, the east elevation (Photos #6-8) displays three boarded over openings with the central opening accented by an arched transom. Part of the basement's walls is revealed along the east elevation. Designed as a wind tunnel to capture breezes from the ocean, a concrete patio with flared stem walls extends from the basement (Photo #8). This secondary structure is located below the central opening on the first story. A pair of oak doors and a curved ledge protects the entrance into the basement.

Interior

With two floors and a basement, the interior contains approximately 12,000 square feet of floor space, and contains twenty-one primary rooms supported by eight fireplaces, two staircases, and an assortment of closets, dressing rooms, halls, restrooms, and storage rooms. Ceilings rise twelve feet with some of those having a

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number 7 Page 4

Tuckahoe, Jensen Beach,
Martin County, FL

rectangular light panel recessed within the ceilings. Later drop ceilings have mostly been removed, revealing a maze of support infrastructure but also the original plaster ceiling finishes and crown moldings. Wall finishes include original plaster walls and paneling of modern origins. Floors are finished with a variety of materials, including ceramic tiles, concrete, and terrazzo of various colors and hues. A few rooms have toe plates. Although some modern partitions fabricated with wood frames and paneling or gypsum board with plaster have been installed in the interior, the original circulation pattern and interior reinforced concrete wall configuration and features retain their integrity to a high degree.

The first floor contains the primary reception and social spaces, that is, a breakfast room, dining room, Florida room, kitchen and pantry, living room, loggia, music room, and sitting room. The three front entrances open into the living room (Photo #9), which measures approximately forty feet in length by twenty-four feet wide. The room is accented with a terrazzo floor displaying black, brown, and peach color chips and a central compass rose accented with pink points, a yellow circle, and blue infill (Photo #10). A modern partition divides the room west of the decorative compass, and brick fireplaces with concrete hearths are located at each end. Partly deteriorated, one of the original entrance doors (Photo #11) remains intact.

The dining room (Photo #12) is west of the living room. It has a fireplace finished with ceramic tiles (Photo #13) and a cantilevered mantle, a glass-block panel on the west wall, and a curved bay window with a built-in seat and flanking book cases (Photo #14).

To the west of the dining room, the breakfast room (Photo #15) has a five-inch dropped floor with a scored green-and-white chip terrazzo floor finish. The room is accented with a glass-block panel and planter and French doors on the east wall. The kitchen, pantry, and additional storage areas occupy spaces north of the breakfast and dining rooms (Photo #16).

Dropping down three inches from the living room and kitchen/pantry areas is the Florida room finished with a speckled black-and-white terrazzo floor (Photo #17)). A half-turn-with-landings staircase finished with terrazzo treads and risers and a concrete carriage rises at the northwest corner. Simple metal handrails and posts, the latter accented with diamond geometric designs, protect the staircase, and a long, rectangular glass block panel opens above the first landing.

To the east of the living room lies a sitting room (Photo #18), which has been partitioned with modern walls punctuated with mail slots. Representative of modern partitions throughout the house, the walls are finished with gypsum board and plaster only to the height of the drop ceiling, above which the exposed studs with wire screen are evident. To the north of the sitting room lies a series of restrooms (Photo #19). At the east end of the first floor of the house lies the music room (Photo #20). A pair of replacement paneled wood doors open along the front, or east, facade and a modern partition divides the room into three spaces. Boarded over replacement awning windows are visible on the east elevation. The drop ceiling has been removed, revealing the original ceiling height and its concrete finish.

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

**National Register of Historic Places
Continuation Sheet**

Section Number 7 Page 5

**Tuckahoe, Jensen Beach,
Martin County, FL**

Only the half-turn-with-landing staircase in the Florida room provides access to the second floor, terminating into a large sitting room with a floor finished in terrazzo of black, pink, and white hues. The handrail with decorative post system continues around the stairwell (Photo #21). Opening into an adjacent room and hall, large panels of glass blocks admit natural lighting into the stairwell. To the south, lies another large sitting room (Photos 22 & 23) with fireplaces and adjoining storage areas at both ends of the room. The floor is finished with blue and white terrazzo. The south wall is punctuated by five French doors that open onto the arcaded balcony (Photo #24).

Bedrooms occupy spaces at the east and west ends of the second floor (Photos #25 & 26). Each room contains a fireplace with a raised concrete hearth and ceramic tiles finishing the firebox. The rooms are supported by adjoining terraces formed by the roofs of the one-story flat-roof extensions with straight parapets serving as protecting stem walls (Photo #27). Restrooms and closets occupy the spaces north of the respective bedrooms.

The basement can be entered from three points, two through exterior walls and one from an interior staircase. The stairs (Photo #28) have a quarter-turn-with-landing design adjacent to a storage and laundry room (Photo #29). The laundry room has exposed steel ceiling joists, concrete walls, and diminutive three-over-three-light metal double-hung sash basement windows. At the southwest corner of the laundry room lies a tunnel, or passageway, to the garage/servant's quarters (Photo #30).

Divided by a modern partition, the ping-pong room opens to the south of the staircase. The foundation system of the semi-cylindrical bay appears against the south wall (Photo #31), and the fireplace clean outs are located on the massive foundation supporting those secondary structures (Photo #32). A rectangular room used for billiards lies beyond the ping-pong room at the west end of the basement.

The furnace room is located in the center of the basement, where the dimensions of the massive foundations that support the fireplaces are present (Photo #33). A bar room (Photo #34) and playroom (Photo #35) occupy the easternmost spaces of the basement. A raised, flared step provides access to the pair of oak doors that open into the wind tunnel (Photo #36).

CONTRIBUTING GARAGE/SERVANT'S QUARTERS

Completed about 1938, the garage/servant's quarters (Photo #37) historically served as the Leach's automobile storage and servant's quarters. The outbuilding stands northwest of the house and is connected to it by a tunnel. The tunnel measures approximately thirty-five feet in length. Rising approximately seven feet in height, the ceiling of the tunnel is interrupted by a small skylight midway along its alignment.

The masonry outbuilding has a rectangular plan and a two-story profile that is evident only from the northwest elevation. A flat roof with straight parapets protected by a steel railing is evident from the south elevation

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

**National Register of Historic Places
Continuation Sheet**

Section Number 7 Page 6

**Tuckahoe, Jensen Beach,
Martin County, FL**

(Photo #38). The rear, or southeast elevation, is incised into and obscured by the shell mound. Similarly, most of the northeast and southwest elevations, respectively, are largely obscured by the shell mound and vegetation. The walls are finished with a smooth coat of stucco, and fenestration along the northwest elevation consists of four vehicle bays on the first story and five windows on the second story. One vehicle bay has been enclosed with a stud wall that accommodates a pedestrian door. The windows on the second story have been removed and remain open to the effects of weather with the exception of one enclosed window. The interior of the first floor (Photo #39) contains abbreviated stem walls along the rear, or southeast, wall and a straight staircase rises along the southwest wall.

CONTRIBUTING PLANTER/FOUNTAIN

Completed about 1938, a concrete structure stands approximately sixty feet south of the house (Photo #40). Built as a fountain, the planter rises to a height of approximately ten feet. Located within a circular curb twenty-five feet in diameter, the fountain has three stepped risers comprised of setback octagonal and circular basins surmounted by a rectangular box with tapered sidewalls that are sloped toward the house. Anne Leach converted it into a planter for flowers in the early 1940s.

NON-CONTRIBUTING WORK SHOP/STUDENT GOVERNMENT BUILDING

Constructed about 1967, a two-story guest house (Photo #41) is located fifteen feet north of the house. The non-historic building has a rectangular plan and a flat roof with straight parapets. Six enclosed windows and two doors punctuate the south elevation, a fenestration pattern employed on the north elevation. The west elevation has three enclosed windows on the second story and a pair of pedestrian doors on the first floor. One door on the second story appears on the east elevation. Exterior staircases have been removed from the building. The interior of the first floor is one large space (Photo #42). The second floor is divided into three spaces and two closets. With no interior staircase, the second floor is at present inaccessible.

ALTERATIONS

Alterations to the exterior walls done around 1972 include the installation of pent roofs over the three entrances along the south facade and two semi-cylindrical bays. Originally the doors had no roof system. The bays originally had flat roofs with metal casement windows. Many of the windows have been boarded over or were removed around 1975, and some have been infilled with stud systems, plywood, and plaster. In most cases, the original metal casement windows have been replaced with awning windows, and they in some cases have been damaged. Although some French doors remain intact with the exception of their glass, others are boarded over with plywood or protected by chain link gates. Most of the original metal multi-light double-hung sash windows remain intact with the exception of the glass. Despite the removal and covering of some windows, much of the original fenestration remains evident. Two original window openings on the second story between

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

**National Register of Historic Places
Continuation Sheet**

Section Number 7 Page 7

**Tuckahoe, Jensen Beach,
Martin County, FL**

the bedrooms and adjoining roof terraces have been lengthened into doorways. Beyond those two window enlargements, no other existing fenestration has been expanded.

Alterations on the interior include the installation around 1972 of drop ceilings and paneling on some walls. Much of the drop ceiling has been removed, leaving exposed the steel ceiling joists, plastered ceilings, and anchoring systems along the walls. Many modern partitions have also been partially demolished. Largely bereft of their paneling and finishes, partitions currently divide the living room, music room, and sitting room on the first floor, the sitting room on the second floor; and the ping-pong room in the basement. The original acetate strips suspended in the doorways between the rooms on the second floor have been removed. Some original interior doors have been removed and others have lost their glass. None of the house's original wall systems have been demolished and no new openings pierce those systems. The original circulation patterns within the house remain clearly evident. The house retains its physical integrity.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section Number 8 Page 1

**Tuckahoe, Jensen Beach,
Martin County, FL**

SUMMARY

Tuckahoe is nominated to the National Register under criterion C for significance at the local level in the area of Architecture. Completed in 1938, the residence was designed by architect Berton D. Keck of Stuart, Florida. The house ranks among the largest projects undertaken in Martin County during the Great Depression. The house is a large Masonry Vernacular building having influences from the Mediterranean Style. It contains twenty-one primary rooms, as well as supporting halls, restrooms, and staircases. The house contains approximately 12,000 square feet of interior floor space. The symmetrical plan extends from a two-story main block with two-story and one-story extensions. The house also has a recessed, arcaded second-story balcony, roof terraces, and a tunnel that connects the house to a servant's quarters. The house is a local landmark and was designed with consideration for the Florida environment.

HISTORICAL CONTEXT

Charles Racey

The property on which Tuckahoe is located was part of a 100-acre tract acquired in 1855 by William Henry Racey, an artist and naturalist. Racey had already established an estate at Racey Point south of Jacksonville on the St. Johns River. One of his sons, Charles Henry Racey, a graduate of Yale University, and optician, relocated in 1891 to Jensen and built a large two-and-one-half-story wood-frame house atop of Mount Elizabeth, a name his father had given the property, which contained one of the tallest shell mounds beside the Indian River. Gradually, the name Mount Elizabeth yielded to Racey Point. The U.S. Coast Survey and U.S. Geological Survey corrupted the family name and location into Races Point. He also donated land for the development of an Episcopal church. The property adjacent to the house remained in the family into the 1930s, but the dwelling burned in January 1921 and was not replaced.¹

Anne and Willaford Leach

Only the charred remnants of the Racy's main house, a citrus packing house, chicken coop, and cow shed remained on the property when Willaford Ransom Leach and Anne Bates Leach of Atlanta acquired the tract. The Leaches assembled a sixty-three-acre tract between 1935 and 1938. The property eventually stretched 3,000 feet along the Indian River. Shortly after the purchase, the citrus packing house burned, and the chicken coop and cow shed were subsequently demolished. The Leaches initially rented a home on Sewall's Point until in 1936, the couple built a small one-story masonry dwelling (altered; outside of boundary) near the north end of the property. With the development of this house, the Leaches made Stuart their permanent home, and eventually sold their home at 1511 North Decatur Avenue near the Emory University campus.

¹Sandra Thurlow, *Sewall's Point: The History of a Peninsular Community on Florida's Treasure Coast* (Stuart: Sewall's Point Company, 1992), 83-88; *Stuart Messenger*, 27 January 1921.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section Number 8 Page 2

Tuckahoe, Jensen Beach,
Martin County, FL

Anne Bates Leach named the house "Tuckahoe," a name that a mason inscribed into the exterior stucco finish on the chimney, and which she translated as "welcome" from the Cherokee language. By then, the Leaches had developed Tuckahoe-on-the-Soque, a seasonal mountain home near Jasper, Georgia.² Early references to the name Tuckahoe in American history include the William Randolph Estate (NHL 1968) near Manakin, Virginia, the boyhood home of Thomas Jefferson.

The matron of the estate, Anne Winship Bates was born in Atlanta in 1896. Her widowed mother Elizabeth Bates died in 1928, leaving Anne wealthy from her Coca-Cola investments.³ When Anne married Willaford Ransom Leach in 1931, she was independently wealthy. Born in 1895 in Oakville, Ontario, Canada, Willaford Leach served as a pilot in England's Royal Air Force during World War I, and worked for the Packard Automobile Company in Atlanta following the conflict. He met Anne Bates at the dealership in the late-1920s while showing her an automobile. After marrying, they traveled occasionally to Florida to visit friends from Atlanta who had developed seasonal homes at Sewall's Point. Willaford Leach wanted to establish a Ford dealership in Stuart, and in 1936 he and Anne relocated to Jensen Beach, making summer trips home to Atlanta. Willaford invested in and sold property in Bon Air Beach and Yacht Club Beach subdivisions between 1936 and 1941, and sold the car dealership in 1941.⁴

Anne Leach entertained often, and being an active member of four garden clubs in Atlanta, began reorganizing the Stuart Garden Club. In October 1936, she was elected the first president of the revitalized club. The new club's first meeting in January 1937 was at Tuckahoe, and they became associated with the Florida Federation of Garden Clubs. The local garden club grew in popularity.⁵ At one of club gatherings at Tuckahoe she proposed that the club participate in the City of Stuart's development of Memorial Park. The club hired William Lyman Phillips, a pioneer in tropical landscape architecture, to draft a master plan for the local park. Phillips profoundly influenced the Florida landscape in the 1920s and 1930s, helping to landscape estates at Mountain Lake Colony (NR 1993), Bok Tower Gardens (NR 1972) in Lake Wales, McKee Jungle Gardens (NR 1998) at Vero Beach, and Fairchild Tropical Garden in Miami. He often worked on projects with Frederick Law Olmsted, Jr., who considered his plans at Fairchild Garden "a masterful piece of work." His design work at Stuart's Memorial Garden persisted into the 1960s.⁶ Anne's love of flowers and entertainment won her the

²Deed Book 24, p. 156, Deed Book 27, p. 134, Deed Book 29, p. 28, Clerk of Court, Martin County Courthouse, Stuart, Florida.

³*New York Times*, 6 June 1944; *Atlanta Constitution*, 16 February 1977; Ann Leach Henry, informant, 2002.

⁴Ann Leach Henry, informant, 2002; Tax Deed Book 31, p. 155, Tax Deed Book 45, p. 539, Deed Book 57, p. 386, Martin County Courthouse, Stuart, Florida.

⁵*Stuart Daily News*, 12, 23, 27 January 1937, 11, 26 February 1938; Ann Henry, informant, 2002; Janet Hutchinson, compiler, *History of Martin County, Florida* (Stuart: Historical Society of Martin County, 1998), 396-397.

⁶Faith Jackson, *Pioneer of Tropical Landscape Architecture: William Lyman Phillips in Florida* (Gainesville: University Press of Florida, 1997), 183, 240, 249; *Palm Beach Life*, February 4, 1936.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section Number 8 Page 3

Tuckahoe, Jensen Beach,
Martin County, FL

enduring gratitude and admiration of club members and Stuart's civic leaders alike. Later, in 1964, the Garden Club of Stuart and the Martin County Audubon Society developed a memory lane garden at the Memorial Park in honor of the contributions of Anne Bates Leach.⁷ Anne's aunt Emily and uncle Ernest Woodruff were philanthropists which made a distinct impression upon Anne, who would soon follow her aunt's example.⁸

During the late 1930s and World War II, Willaford Leach was disturbed by the construction of tourist cottages along the fringes of the Tuckahoe Estate. Believing that these properties developed by out-of-town investors were eroding his property value, he helped organize the Sewall's Point Zoning District that in 1944 developed an ordinance passed by the Board of County Commissioners. It restricted use within the district to private residences; resort hotels, fire proof and not less than twenty-five rooms; apartment houses of not less than four rooms; golf courses; private and public schools; servant's quarters; and, apparently in a gesture to ensure his wife's happiness, the cultivation of flowers, fruit, plants, and vegetables. The county commission was reluctant to enforce the zoning and Leach threatened to sell Tuckahoe to a non-profit organization, which would eliminate any taxes from the property.⁹

The threat to sell Tuckahoe soon became a reality due to a hurricane that struck Florida on 26 August 1949 with sustained winds of 125 miles per hour. An instrument at the Stuart Fire Station recorded a gust at 160 miles per hour.¹⁰ Anna was in Atlanta, but Willaford Leach and his daughter Ann, remained in the basement during the hurricane. A pair of oak doors at the east elevation wind tunnel withstood the storm. Although the structural system of the house remained intact, everything within it was damaged or destroyed. A dead pelican was inside the grand piano. The house was without power for three weeks. The Leaches made plans to move. In late 1949, they purchased La Fontana, a 1924 Italian Renaissance estate designed by Addison Mizner in Palm Beach. The Tuckahoe estate was closed and the Leaches moved to Palm Beach in the fall of 1950. La Fontana was demolished for a modern condominium.¹¹

In July of 1952, Willaford Leach sold the Sisters of St. Joseph of St. Augustine, an order within the Catholic Diocese of St. Augustine, who used it to train novices in the order, and later established St. Joseph College. The house and twenty acres was sold for \$75,000. In 1972 the Sisters of St. Joseph sold the property to the Florida Institute of Technology (FIT), for a satellite campus to expand the Institute's oceanography and ocean

⁷Hutchinson, *Martin County*, 397; *Stuart News*, 2, 16, 30 December 1943.

⁸*Stuart News*, 10, 26 February 1938; *New York Times*, 2 October 1939.

⁹Ann Leach Henry, informant, 2002; Board of County Commissioners, Martin County, Book 33, p. 140, zoning resolution, 19 September 1944.

¹⁰*Stuart News*, 1 September 1949; Jay Barnes, *Florida Hurricane History* (Chapel Hill & London: University of North Carolina Press, 1998), 182-185; John Attaway, *Hurricanes and Florida Agriculture* (Lake Alfred: Florida Science Source, Inc., 1999), 190-194.

¹¹Ann Leach Henry, informant, 2002; *Fort Pierce News-Tribune*, 16 April 1952; Donald W. Curl, *Mizner's Florida: American Resort Architecture* (Cambridge and London: MIT Press, 1984), 109, 214.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number 8 Page 4

Tuckahoe, Jensen Beach,
Martin County, FL

engineering curriculum. The FIT facility closed in 1997, and after sitting vacant for years, the former Tuckahoe estate was acquired by the county which demolished most of the former FIT campus.

The City of Palm Beach remained the Leaches' permanent residence for the remainder of their lives. Following in the footsteps of her aunt, Anne Bates Leach became involved with philanthropy, assisting Emory University's Crawford W. Long Hospital, Wesleyan University in Macon, Georgia, the University of Miami's Bascom Palmer Eye Institute, and the YMCA in West Palm Beach. Both of the Leaches were buried at Atlanta's Oakland Cemetery upon their respective deaths.¹²

To help promote Tuckahoe's preservation, the Friends of Mount Elizabeth, a non-profit organization based in Stuart, helped sponsor the listing of Mount Elizabeth Archeological Site in the National Register of Historic Places (2002). The property is undergoing historic restoration, reversing modifications made by the Sisters of St. Joseph and FIT, with assistance from Martin County and the Florida Historical Commission. The Friends group conducts tours of the property, interpreting its archeology and history for visitors.¹³

ARCHITECTURAL CONTEXT

Mediterranean Revival is an eclectic style containing elements from building traditions of countries surrounding the Mediterranean Sea. The style is found in the states that have a Colonial Spanish history, and was popular in Florida from the late 19teens into the 1940s. A Florida building "boom" in the 1920s proved the popularity of the style, applied to buildings of all functions, from cottages to grand hotels. Mission and Spanish styles are a variant encompassed by the style. The style is characterized by shaped roof parapets, red tile roofs, openings are often arched, support columns are enlarged and square, and walls are usually stucco. Ornamentation is commonly used to accent doors and windows and is usually accomplished with decorated tile, terra cotta, carved stone or wrought iron.

ARCHITECTURAL SIGNIFICANCE

Berton D. Keck

In 1936, the Leaches hired Stuart architect Berton D. Keck to draft the plans for the house and estate. By then, Keck had been designing buildings for nearly four decades in Florida, Minnesota, and North Dakota. A native of Iowa, Keck was an apprentice in several studios before opening his first office in 1902 in Crookston, Minnesota. Keck moved to Grand Forks, North Dakota in 1917. His projects included armories, churches, office buildings, residences, and schools in Calgary, Edmonton, and Winnipeg, in Canada, and in the Dakotas,

¹²Deed Book 9, p. 182, Deed Book 58, p. 87, 91, Deed Book 64, p. 412, Clerk of Court, Martin County Property Appraiser; *Stuart News*, 10 July 1952; *Fort Pierce News-Tribune*, 10 July 1952, 1 May, 12 November 1953; *Atlanta Constitution*, 16 February 1977; *Palm Beach Post*, 27 January 1984.

¹³*Stuart News*, 16 October 2002, 25 May, 20 July 2003, 2 January 2004.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section Number 8 Page 5

Tuckahoe, Jensen Beach,
Martin County, FL

Minnesota, Montana, and Wyoming in the United States. His largest projects included the \$250,000 Crookston High School and the Carnegie Public Library in the same city. He relocated to Stuart in 1925 and was the 985th architect registered to practice in Florida.¹⁴

In Florida, he prepared the plans for the Rubin Department Store in Fort Pierce; Sunrise Inn at Port Sewall; and residences in Fort Lauderdale, Fort Pierce, Stuart, and Vero Beach. In 1928, he completed the plans for the Martin County Courthouse, but injunctions prevented its construction. In the 1930s, Keck prepared the plans for various dwellings in Stuart and Fort Pierce using standards published by the Federal Housing Association (FHA), a New Deal agency. Keck also worked closely with Stuart contractor Sam Matthews on residential projects during the late-1930s, and it is quite possible that Matthews constructed the estate for the Leaches, although no evidence has been unearthed to document his involvement. Leach family history asserts that Willaford Leach directed the construction of the house. Notable Martin County projects by Keck during the Depression and into the 1950s included the Stuart Civic Center, J. D. Bassett House on Jupiter Island, Jensen School, and Warfield School. In Clewiston, he designed Baptist and Presbyterian churches, the senior and junior high schools, and several elementary schools. By 1952, Keck opened a second office in Fort Pierce. In 1953, he prepared the plans for an addition to the Martin County Courthouse. Other projects in the early 1950s included the modernistic Kay & Ay Department Store and the Samply Store in Fort Pierce. He died in Palm Beach in 1962.¹⁵

Working closely with Anne Leach, Keck designed the house to sit on the highest point of the shell mound, the site of the Racy house, and to the south of the small house built 1936. Anne Leach sketched the design of the house on brown paper and Keck prepared the scale drawings, suggesting locations for closets and other important details to complement to overall design. Designing the house primarily to entertain guests, Leach wanted numerous windows and glass doors, and large openings between rooms. The top of the mound was excavated for a basement and near the northwest corner another incision was made to accommodate a servant's quarters. Construction materials for the palatial residence included seventy tons of steel and 10,000 bags of cement. Laborers also fabricated a concrete bulkhead to protect the property from erosion created by the Indian River. A dock and boathouse (demolished) extended into the river. A swimming pool (demolished), measuring eighty feet by forty feet and supported by a bathhouse and lampposts, was developed on the sloping terrain in front (south) of the house, and a fountain was built near the southwest corner of the house. A second fountain set in a small lily pond (demolished), accented the rear courtyard of the house. The estate was completed in 1938 at a cost of \$90,000. A small child when the estate was developed, Ann Leach Henry, a daughter of the Leaches, later recalled her father chaffing at paying laborers \$1.50 per hour to assemble the estate while the

¹⁴*Stuart Daily News*, 20 February 1935, 9 October 1925; Junius Dovell, *Florida: Historic, Dramatic, Contemporary*, 4 Volumes, (New York: Lewis Historical Publishing Company, Inc., 1952), 4:850-851; Florida State Board of Architecture, *Florida Architects* (Tallahassee: State Board of Architects, 1935), 5; Christopher Cullen, informant, 2004.

¹⁵Dovell, *Florida*, 4: 851; *Stuart Daily News*, 10 October, 11 December 1928; *Stuart News*, 8 February 1940; *Fort Pierce News-Tribune*, 8, 26 November 1953, 11 July, 15 August 1954.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section Number 8 Page 6

**Tuckahoe, Jensen Beach,
Martin County, FL**

prevailing wage in Stuart was \$1.00 per hour. Upon its completion, the house and supporting estate became known as Tuckahoe. The name Tuckahoe was retained for the larger house acknowledging that “welcome” was an appropriate name for an entertainment house. With the completion of the house, the “first” Tuckahoe was fondly referred to as the “guest house” and the “little house.”¹⁶

Tuckahoe was designed as a grand landmark mansion, visible on a high bluff overlooking the Indian River, and having a main two-story central block with symmetrical extensions on either end. The house was also planned with the Florida environment in mind. Built of concrete with stucco exterior finish, and concrete foundation, the structure was resistant to the humidity and salt ocean atmosphere. The masonry walls assisted in keeping the house cooler in the summer. Windows were located on all elevations, allowing cross ventilation, and a balcony and terraces were provided. The basement had a wind tunnel on the east/ocean side of the building to assist air circulation through the building.

The massive and symmetrical building incorporated elements from the Mediterranean Revival Style to a modest degree. The stucco exterior, barrel tiled roof, arched windows, decorative iron railings, and arcaded balcony across the façade reflect this style. The terrazzo floors on the interior are one of the earliest uses of this modern material in Martin County.

The house was built to accommodate Mrs. Leach’s intent to entertain, and the interior is spacious. She was instrumental in the local garden club and civic improvement initiatives, and groups of area residents became familiar with the home. Tuckahoe was a visual and social landmark to the Jensen Beach community under the Leache’s ownership. The property contributes to the sense of time, place, and historical development of Martin County through its location, design, materials, workmanship, feeling, and association. It is an important architectural link to the heritage of Sewall’s Point, Jensen Beach, and Martin County.

¹⁶*Stuart News*, 26 January 1939; *Fort Pierce News-Tribune*, 10 July 1952; Ann Leach Henry, informant, 2002.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number 9 Page 1

Tuckahoe, Jensen Beach,
Martin County, FL

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United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section Number 9 Page 2

Tuckahoe, Jensen Beach,
Martin County, FL

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

**National Register of Historic Places
Continuation Sheet**

Section Number 10 Page 1

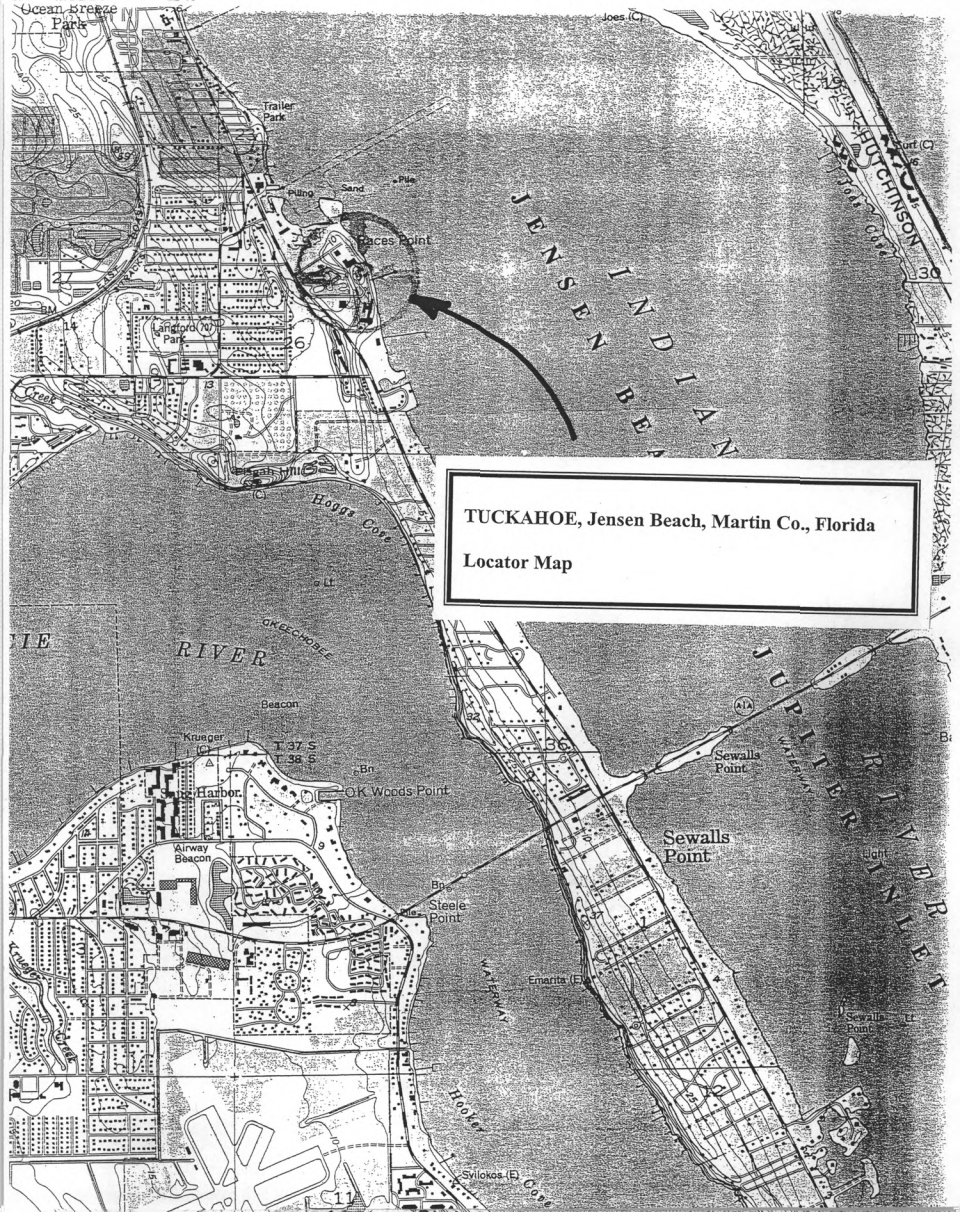
**Tuckahoe, Jensen Beach,
Martin County, FL**

VERBAL BOUNDARY DESCRIPTION

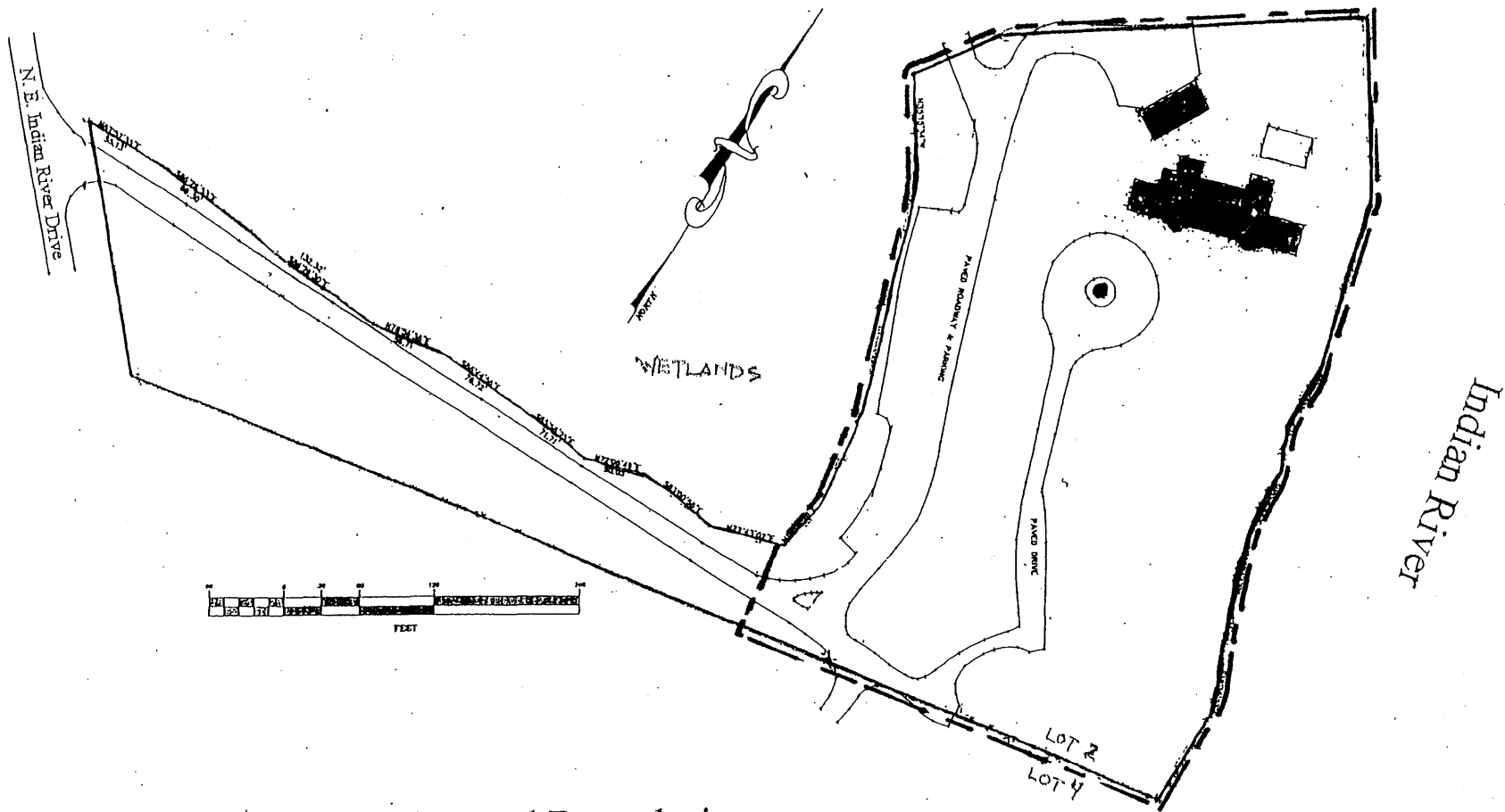
Marion County Property Appraiser parcel # 26-37-41-00000000360-5. See attached scaled site plan. The nominated property is within Indian Riverside Park and covers approximately 4.2 acres. The south boundary line runs along the lot line dividing government lots 2 and 4, section 26, township 37 south, range 41 east. The north boundary corresponds with a survey line established by the Leaches in 1952 when they sold the property to the Sisters of St. Joseph. The west and part of the north boundary follow the alignment of the historic paved driveway and contours of the adjacent wetlands.

BOUNDARY JUSTIFICATION

The boundary encompasses the primary resources historically associated with the Willaford R. and Anne Bates Leach House known as Tuckahoe.



TUCKAHOE, Jensen Beach, Martin Co., Florida
Locator Map

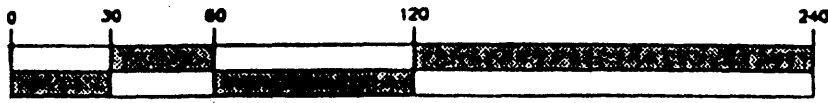
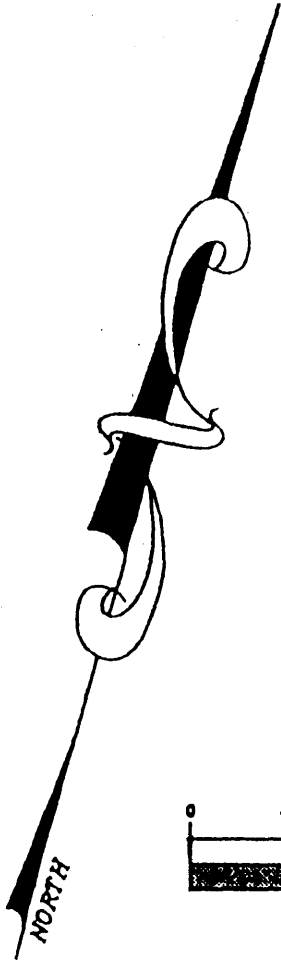


Tuckahoe Site Plan and Boundaries

■ Contributing Resources


TUCKAHOE, Jensen Beach, Martin Co., Florida
Site Map & National Register Boundary

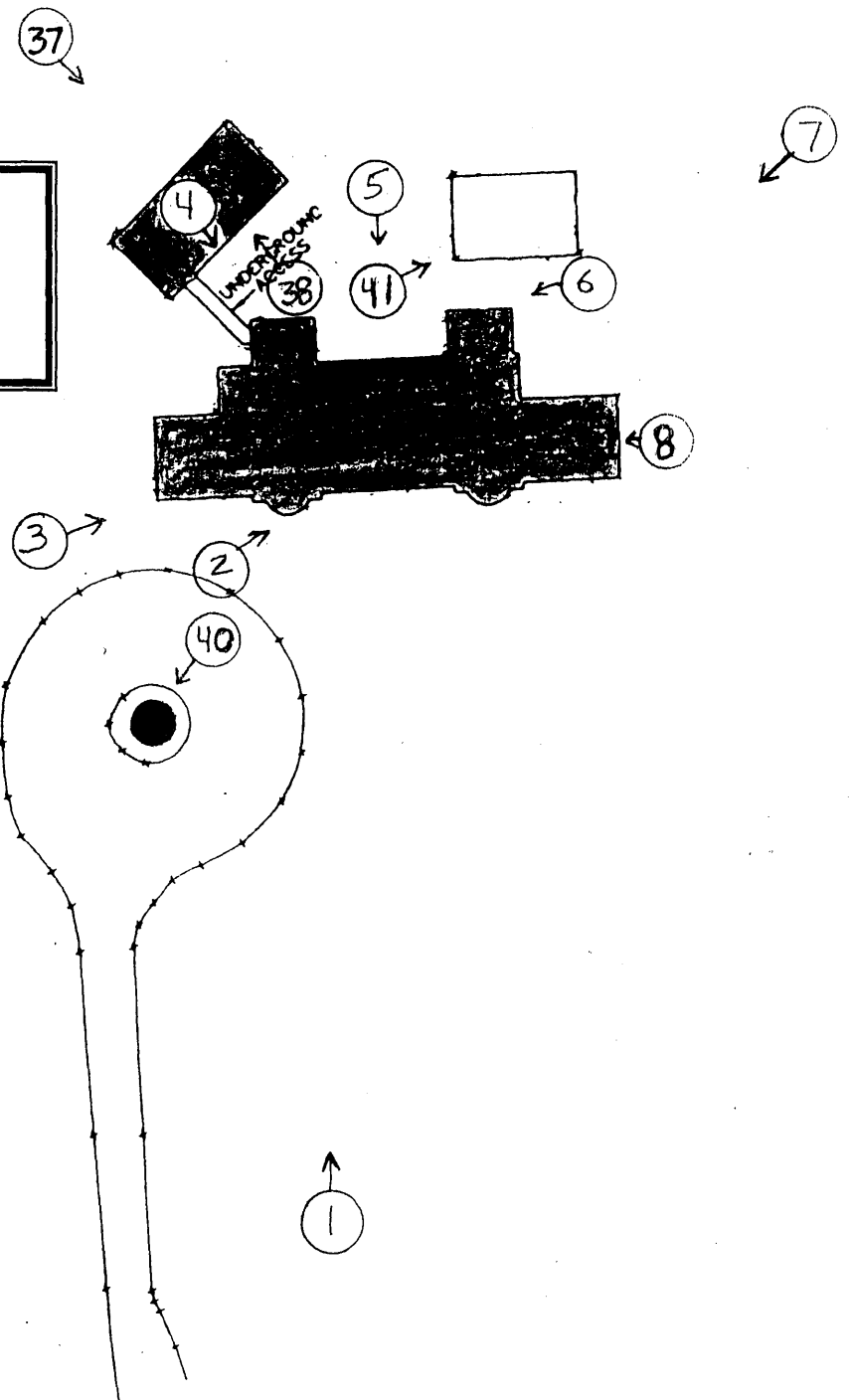
TUCKAHOE, Jensen Beach, Martin Co., Florida
Site Map & Photo Diagram



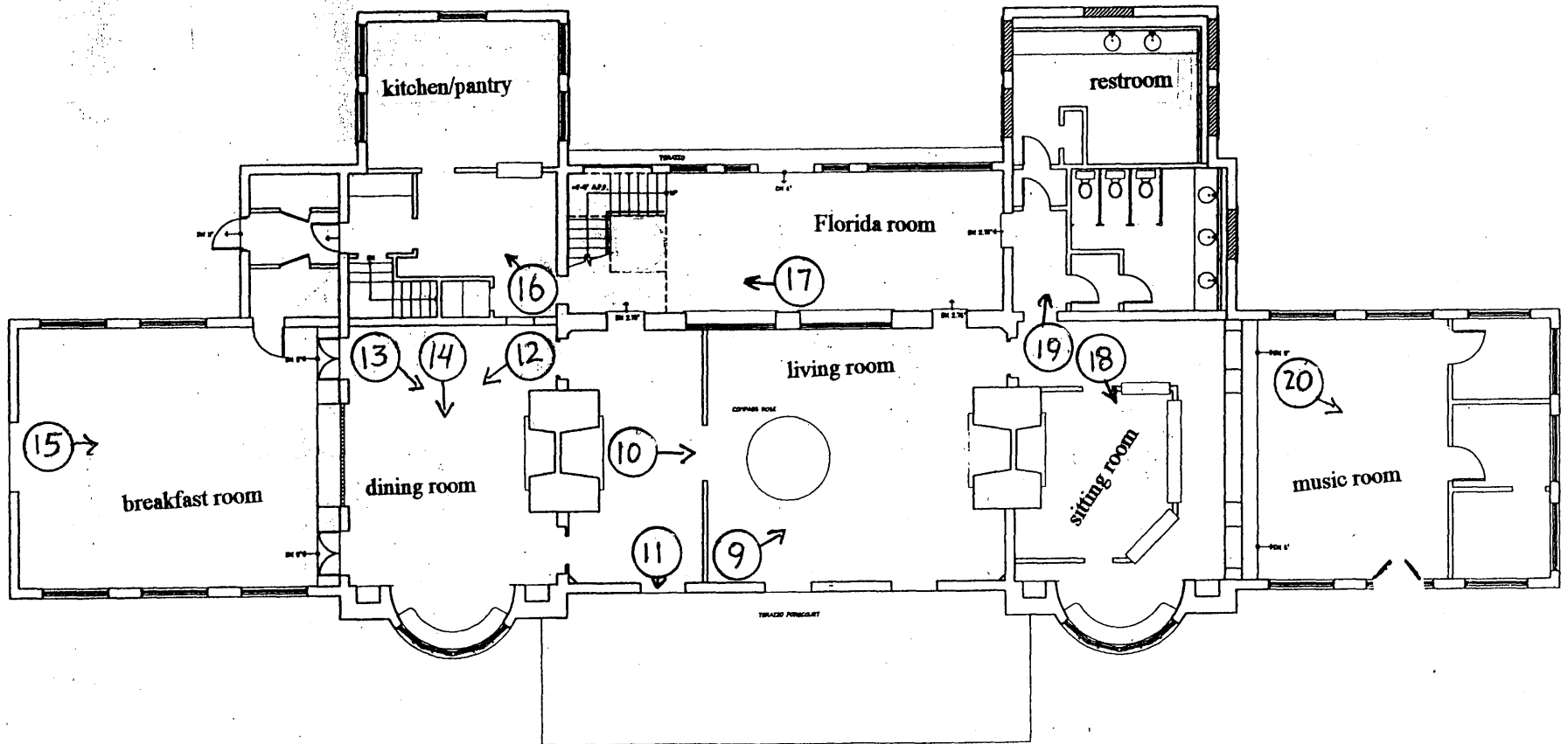
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Tuckahoe Site Plan Photograph Key

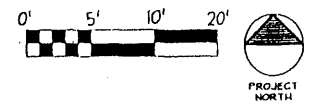
 **Contributing Resources**



TUCKAHOE, Jensen Beach, Martin Co., Florida
First Floor Plan Map & Photo Diagram

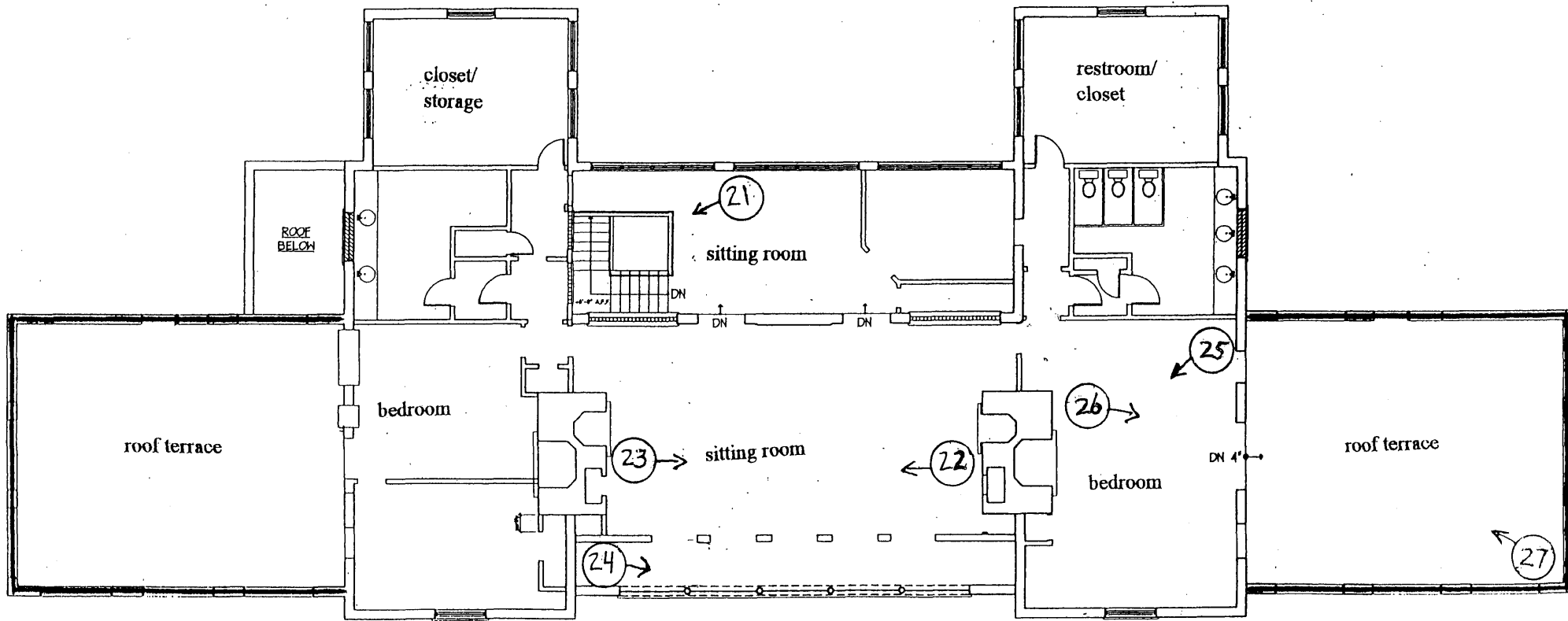


FIRST FLOOR PLAN

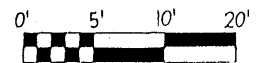


TUCKAHOE, Jensen Beach, Martin Co., Florida

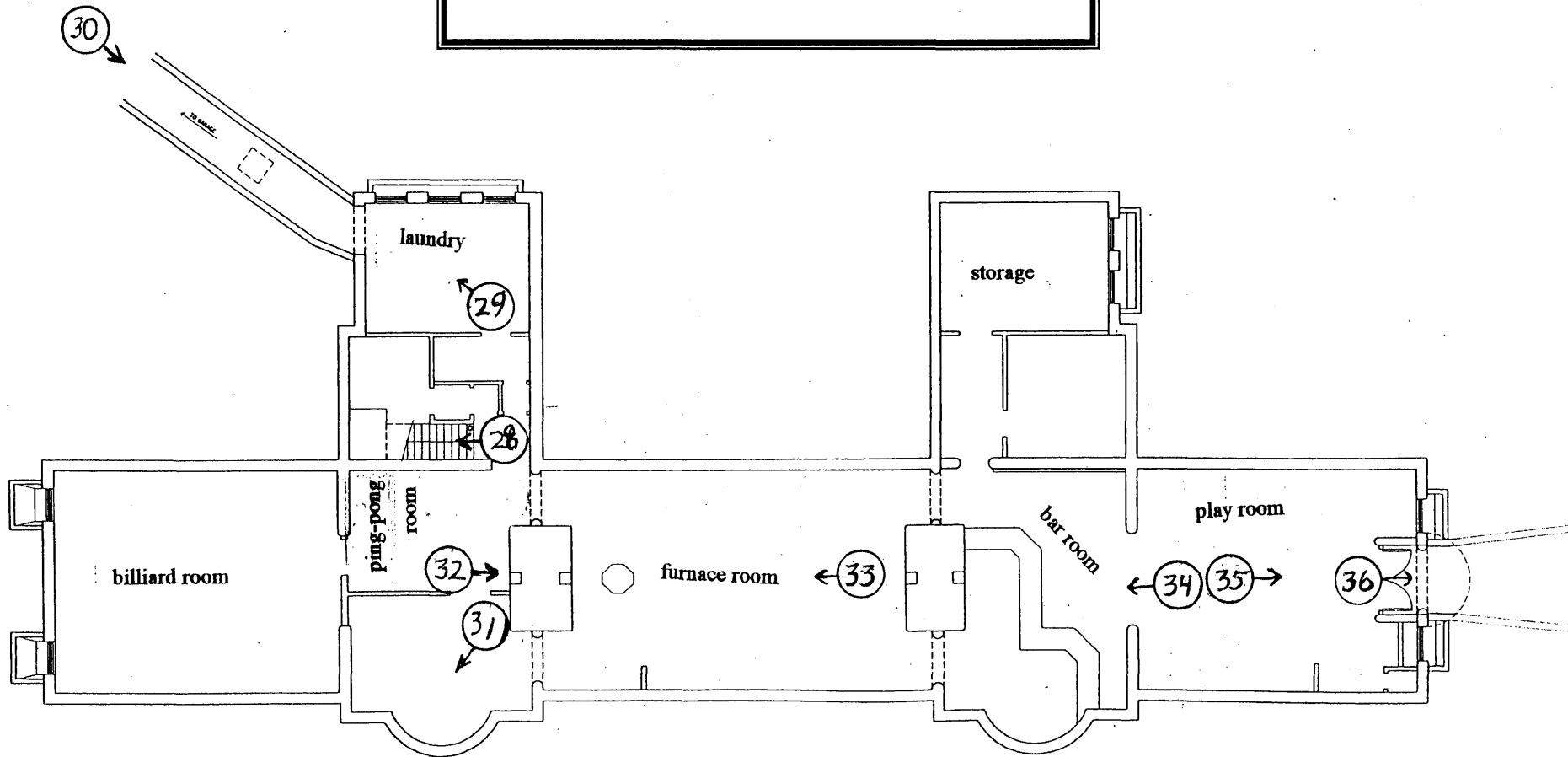
Second Floor Plan Map & Photo Diagram



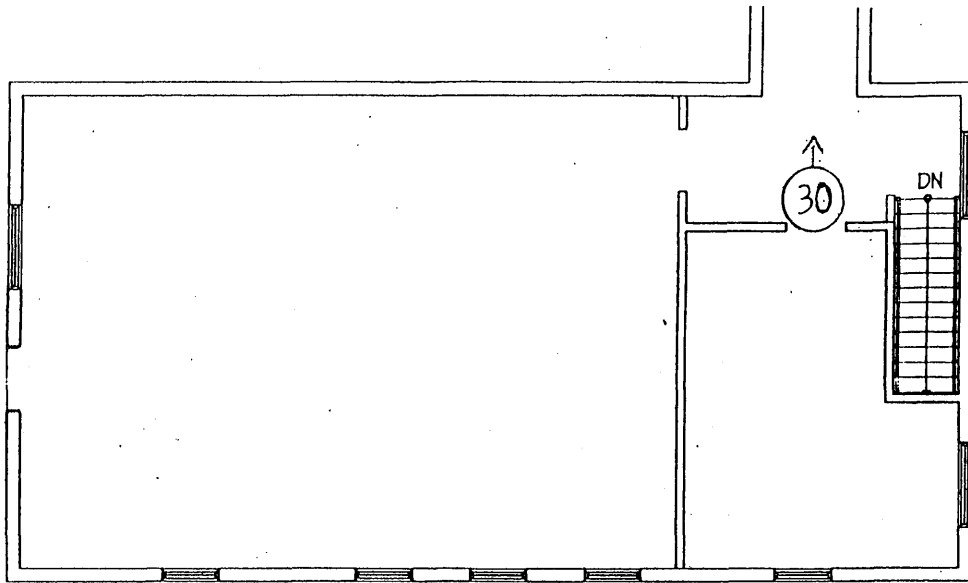
SECOND FLOOR PLAN.



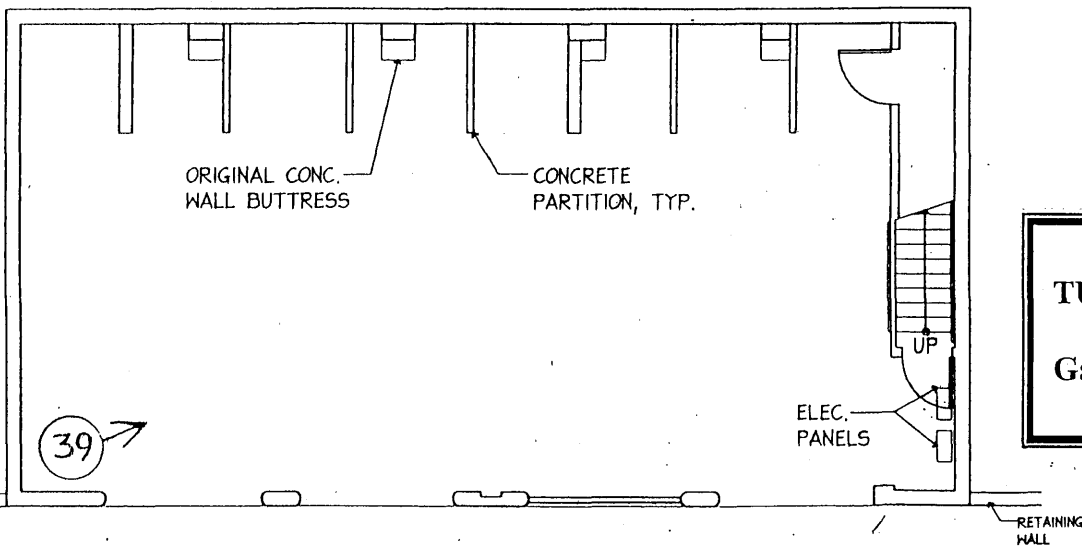
TUCKAHOE, Jensen Beach, Martin Co., Florida
Basement Floor Plan Map & Photo Diagram



BASEMENT PLAN

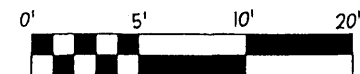


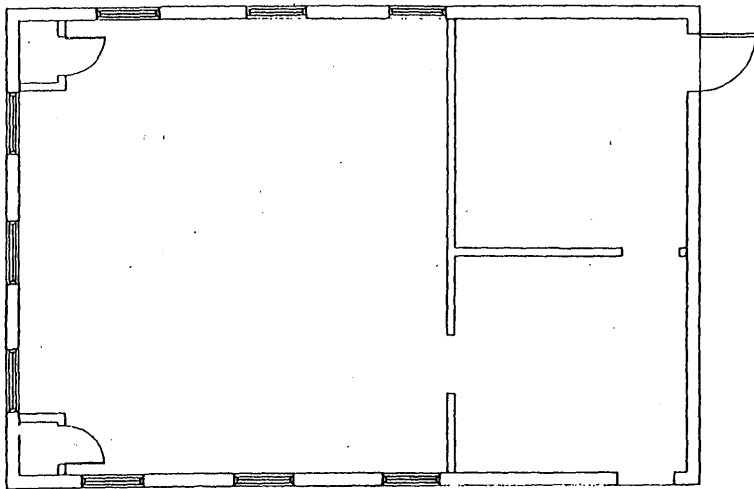
Garage/Servant's Quarters Second Floor Plan



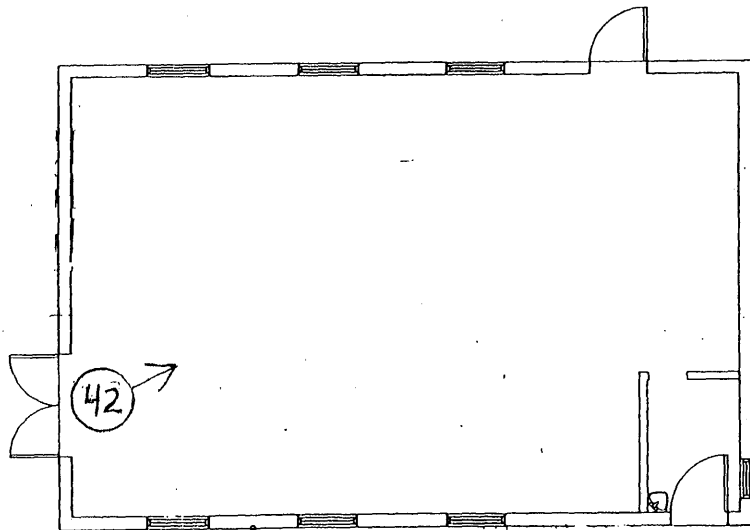
Garage/Servant's Quarters First Floor Plan

TUCKAHOE, Jensen Beach, Martin Co., Florida
 Garage/Servant's Quarters & Photo Diagram





Metal Shop/Student Government Building Second Floor Plan



15'-0"
TO
MANSION

TUCKAHOE, Jensen Beach, Martin Co., Florida

**Non-contributing
Shop/Student Government Building
& Photo Diagram**



Metal Shop/Student Government Building First Floor Plan