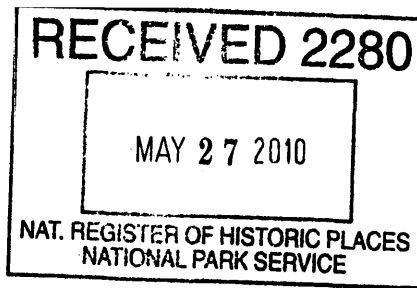


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United States Department of the Interior  
National Park Service

**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 HOLLY COTTAGE

other names/site number FMSF#CL464

**2. Location**

street & number 6935 Old Church Road

N/A ☐ not for publication

city or town Green Cove Springs

☒ vicinity

state Florida code FL county Clay code 019 zip code 32003

**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. Mottick / DSHPO 5/20/2010  
Signature of certifying official/Title 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

7/8/2010

Holly Cottage  
Name of Property

Clay 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

1	1	buildings
0	0	sites
0	1	structures
0	0	objects
1	2	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: hotel

### Current Functions

(Enter categories from instructions)

DOMESTIC: single family

## 7. Description

### Architectural Classification

(Enter categories from instructions)

Late Victorian: SHINGLE STYLE

### Materials

(Enter categories from instructions)

foundation BRICK

walls WOOD

roof ASPHALT

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)

SOCIAL HISTORY

ARCHITECTURE

### Period of Significance

1898 - 1940

### Significant Dates

c.1898

1913

### Significant Person

N/A

### Cultural Affiliation

N/A

### Architect/Builder

unknown

#### Primary location of additional data:

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

Name of Repository

# \_\_\_\_\_

Holly Cottage  
Name of Property

Clay Co., FL  
County and State

## 10. Geographical Data

Acreage of Property approx. 2 acres

### UTM References

(Place additional references on a continuation sheet.)

1	1	7	4	3	3	4	0	0	3	3	2	6	1	2	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 Ritchie, Scott/Robert O. Jones, Historic Preservationist

organization Bureau of Historic Preservation date May 2010

street & number 500 South Bronough 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 Margot and Scott Ritchie

street & number 3504 Sacred Moon Cove telephone 512.328.4516

city or town Austin state TX zip code 78746

**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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**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 7 Page 1 **HOLLY COTTAGE, CLAY COUNTY,  
FLORIDA**

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**SUMMARY**

Holly Cottage is located at 6935 Old Church Road, Clay County, Florida. It is on a high bluff along the western shore of the St. Johns River south of Hibernia Point. The one and two-story Shingle Style cottage has an irregular footprint, pier foundation, frame construction, and a complex hip roof with exposed rafter ends. Holly Cottage's most distinctive features are its covered octagonal veranda and vestibule facing the river, its original cedar shingle siding, a large chimney with two fireplaces, banks of large casement windows, and original heart pine flooring. Historic photographs show that the character of the house is essentially the same as during its historic period. The dock and boathouse were built in 1988, and the garage/guest house is also non-historic. The surrounding area is heavily forested and the shoreline remains in its natural state.

**SETTING**

Hibernia is an unincorporated community on the east side of Fleming Island, Clay County, Florida. United States Highway 17 runs north/south, providing the island's primary thoroughfare. Access to the cottage is from a half-mile long, sand road, Old Church Road, which parallels the St. Johns River. The large residential lots along the road are sparsely developed and heavily forested.

When Holly Cottage was built c.1898 it was one building among several within the Hibernia Winter Resort, popular with northerners after the Civil War (see Hibernia Winter Resort map). The Resort featured expansive St. Johns River views, ancient live oaks, a variety of gardens, a tennis court, and a golf course. At that time, Holly Cottage was the private retreat of frequent guests to the resort, Mr. and Mrs. Clement Acton Griscom, and had no bedrooms or kitchen. Holly Cottage was on the northern side of the Resort, only steps away from the artesian swimming pool, other resort guesthouses, and the main hotel, which was known as The Big House. All dwellings and structures in the immediate area were associated with the Hibernia Winter Resort and the nearby residents who worked there. Other than Holly Cottage, the only resources remaining associated with the Hibernia Winter Resort are the swimming pool, its adjacent bathhouse, and St. Margaret's Episcopal Church (NR 1973). These resources are on other parcels of property.

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Section number 7 Page 2 **HOLLY COTTAGE, CLAY COUNTY,  
FLORIDA**

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Most of the land that constituted the Hibernia Winter Resort is much as it was during the historic period, with many live oak trees that are over one hundred years old, including one tree that was known as the "Big Oak." Enough undeveloped land remains to shelter Holly Cottage from the recent residential growth on Fleming Island, and the property retains its historic setting.

**PHYSICAL DESCRIPTION**  
**Exterior**

Holly Cottage is one and two stories in height and contains approximately 2800 square feet of heated/air-conditioned space. The small second floor comprises about 600 square feet. The cottage sits on the original brick pier-and-beam foundation, which is hidden from view by a coquina-style stucco skirting. The siding is entirely cedar shingles, largely of uniform width, and original to the building. The wide covered riverfront veranda, cedar shingle siding, hipped roofs, and lack of ornamentation are typical of Shingle Style architecture. The casement windows, often in large banks, are unusual to the Shingle Style and are more in keeping with Tudor Style. There are porches on all sides of the cottage. The east and west elevations of the dwelling are the most prominent.

The west elevation faces west towards Old Church Road, and is viewed from the driveway (Photo #1). An extended polygonal porch and pointed roof is centrally located (Photo #2). The porch has two steps on three sides, and a single window and door are located there. The two-story main block of the house with hip roof rises behind the porch which includes two windows. The one-story west wing extends from the south corner. The one-story northern wing is clearly visible from this elevation, including two windows and its covered porch at the north end.

Much of the south elevation (Photos #3 - 6) is obscured by a jasmine-covered trellis, a large holly tree, and three large live oak trees (Photo #3). The southwestern wing and porch are located behind the trellis. Four brick steps rise to the porch. A single window and a door fronts on the porch (Photo #4). The two-story section of the dwelling is behind the holly tree and a bank of windows fills the center of the first story (Photo #5). Two small windows are in the second story. The eastside riverfront veranda with its one-story polygonal roof, square posts, railing, and bank of windows is visible (Photo #6).

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Section number 7 Page 3 **HOLLY COTTAGE, CLAY COUNTY,  
FLORIDA**

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The east elevation faces the St. Johns River (Photo #7). Its distinctive features are the extended one-story polygonal, covered veranda and vestibule, with its casement windows (Photos #8&9). The casement windows are continuous across the porch (Photo #10). The veranda and vestibule extend from the two-story main building block with the hip roof and chimney. Two large windows and one small window are located on the second story of the elevation. The one-story portion of the cottage extends to the north and is fronted with a porch with railings. Extending eastward from the northern corner is a hipped roof family room that was added in 1993. It contains one window consisting of a central fixed light, flanked with casement sashes.

The north elevation features the family room that extends from the east corner and the recessed northwest corner porch with its two steps, two posts and railings (Photo #11). Two windows with casement sashes are located in the family room extension, and one window is located in the north elevation adjacent to the porch.

**Interior**

Upon entering via the west side porch you see most of the original living space used by Hibernia Winter Resort guests (Photo #12). The original living room and vestibule form the center of the dwelling (Photo #13). Both have their original tongue-and-groove heart pine floors. To the east is the large brick fireplace with protruding corner bricks set on 45 degree angles (Photo #14). There are two rectangular columns in the center of the room. The column to the south was historically placed to support the second floor. It also houses pipes for the second floor bathroom. The non-historic column to the north was placed to house HVAC and aesthetically balance the other column. Casement windows and two arched openings that lead to the vestibule flank the fireplace. A bank of casement windows lines much of the exterior wall to the south. To the north is a stairway to the second floor and a hallway that leads to the north wing of the dwelling (Photo #15)

Both arched openings in the living room lead to the five-sided vestibule and the east side veranda. The vestibule has its original tongue-and-groove ceiling, exterior doors, and wood trim (Photo #16). The brick fireplace in the vestibule has simple details and the original mantle (Photo #17). The exterior walls are symmetrically lined with large casement windows and two original exterior doors (Photo #18).

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**NATIONAL REGISTER OF HISTORIC PLACES  
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Section number 7 Page 4 **HOLLY COTTAGE, CLAY COUNTY,  
FLORIDA**

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The hallway from the north wall of the living room leads to the kitchen and family room (Photo # 19). On the east side of the hallway is a bathroom that includes an original claw foot tub used by guests during the historic period (Photo # 20). On the west side of the hallway is a small laundry room that was probably a guest room during the historic period (Photo # 21). Through the hallway is the kitchen (Photo # 22). This space was used for guest rooms during the historic period. The current residents have remodeled the kitchen. A set of French doors in the kitchen leads to the family room (Photo #23). A sliding door in the kitchen leads to a covered porch that connects the family room to the riverfront veranda (Photo #24).

At the southwest corner of the living room through a short hallway is a master bedroom (Photo #25). This room was a guest room during the historic period. Built-in bookshelves line the south side of the hallway (Photo #26). The master bedroom retains original heart pine floors. The master bedroom includes a bathroom with a shower. An exterior door in the master bedroom leads to a porch that was added in 1988 (Photo #27).

The stairway in the living room (Photo #28) leads to the second floor. Originally, the living room had a very high ceiling. The space was balloon-framed in 1913 to create two bedrooms on a second floor. Angled ceilings along the exterior walls are a result of the historic steeply pitched hipped roof. The current owners remodeled the second floor in 1983 to create three small bedrooms (Photos #29-30) and a bathroom. These rooms' original heart pine floors are covered with carpet.

## **ALTERATIONS**

### **Exterior**

By ca.1913, guest rooms were added on the northern and southwestern sides of the original structure. A historic photograph (#1) shows that the northern wing was added first. The living room originally was two stories in height with an open ceiling. In 1913, this open area was enclosed above the living room to create two second-floor guest rooms. Signatures discovered during renovations in the 1980s indicate that the second floor was completed in 1913. The original porch (See Historic Photo #3) off the southwestern wing was rotted and removed in 1975, and rebuilt in 1988. The polygonal entry porch was added to the west elevation in 1983. The west entry door was added in place of two



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Section number 7 Page 5 **HOLLY COTTAGE, CLAY COUNTY,  
FLORIDA**

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casement windows. A family room and covered porch were added to the southern wing in 1993.

In 1983 a coquina-style stucco skirt was added to keep animals out from under the house and to help protect pipes from winter freezes. The original tin shingle roofing leaked and was replaced with fiberglass shingles. The porch railing on the riverfront veranda originally was of solid construction (Historic Photos # 1-2). This rotted years ago and was replaced in 1983 with simple newels and rails. The original veranda flooring tongue-and-groove lumber frequently rotted and was replaced with pressure treated lumber in 1995. All original casement windows were removed due to warping, wear, and poor operation. They were replaced in kind in their historic locations. Stain was applied to protect the cedar shingle siding.

**Interior**

In 1983, original plaster/lathe and beaver-board walls were removed to install insulation and sheet rock walls. Most of the living room's original wood trim was replaced with trim milled to match the original woodwork. Two rectangular columns were added in 1983 to carry HVAC and plumbing to the second floor. A set of stairs was installed in 1983 to replace the original stairs, which were dangerously steep. The bathroom has the original claw foot tub. There was no kitchen during the historic period, and the current kitchen is modern. The northern wing originally had "beaver board" walls and ceilings. The original heart pine flooring is covered with tile. On the second floor, the interior walls were non-structural and were reconfigured in 1983 to create three small bedrooms and a bathroom. During the historic period, the master bedroom and kitchen had small brick chimneys to accommodate wood stoves for heat that have been demolished. In 1988, the southwestern wing was rearranged to include the hallway and bathroom, and built-in bookshelves were added. Windows on the west wall were removed.

**NON-CONTRIBUTING RESOURCES**

There is a detached two-car garage/guest room to the northwest of the house (Photo #31). The garage was built in 1985, and the east half was converted into a guestroom in 1993. The guest house is rectangular with hip roof and shingle exterior. A dock with a boat-house are to the east of the house, and were built in 1988 (Photo #32).

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Section number 8 Page 1 **HOLLY COTTAGE, CLAY  
COUNTY, FLORIDA**

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**SUMMARY**

Holly Cottage is nominated to the National Register for local significance under Criteria A and C in the areas of Social History and Architecture. The cottage is associated with the Hibernia Winter Resort that operated ca.1855–1940, and the cottage's span of historic significance is 1898-1940. The resort was developed and sustained by the Fleming family, who played an important part in the early history of Florida, beginning in the Second Spanish Period and into the 20<sup>th</sup> century. The Clay County Historical Society recognized their role in the history of the county with a Pioneering Family Award in 1995. The Shingle Style Holly Cottage was built as a recreational retreat c.1898 by Clement and Frances Griscom, wealthy frequenters at the Hibernia Winter Resort. In 1913, the Flemings converted Holly Cottage to a guesthouse while retaining the living room as a game room and other forms of entertainment for all guests.

**HISTORIC CONTEXT**

**Florida's Seasonal Resorts**

Florida has long been a resort destination for northerners. Whether for private retreat estates, public resorts, the temperate climate, natural beauty, or therapeutic benefits, Florida has appealed to vacationers since before the Civil War. After the Spanish relinquished control of Florida in 1819, St. Augustine was recognized as a place of moderate climate for those seeking better health. After the Civil War, the tourist business helped revive the state's economy. Capitalizing on this tourism industry, the Fleming family's mansion on the St. Johns River at Hibernia, just south of Jacksonville, became a popular vacationers' resort.<sup>1</sup> The east coast of Florida was directly accessible to northerners, and the St. Johns River, and the Tolamato and Matanzas rivers adjacent to St. Augustine provided scenic natural vistas. Henry Flagler's development of the railroads along Florida's east coast in the 1880s greatly facilitated the further opening of coastal Florida tourism. Some retreats were founded to attract health oriented tourism. The City of Green Cove Springs was named for its warm sulfur spring resort that was promoted for its therapeutic qualities.<sup>2</sup>

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<sup>1</sup> Tebeau, Charlton W. A History of Florida, Coral Gables, Florida: University of Miami Press, 1991, p.271.

<sup>2</sup> National Register Nomination, "Green Cove Springs Historic District," Florida Master Site File, CL376, (NR 1991).

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Many affluent northerners built their own private winter retreats along rivers in Florida. The author of "Uncle Tom's Cabin," Harriet Beecher Stowe, built a vacation home in Mandarin, a small river town located directly south of downtown Jacksonville. Henry Mason Cutting, an independently wealthy New Yorker, built Cherokee Grove (NR 1997) on Pellicer Creek, south of St. Augustine in 1888. Cherokee Grove included a vacation lodge, a swimming pool and a 2,000-tree orange grove. In 1886, inventor Thomas Edison built a winter retreat (NR 1991) for himself near Ft. Myers, which was then a rural settlement. Edison's winter home, Seminole Lodge, was built overlooking the Caloosahatchee River. The residence included a research facility for his rubber experiments. The young inventor Henry Ford, after vacationing at Edison's winter home, purchased his own home, The Mangoes, next door to Edison in 1916 (NR 1988). Ford used The Mangoes as a seasonal winter home from 1916 until his death in 1947.<sup>3</sup>

As Henry Flagler's Florida East Coast Railroad opened the east coast of Florida to tourists and development, Henry Plant extended railroad lines across the state and into Tampa and the west coast. To accommodate the northern business elite, he built the Tampa Bay Hotel (NHL 1976) in downtown Tampa, overlooking the Hillsborough River. The elaborate Moorish Style hotel opened in 1891.<sup>4</sup>

The Mountain Lake Estates (NR 1993), located near Lake Wales in Central Florida, began development in the 1920s to provide a vacation community for the nation's business elite. Designed by Frederick Law Olmsted, Jr., the development surrounded a beautiful lake.<sup>5</sup>

**Hibernia Context**

George Fleming (1760 – 1821) emigrated from Ireland as a young man and settled in Spanish East Florida. Fleming provided many services to East Floridians, St. Augustine and the Spanish government, including procurement of cattle for food, cloth for military uniforms, construction of the city wharf, road construction and maintenance, government service as a regidor, or member to a Spanish municipal council, and, perhaps most

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<sup>3</sup> National Register Nominations, "Cherokee Grove," "Thomas Edison Winter Estate," "Henry Ford Estate," FL72, LL98, LL282.

<sup>4</sup> National Register Nomination, "Tampa Bay Hotel," HI120.

<sup>5</sup> National Register Nomination, "Mountain Lake Estates," PO3611.

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Section number 8 Page 3 **HOLLY COTTAGE, CLAY  
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significantly, service in the Spanish militia.<sup>6</sup> For his service as a captain in the Spanish Colonial Army, he was granted three large tracts of land and established a plantation on one of them.<sup>7</sup> That tract was located on an island along the St. Johns River and he named it Hibernia for the country of his birth.<sup>8</sup> The island would become known as Fleming Island. Fleming's wife, Sophia Fatio, was the daughter of Francis Phillip Fatio, a prominent planter and businessman in East Florida whose elaborate plantation, Switzerland, was located across the St. Johns River from Hibernia. The Fatics and Flemings benefited from that marriage, and their long relationship influenced the future of Hibernia.<sup>9</sup>

After George Fleming's death, his son, Lewis (1798 – 1862), assumed ownership of a portion of the Hibernia lands. He built a home with his wife, Augustina Cortez, a direct descendant of Spanish conquistador Hernando Cortez, and established himself as a planter. Augustina died in childbirth, and Lewis later married Margaret Seton (1813–1878) of Fernandina, Florida.<sup>10</sup> Major Lewis Fleming served admirably on the staff of Governor Richard K. Call during the Seminole Wars and was cited for bravery in the Battle of Wahoo Swamp.<sup>11</sup> Unfortunately, Native Americans destroyed the Fleming home sometime during those years.<sup>12</sup> The destruction of their home, combined with the difficulties of sustaining a living as a planter, forced the Flemings to consider another means of making a living. They decided to construct a hotel and enter the emerging Florida business for winter visitors. Few tourist accommodations existed in 1850s Florida,

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<sup>6</sup> East Florida Papers, see microfilm rolls 39, 45, 47, 48, 49, 83, and 146 for various aspects of Fleming's service to East Florida.

<sup>7</sup> Copies of Fleming's land claims in the Florida State Archives are available online through the Florida Memory Project at <http://www.floridamemory.com/Collections/SpanishLandGrants>

<sup>8</sup> The original title to Hibernia is stored in the State Archives in Tallahassee and states that the land was granted in 1790 then confirmed by Royal Title on March 8, 1816.

<sup>9</sup> The Ximenez-Fatio House, a former boarding house located in St. Augustine, is on the National Register of Historic Places. It is likely that Louisa Fatio's boarding house business influenced Lewis and Margaret Fleming's decision to enter the hotel business.

<sup>10</sup> Margaret was the daughter of prominent Fernandina businessman Charles Seton. Her life is fictionalized in the historic novel *Margaret's Story*, by Eugenia Price.

<sup>11</sup> Sprague, John T. (1848) *The Origins, Progress, and Conclusion of the Florida War*, New York: D. Appleton & Company, 165.

<sup>12</sup> Biddle, Margaret S. F. (1974). *The Unreturning Tide*, New York: Vantage Press. Page 36.

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and they were a rarity along the St. Johns River south of Jacksonville.<sup>13</sup> This decision was influenced by the fact that Lewis Fleming's cousin, Louisa Fatio, operated a boarding house in St. Augustine.<sup>14</sup>

As early as 1855, Lewis and Margaret Fleming began their new hotel business accommodating northern guests in a crude, yet comfortable, log building.<sup>15</sup> Around the same time, they began construction of a large frame dwelling that would become known as "The Big House." This thirty-two room, four-story building was designed to be both a hotel and a family home. In 1856, Lewis placed advertisements in a Baltimore, Maryland, newspaper to attract northern visitors to the "newly fitted out" hotel and its "genial climate."<sup>16</sup> Few records are known that document hotel guests in the 1850s. In fact, some Fleming family members believed that their relatives were not in the hotel business prior to 1868,<sup>17</sup> but the hotel was operational and guests did arrive before the Civil War interrupted operations.<sup>18</sup>

Lewis died during the Civil War and Margaret Seton Fleming's four sons, Charles Seton, Francis Philip, Frederic Alexander, and William Henry all served the Confederate Army.<sup>19</sup> Union forces occupied The Big House in 1863. Frederic Fleming was the first to return to Hibernia after the war. He found their home occupied by squatters and in a terrible state of

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<sup>13</sup> Brinton, Daniel G. (1869). *A Guide-Book of Florida and the South for Tourists, Invalids, and Emigrants*, Jacksonville, Florida: Columbus Drew.

<sup>14</sup> The Ximenez-Fatio House is a well-known museum in St. Augustine, Florida, and was added to the National Register of Historic Places in 1973.

<sup>15</sup> Loveland, J. L. N. (1855). *Papers*, available at Duke University. Julia Lord Noyes stayed with Lewis and Margaret Fleming in 1855. The context of her diary indicates that they had received guests prior to this occasion.

<sup>16</sup> *The Sun*, Oct. 31, 1856; Volume: XXXIV; Issue: 141; Page: 4; Location: Baltimore, Maryland. Fleming's ad showed he hoped to profit by marketing his place to "invalids" and others.

<sup>17</sup> Biddle (1974). Lewis and Margaret's granddaughter states that it was Margaret who thought of the hotel business *after* the Civil War. See pages 65 – 67.

<sup>18</sup> For another account of an 1850s guest see: Stillman, William James (1901). *The Autobiography of a Journalist*, Volume 1, New York: Houghton, Mifflin & Co., page 283. Stillman convalesced as a guest at Hibernia in 1857.

<sup>19</sup> Capt. Seton Fleming died in The Battle of Cold Harbor. His uniform is in The Confederate Museum in Richmond, VA. Francis P. Fleming became the fifteenth governor of the state of Florida. He founded a law firm that still operates in Jacksonville and is the oldest in Florida, though the Fleming name is no longer associated with the firm. Frederic and William Henry survived the war and lived their entire lives in Hibernia.

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disrepair. Margaret, her children, and African-American servants worked to restore Hibernia.<sup>20</sup> By 1868, they had re-opened their home to winter tourists from the north.<sup>21</sup> In short order, a travel writer considered the hotel at Hibernia "one of the best on the river,"<sup>22</sup> and the Flemings were contributing to the revival of Florida's post-war economy.<sup>23</sup> In the years that followed, the Hibernia Winter Resort became well known to travelers throughout the eastern seaboard to Boston and at least as far west as Wisconsin.<sup>24</sup>

Frederic Fleming (1845 – 1917) became the chief proprietor of the hotel and the patriarch of Hibernia for over forty years. During those years, he also served as Post Master of the Hibernia Post Office, Justice of the Peace, and Florida State Senator.<sup>25</sup> During Frederic's years as hotelier, the operation became a complete Winter Resort that included an Episcopal church (NR 1998), tennis courts, one of the first in-ground swimming pools in north Florida,<sup>26</sup> a golf course with clubhouse, and activities that included excursions to the surrounding area, hunting, fishing, sailing, and canoeing. With these amenities came three new buildings to accommodate more guests: The Big Cottage, Palm Cottage, and Holly Cottage. The first two dwellings were built by Fleming to accommodate hotel guests, and Holly Cottage was built by other individuals.

**ARCHITECTURAL CONTEXT**

The Shingle Style was popular from 1880 to 1900. Architects reacted to the excessive ornamentation to post Civil War house styles with a rustic treatment of exterior wooden shingles. Multi-plane exteriors and complex roofs provide character to the design. Drawing upon the shingled houses of early settlers, the style, with its large sheltered porches and asymmetrical foot-prints, appears informal. Eaves are often on several levels,

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<sup>20</sup> Biddle (1974). See pages 61-70.

<sup>21</sup> Marian Wilkin Fleming Papers (a private collection of George Fleming's great-great granddaughter, hereafter referenced as MWF Papers): Hibernia Guestbooks for years 1909-1940. Charles Biddle of Philadelphia notes that he first stayed at Hibernia in May of 1868 and returned many times. Another guest in the late 1860s was Jeffries Wyman, noted anthropologist and first curator of the Peabody Museum at Harvard University.

<sup>22</sup> Brinton, Daniel G. (1869). *Guide-Book Of Florida & The South*, Philadelphia: G. Maclean, 52 – 75.

<sup>23</sup> Tebeau, Charlton W. (1971). *A History of Florida*, Coral Gables, Florida: University of Miami Press, 271.

<sup>24</sup> See Major Bibliographic References for a complete listing of sources.

<sup>25</sup> Marian Fleming Papers: Original documents in declaration of these positions.

<sup>26</sup> *The Florida Times-Union*, November 4, 1981, section F.

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roof pitches are steep, and cross-gables are common. Towers of various sizes are frequently included and stone within the first-story are sometimes found. The style blended with the wooded setting of the Northeast, where the style originated and was most popular. Occasional examples are found across the country. Architectural historian Vincent Scully, in his 1955 book titled *Shingle Style*, popularized the term relating to designs that unified with a single color and texture, complex arrangements. Though inspired by rustic early settler dwellings, the style was tailored for the wealthy and their coastal vacation homes.

**HISTORIC SIGNIFICANCE**

In 1897, Isabel Fleming Sudlow, Frederic Fleming's sister, sold the eastern portion of Lot 2, the riverfront tract immediately north of The Big House and The Big Cottage, to Frances Canby Biddle Griscom, wife of Clement Acton Griscom of Philadelphia.<sup>27</sup> Griscom was a wealthy shipping magnate and Chairman of the Board of International Mercantile Marine, whose holdings later included the White Star Line and the ship Titanic.<sup>28</sup> Evidence suggests that by 1898, the Griscoms had constructed a private lodge on the property that would later become known as Holly Cottage.<sup>29</sup>

Fleming family tradition holds that the Griscoms used this building as a retreat and a place to entertain personal guests. It was a private retreat within the Hibernia Winter Resort, rather than a place of residence. The original design of the building supports that tradition, though a historic photograph suggests the possibility that the Griscoms later added a

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<sup>27</sup> Deed Book KK, pp. 62-64 @ Clay County. Frances Canby Biddle Griscom was a relative of the Charles Biddle who first stayed at Hibernia in 1868. She likely was a guest at Hibernia prior to this, and later became a relative of the Flemings by marriage.

<sup>28</sup> Flayhard, W. H. (2005). *Disaster at Sea: Shipwrecks, Storms, and Collisions on the Atlantic*, W. W. Norton & Co., 224.

<sup>29</sup> Fleming Family history tells that the Griscoms built Holly Cottage, but does not tell when. The original date of construction is inferred from Deeds and from two coins that were deliberately placed on the framework under a second story window, then discovered during renovations in 1983. One was a 1913 dime in excellent condition and the other a nickel dated either 1896 or 1898. It was impossible to be sure which is correct because the date was partially worn away. The renovations also revealed craftsmen's signatures on the structure's framework in at least two locations. The signatures were dated 1913. One signature is still visible on a ceiling rafter in the attic above the second floor. It is signed "J. T. Frazier Hibernia Fla. August 11, 1913 Good By Cabbin." Since the signatures coincide with the 1913 dime, it is inferred that the nickel coincides with original date of construction.

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bedroom. C. A. Griscom died in 1912. His widow held title to that portion of Lot 2 only until January 1913, when she sold it to Fanny Brown, a moderately wealthy spinster from the Philadelphia area, a property owner and part-time resident in Hibernia, and a benefactress to the Flemings and the Winter Resort.<sup>30</sup> Less than two weeks later, Brown sold the property to Frederic Fleming for just \$100.<sup>31</sup>

Almost immediately upon acquiring ownership, Fleming set about renovating the Griscoms' lodge to make it suitable to house guests at the resort. He took advantage of the unusually high ceiling in the living room and balloon-framed a second floor under the original roof. With the north and south side alterations, the cottage was able to contain five double rooms, one single room, and three bathrooms to complement the original large living area. Someone decided on the name "Holly Cottage." Family tradition holds that the living room was used as a game room for all resort guests, not just those who slept in Holly Cottage.

The Hibernia Winter Resort received many guests and experienced changes during the next twenty-seven years during which Holly Cottage was a part of the business. Frederic Fleming died in 1917, followed shortly thereafter by his wife, Margaret Baldwin Fleming, in 1921. Their children, Margaret Seton Fleming Biddle, Augusta Fleming, Frederic Alexander Fleming Jr., and Dorothy Fleming Austin, formed a corporation, Hibernia, Inc., and continued the business. Augusta, the only member of the family who was a full-time resident of Hibernia, became proprietress of the Resort, though at various times nearly all members of the extended Fleming family helped with one aspect or another of the business. From 1913 through 1940, over fifteen hundred visitors signed the guestbook, many including notes of praise for Hibernia and for their hosts. The actual number of guests is higher because documents mention guests whose names are not found in the guest register.<sup>32</sup> There are no records to indicate exactly where guests stayed when they visited the Resort, so without discoveries of new information, it is impossible to know who actually slept in Holly Cottage. Among the many guests during the years Holly Cottage was a part of the Hibernia Winter Resort are American stained glass master D. Maitland

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<sup>30</sup> Deed Book YY, pp. 558-561 at Clay County.

<sup>31</sup> Deed Book YY pp. 561-563 at Clay County.

<sup>32</sup> MWF Papers: The collection includes notes and letters from guests whose names do not appear in the Guestbooks. An interview with Dorothy Fleming Austin, daughter of Frederic A. Fleming, provides more evidence of Holly Cottage and its place in the Hibernia Winter Resort.



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Armstrong, silent film star Alice Brady, pioneering author of American scientific detective stories William MacHarg, celebrated author E. B. White, as well as many academicians, businessmen, writers, artists and socialites from over twenty states and at least three countries.<sup>33</sup>

The Hibernia Winter Resort closed after the 1939-1940 season, chiefly because Augusta Fleming married long-time Resort guest Louis Reineman and no longer had the financial need or the desire to run the operation. Shortly thereafter, the four Flemings dissolved Hibernia, Inc., and divided the property. Frederic Fleming, Jr., and his sister Margaret became owners of approximately 50 acres that the family now called "The Old Place." This included The Big House, The Big Cottage, Palm Cottage, and Holly Cottage. Frederic soon purchased his sister's share of the property and became sole owner of the now-closed Hibernia Winter Resort.

In the spring of 1940, Frederic began investigating possible uses for the property. Chief among those options was his desire to reopen the Resort. After two years, he settled on another course, thinking it a temporary measure. In 1942, he entered into a summer lease agreement with The Protestant Episcopal Church in the Diocese of Florida, allowing the Diocese to use all of The Old Place as its retreat, Camp Weed.<sup>34</sup> Fleming, a World War I veteran, was soon to serve a tour of duty in World War II. To provide security for Hibernia in his absence, he negotiated a long-term lease with the Diocese that extended through January 1946. During those years, Diocesan clergy and personnel used Holly Cottage for their accommodations and business.<sup>35</sup>

Tragically, Frederic Fleming, Jr., was killed in an automobile accident outside of Green Cove Springs on December 17, 1945. Any dreams of resurrecting the Hibernia Winter Resort died with him. He left all of his Hibernia property to his wife, Lillian Wilkin Fleming. Mrs. Fleming found a tenant, Allen Scarborough, who lived rent-free in Holly Cottage for several years without electricity, a kitchen, or heat, in return for providing services to maintain the entire property. After consultations with her in-laws, Mrs. Fleming set about trying to sell The Old Place, but her terms of sale made it clear that she would not sell Holly Cottage.

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<sup>33</sup> Biddle (1974) and Hibernia Guestbooks for years 1909 – 1940.

<sup>34</sup> MWF Papers: Lease agreement between FAF and the Diocese, May 11, 1942.

<sup>35</sup> MWF Papers: Bishop Frank Juhan to FAF, December 1, 1944.

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In April 1950, a devastating fire swept through the Hibernia Winter Resort, threatening every building on the property, including St. Margaret's Episcopal Church. Thanks to the combined efforts of many neighbors, the Green Cove Springs Fire Department, and the U.S. Naval Fire Squad, most buildings escaped with little or no damage. A few of the outbuildings were destroyed, however, and the Palm Cottage was lost.<sup>36</sup>

On May 14, 1955, Mrs. Fleming sold The Big House, The Big Cottage, the swimming pool, associated outbuildings, and six hundred feet of St. Johns riverfront property to Mr. and Mrs. Ralph Gibson. The Gibsons initially expressed a desire to renovate and remodel The Big Cottage and The Big House. Years of neglect and termites had done too much damage, though, and the Gibsons demolished both buildings. Fortunately, they salvaged many of the original building materials and incorporated them in the construction of a new home on the property.

Holly Cottage is the only building that remains of the Hibernia Winter Resort. Mrs. Fleming eventually added a few modern conveniences and maintained Holly Cottage as a rental property until her death in 1975. She left the property to her daughter, Marian Wilkin Fleming. The current owners, George Fleming's great-great-great granddaughter and her husband, purchased the property in 1985. Their children were raised in Holly Cottage and are the seventh generation of the Fleming family from Hibernia.

**ARCHITECTURAL SIGNIFICANCE**

Holly Cottage is a rare example of the Shingle Style design in Florida. Built as a vacation cottage for an affluent client, it fits the social norm for its period of creation. Like the prominent northeastern homes that fronted the ocean and waterways, the historic main entrance to Holly Cottage faces east onto the St. Johns River. In keeping with the characteristics of the style, the cottage is entirely clad in wooden shingles stained a single color. The large covered porch is the most prominent element of the eastern elevation and it is accented by its polygonal roof. The foot print is irregular and the one and two-story roofs and porches exhibit eaves on several levels. The five-sided vestibule is an innovative element of the design in that it serves as an enclosed transition to the large five-sided porch. It also serves as an extension of the interior's living area. Completely enclosed

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<sup>36</sup> MWF Papers: Allen Scarborough to Lillian W. Fleming, April 14, 1950.

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with casement windows, the vestibule serves to open the inside to the natural setting. Despite its non-historic alterations, Holly Cottage retains its important historic features and maintains the feeling and over one-hundred-year association with the Fleming Family.

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**Interview:**

Dorothy Fleming Austin; interview by Marian Wilkin Fleming, April 13 - 14, 1983, and by Frederic Rowley, March 20, 1986. Mrs. Austin was a daughter of Frederic A. Fleming, was born and raised in Hibernia, and helped operate the Hibernia Winter

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Resort at different times during her life. Cassette tapes of interviews in possession of Scott Ritchie.

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**VERBAL BOUNDARY DESCRIPTION**

A portion of George Fleming Grant Sec 38 as Rec OR 1277 Pg 414.  
Clay County Property Appraiser parcel number #38-05-26-014694-001-00.  
The National Register boundary encompasses a portion of the lot running from the river's edge on the east, west along the northern boundary approximately 420 feet, thereby terminating at a western boundary approximately 40 feet west of the circular drive. See site plan.

**BOUNDARY JUSTIFICATION**

The boundary encompasses the property historically associated with Holly Cottage.

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**PHOTOGRAPHIC LIST**

1. Holly Cottage, 6935 Old Church Road, Fleming Island
2. Clay County, Florida 32003
3. Scott Ritchie
4. March 5, 2009
5. Scott Ritchie, Austin, Texas
6. West elevation, facing east
7. Photo #1 of 32

Items 1-5 are the same for the remaining photographs.

6. West elevation, facing east
7. Photo #2 of 32
  
6. South elevation, facing north
7. Photo #3 of 32
  
6. Detail of south elevation, facing northwest
7. Photo #4 of 32
  
6. Detail of south elevation, facing east
7. Photo #5 of 32
  
6. South elevation, facing north
7. Photo #6 of 32
  
6. East elevation seen from the river, facing west
7. Photo #7 of 32
  
6. East elevation, facing west
7. Photo #8 of 32
  
6. Covered veranda, facing west
7. Photo #9 of 32



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- 6. Covered veranda, facing west
- 7. Photo #10 of 32
  
- 6. North elevation, facing south
- 7. Photo #11 of 32
  
- 6. Living room, facing north
- 7. Photo #12 of 32
  
- 6. Living room, facing northeast
- 7. Photo #13 of 32
  
- 6. Living room fireplace, facing northeast
- 7. Photo #14 of 32
  
- 6. Living room, facing south
- 7. Photo #15 of 32
  
- 6. Vestibule, facing north
- 7. Photo #16 of 32
  
- 6. Vestibule fireplace, facing west
- 7. Photo #17 of 32
  
- 6. Vestibule, facing northeast
- 7. Photo #18 of 32
  
- 6. Hall, facing north
- 7. Photo #19 of 32
  
- 6. Bathroom, facing east
- 7. Photo #20 of 32
  
- 6. Laundry, facing west
- 7. Photo #21 of 32

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- 6. Kitchen, facing west
- 7. Photo #22 of 32
  
- 6. Family room, facing east
- 7. Photo #23 of 32
  
- 6. Dining, sliding doors, facing east
- 7. Photo #24 of 32
  
- 6. Main bedroom, facing east
- 7. Photo #25 of 32
  
- 6. Hall to main bedroom with shelves, facing west
- 7. Photo #26 of 32
  
- 6. Main bedroom, facing east
- 7. Photo #27 of 32
  
- 6. Stairway on second floor, facing north
- 7. Photo #28 of 32
  
- 6. Second floor, facing southeast
- 7. Photo #29 of 32
  
- 6. Second floor bedroom, facing east
- 7. Photo #30 of 32
  
- 6. Non-historic car port/guest house, facing northwest
- 7. Photo #31 of 32
  
- 6. Non-historic dock and boat house, facing east
- 7. Photo #32 of 32

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**HISTORIC PHOTOS**

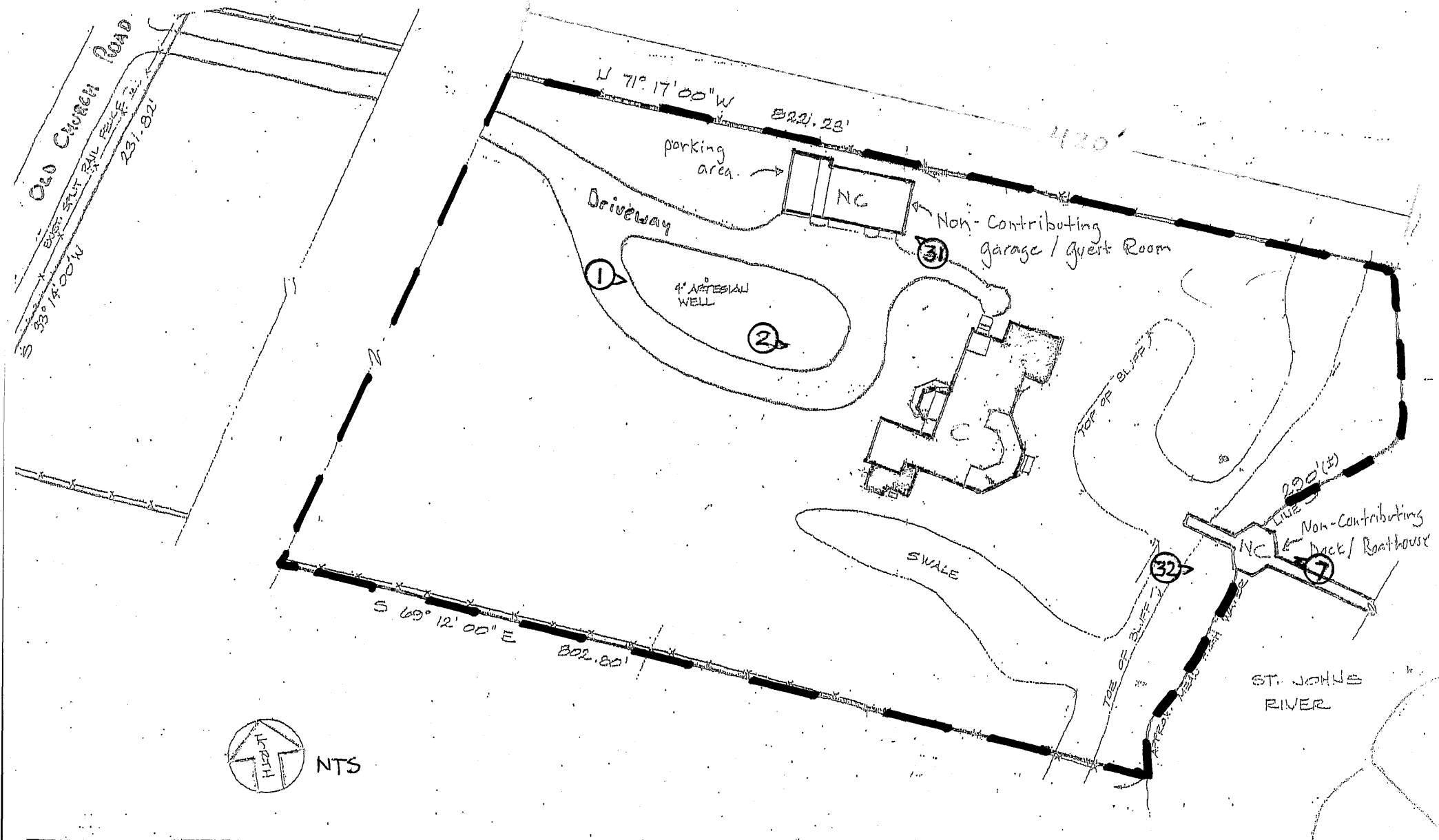
1. Holly Cottage, 6935 Old Church Road, Fleming Island
2. Clay County, Florida
3. Photographer unknown
4. Date of photograph c.1908 based on age of individuals in similar photos
5. 300 dpi digital scan of the original photo in possession of Scott Ritchie
6. East Elevation, facing northwest
7. Figure # 1

1. Holly Cottage
2. 6935 Old Church Road, Fleming Island, Clay County, Florida 32003
3. Photographer unknown
4. Date of photograph c. 1915 based on age of individuals in similar photos
5. 300 dpi digital scan of the original photo in possession of Scott Ritchie
6. East Elevation, facing southwest
7. Figure # 2

1. Holly Cottage
2. 6935 Old Church Road, Fleming Island, Clay County, Florida 32003
3. Photographer unknown
4. Date of photograph c. 1908 based on age of individuals in similar photos
5. 300 dpi digital scan of the original photo in possession of Scott Ritchie
6. South Elevation, facing north
7. Figure# 3


HOLLY COTTAGE  
Fleming Island, Green Cove Spring  
Clay County, Florida

SITE PLAN & PHOTO DIAGRAM



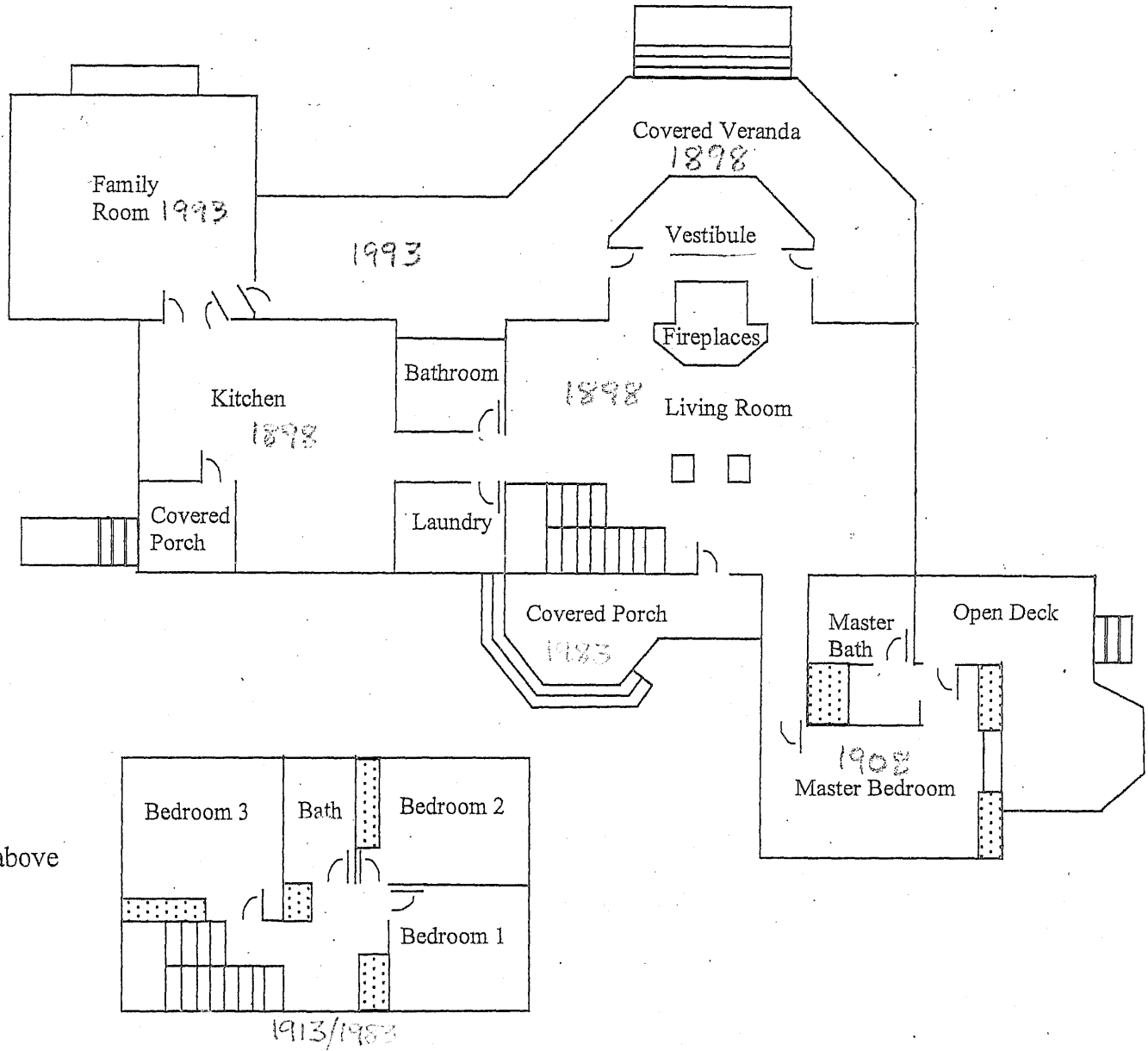
Holly Cottage  
 6935 Old Church Road  
 Fleming Island, FL 32003  
 Clay County

Floor Plan

 = closets

*Approximate Scale*

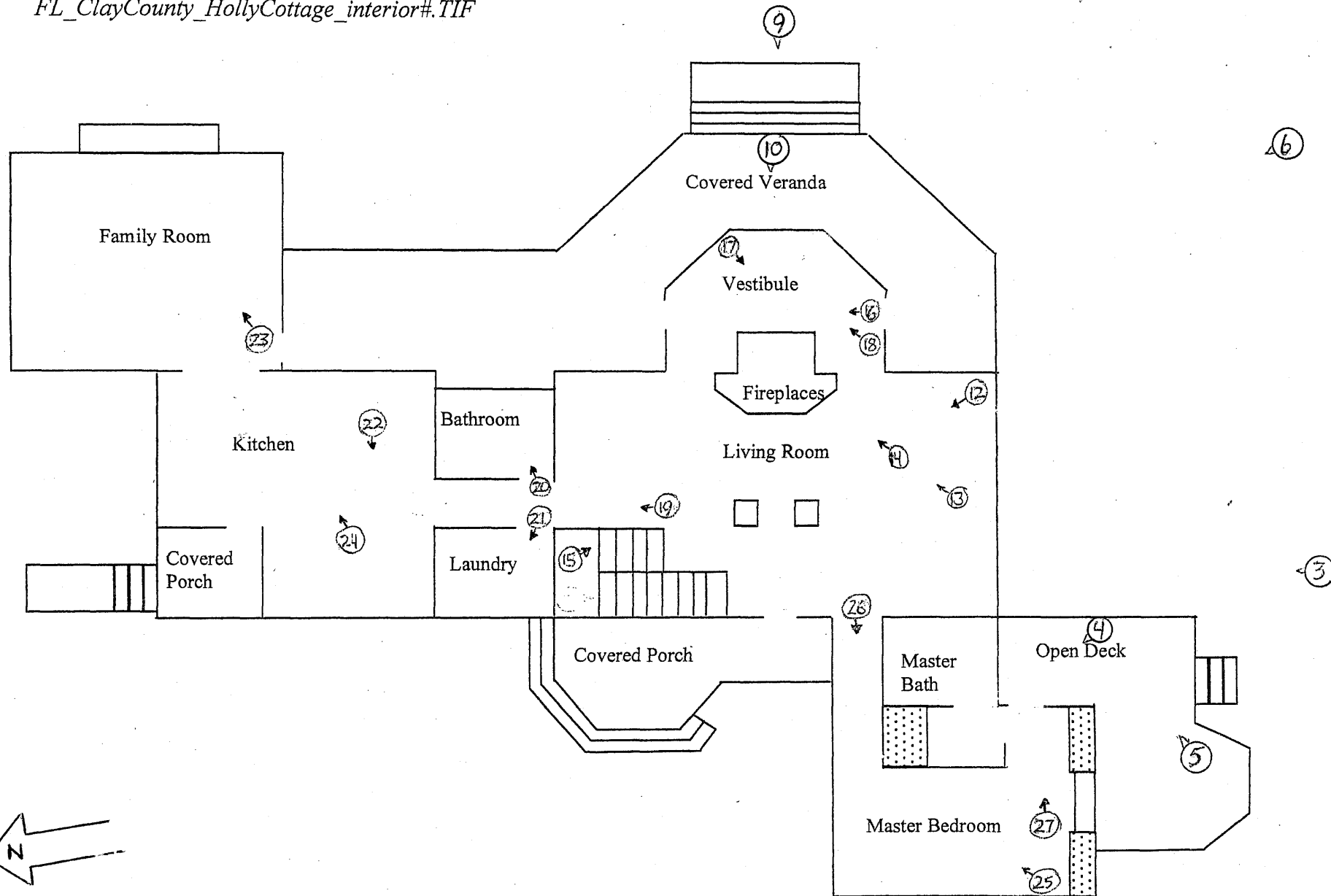
1/8" = 1 2/3'



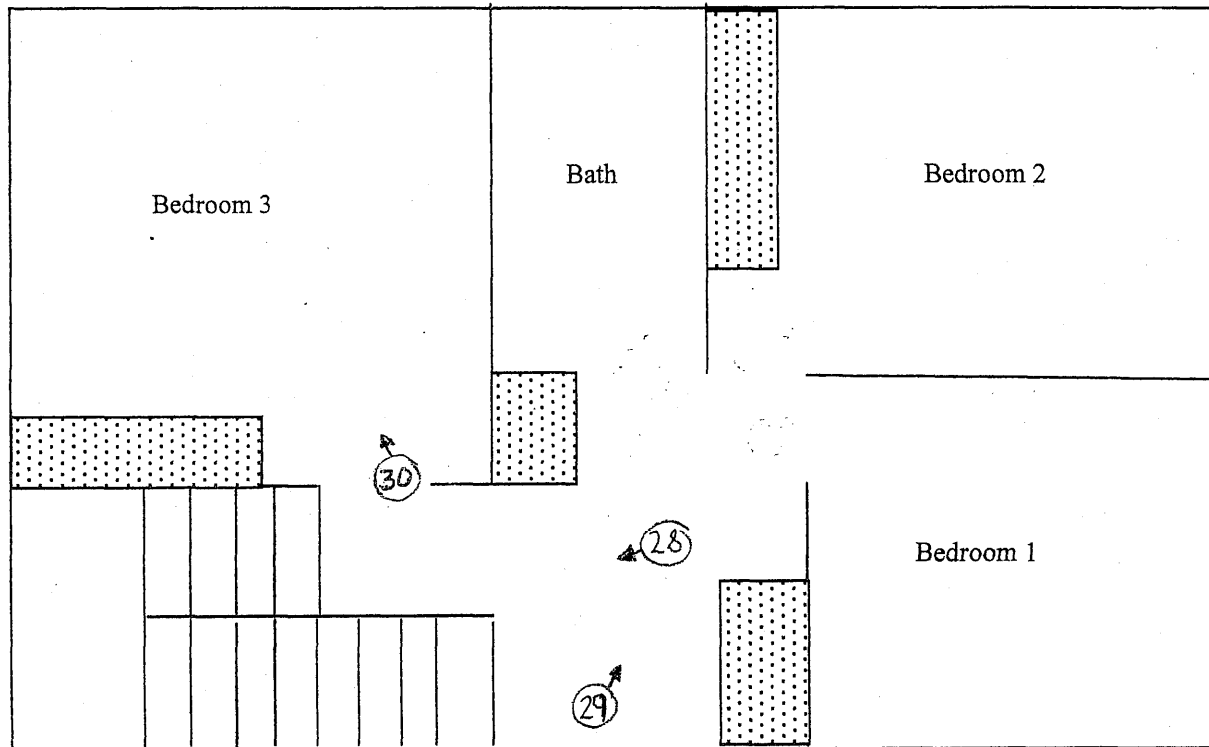
Second Floor is above  
 the Living Room



**Holly Cottage Interior Photo Diagram**  
*Interior Photo Sequence, 35 photos*  
*Digital Files Included on CD,*  
*FL\_ClayCounty\_HollyCottage\_interior#.TIF*

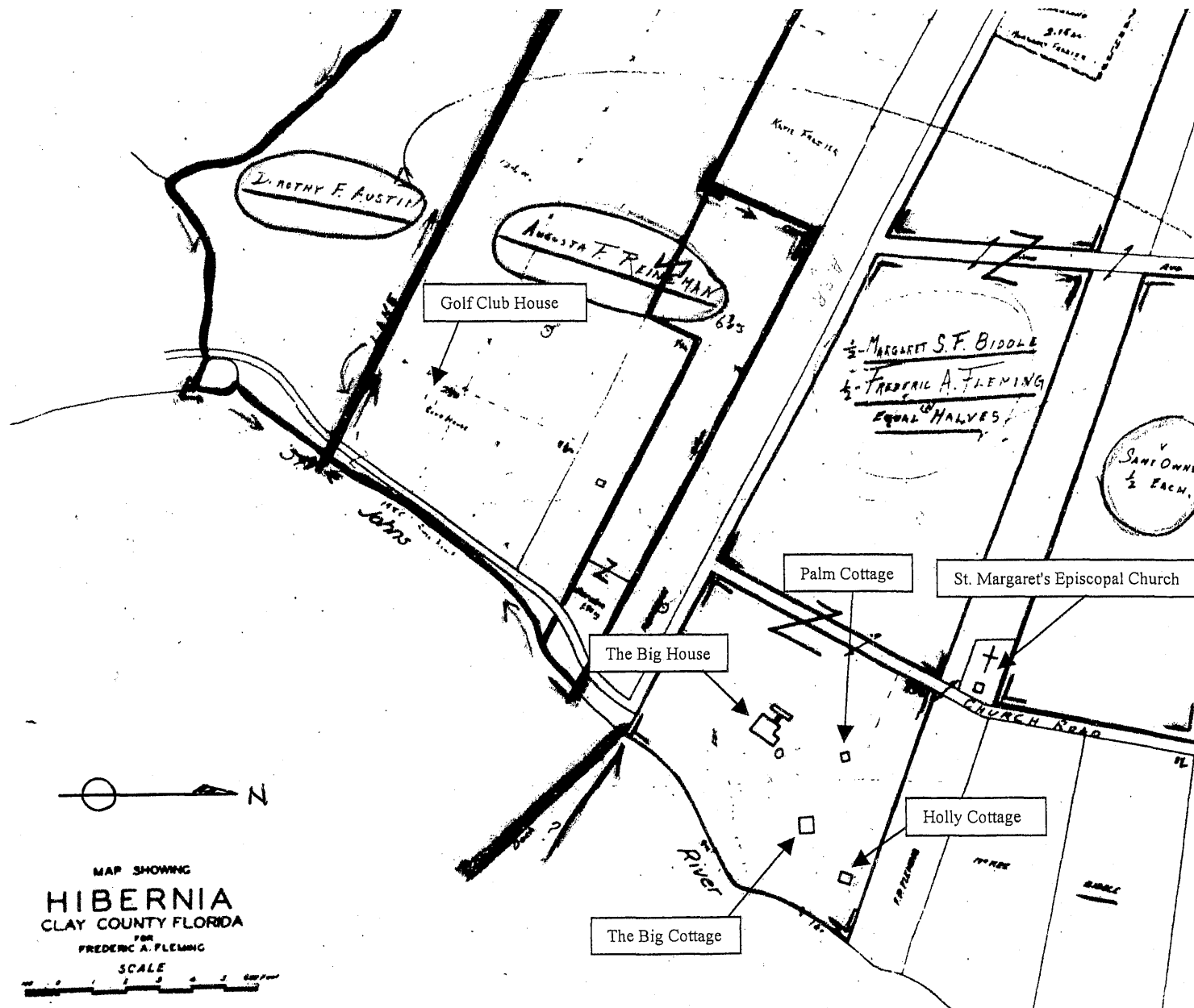


**Holly Cottage Interior Photo Diagram**  
*Interior Photo Sequence, 35 photos*  
*Digital Files Included on CD,*  
*FL\_ClayCounty\_HollyCottage\_interior#.TIF*



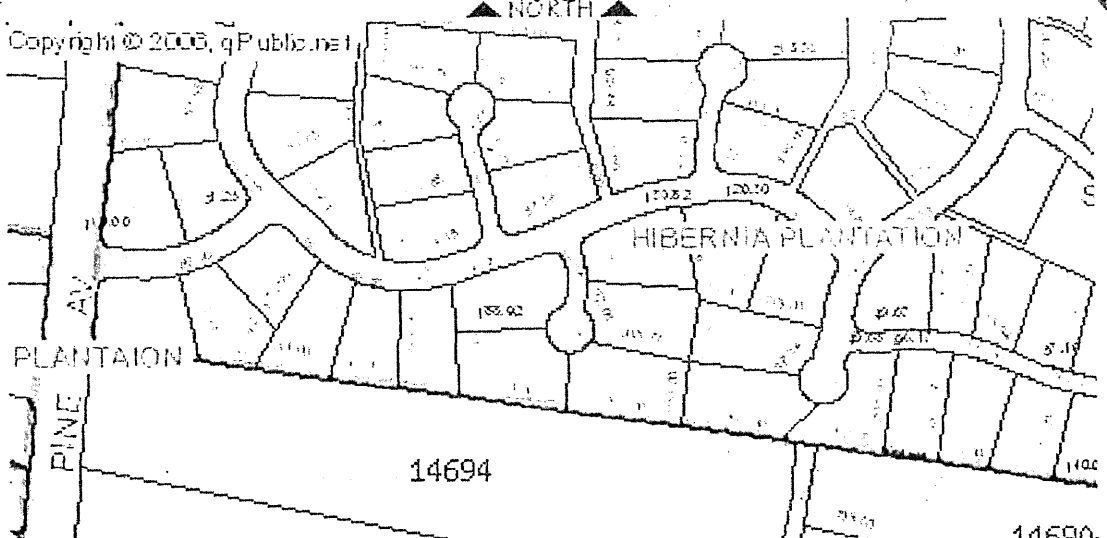
Historic Site Map of Hibernia Winter Resort: A Copy of a 1940 Map of Hibernia

*Original is a part of The Marian Wilkin Fleming Papers in possession of Scott Ritchie*



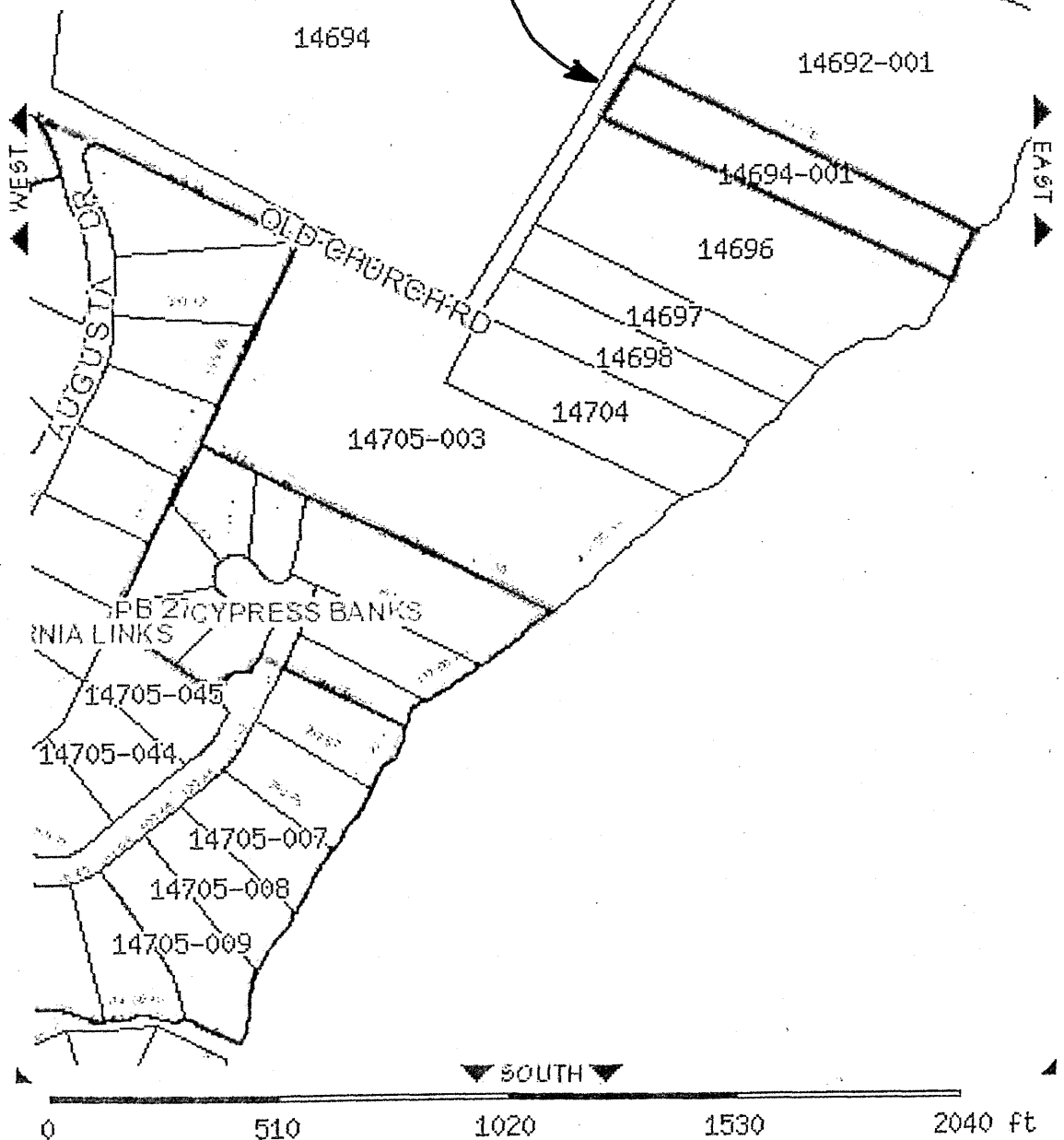


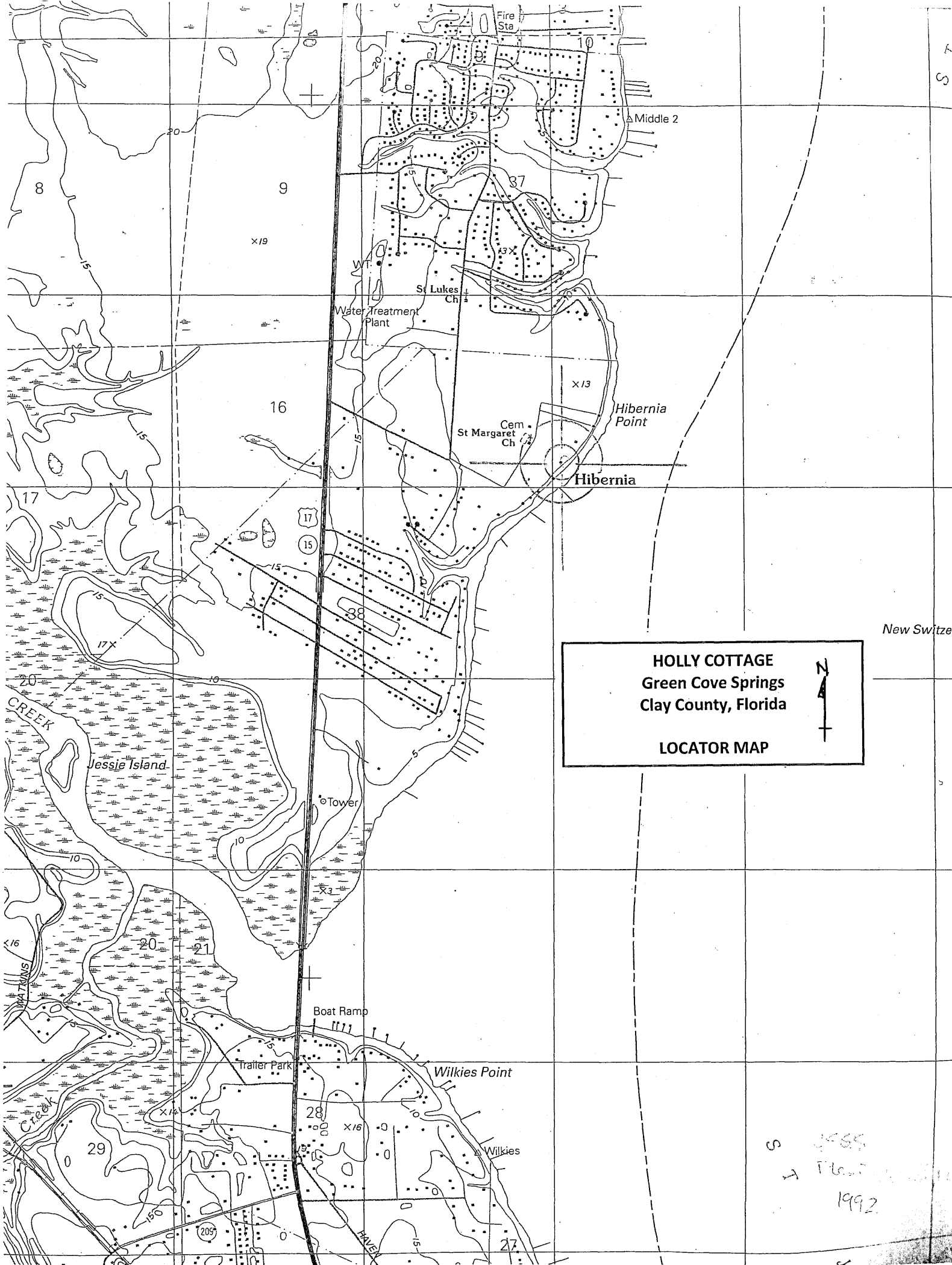
▲ NORTH ▲



**HOLLY COTTAGE**  
Fleming Island, Green Cove Spring  
Clay County, Florida

**PROPERTY APPRAISER SITE MAP**





**HOLLY COTTAGE**  
**Green Cove Springs**  
**Clay County, Florida**

**LOCATOR MAP**



S 1985  
A 1992  
1992