### NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

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**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 fraking %2 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 applieable." 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.

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### 1. Name of Property

historic name GLEASON, WILLIAM H., HOUSE

other names/site number

2. Location							
street & num	ber 1736 Pineap	ple Avenue			· · · · · · · · · · · · · · · · · · ·	N/A not for publication	
city or town	Melbourne					N/A Vicinity	
state	FLORIDA	code	FL	county	Brevard	code 009 zip code 32935	

### 3. State/Federal Agency Certification

request for determination of eligibility meets t Historic Places and meets the procedural and p	ker/Deputy SHPO 12 Date	tional Register of nion, the property
In my opinion, the property	ot meet the National Register criteria. (DSee continuation sheet	for additional
Signature of certifying official/Title State or Federal agency and bureau	Date	
4. National Park Service Certification		
hereby certify that the property is: for entered in the National Register See continuation sheet	O/ Signature of the Keeper	Date of Action $1 - 25 \cdot 97$
determined eligible for the     National Register     See continuation sheet.		•
<ul> <li>determined not eligible for the</li> <li>National Register</li> <li>See continuation sheet.</li> </ul>		
removed from the National Register.		· · · · · · · · · · · · · · · · · · ·
other, (explain)		

OMB No. 1024-0018

Brevard Co., Florida County and State

5. Classification					
Ownership of Property         Category of Property           (Check as many boxes as apply)         (Check only one box)		Number of Resources within Property (Do not include any previously listed resources in the count)			
⊠ private □ public-local	🛛 buildings	Contributing Noncontril		ng	
public-State public-Federal	<ul> <li>site</li> <li>structure</li> <li>object</li> </ul>	1	1	building	
		0	0	sites	
		0	0	structure	
		0	0	objects	
		1	1	total	
Name of related multiple pro (Enter "N/A" if property is not part of		Number of contr listed in the Nat	ibuting resources p tional Register	reviously	
N/A		0			
6. Function or Use	****	<u></u>	······································		
Historic Functions (Enter categories from instructions)		Current Functions (Enter categories from inst	ructions)		
DOMESTIC/ Single Dwelling		DOMESTIC/ Single Dwelling			
		<u></u>			
7. Description					
Architectural Classification Enter categories from instructions)		Materials (Enter categories from	n instructions)		
LATE VICTORIAN/ Queen Ann	ne	foundation coqui	ina and brick piers		
		Wans	/eatherboard		
		S	Shingle		
		roof asphalt shi	ngle		
		other			
			·····		
Narrative Description	lition of the property on one or more conti	nuations sheets )			

he property on o (Des

#### 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 road 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 of 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):
Primary location of additional data:

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

recorded by Historic American Engineering Record

Areas of Significance

(Enter categories from instructions)

#### EXPLORATION AND SETTLEMENT

ARCHITECTURE

#### **Period of Significance**

1884-1946

**Significant Dates** 

1884

ca. 1920

**Significant Person** 

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Gleason, William H.
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**Cultural Affiliation** 

N/A

#### Architect/Builder

Arch: Unknown

Blder: Unknown

Federal agency
Local government

Other State Agency

State Historic Preservation Office

University

Name of Repository

#

Gleason, William H., House Name of Property		Brevard Co., Florida County and State
10. Geographical Data		
Acreage of Property 0.43 acre		
UTM References (Place additional references on a continuation sheet.)		
1     1     7     5     3     6     4     10     3     1     12     0     4     0       Zone     Easting     Northing       2     1	3 Zor 4	Easting     Northing       Image: See continuation sheet     Image: 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 Lisa Allgeyer/ Sherry Piland, Historic Sites Special	ist	·
organization Bureau of Historic Preservation		date December 1996
street & number R.A. Gray Building, 500 S. Bronough Street		telephone (904) 487-2333
city or town Tallahassee	state	Florida zip code32399-0250
Additional Documentation	- <u></u>	
Submit the following items with the completed form:		
Continuation Sheets		
Maps		
A USGS map (7.5 or 15 minute series) indicating the	he property	's location.
A Sketch map for historic districts and properties h	aving large	acreage or numerous resources.
Photographs		
Representative black and white photographs of	the property	y.
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		
street & number		telephone
city or town	state	zip code
Paperwork Reduction Act Statement: This information is being collected for applications to the list properties, and amend listings. Response to this request is required to obtain a benefit in acco	National Register o ordance with the N	if Historic Places to nominate properties for listing or determine eligibility for listing, to ational Historic Preservation Act, as amended (16 U.S.C. 470 et seg.).
Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 completing and reviewing the form. Direct comments regarding this burden estimate or any aspec Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions		

## National Register of Historic Places Continuation Sheet

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WILLIAM H. GLEASON HOUSE, BREVARD CO., FL.

- Current, Richard. <u>Three Carpetbag Governors</u>. Baton Rouge: Louisiana State University Press, 1967.
- Davis, William W. The Civil War and Reconstruction in Florida. New York: Columbia University, 1913.
- Decroix, F. W. <u>An Historical and Progressive Review of Miami</u>, <u>Fort Lauderdale, and Other Sections in Dade County, Florida</u>. <u>St. Augustine: Record Company, 1911.</u>
- Eau Gallie: "The Harbor City." DeLand: E. O. Painter Publishing Company, n.d.
- Hudson, F. M. "Beginnings in Dade County." <u>Tequesta</u> 1 (July 1943): 1-35.
- Moyer, Homer E., ed. Who's Who and What to See in Florida. St. Petersburg: Current Historical Company of Florida, 1935.
- Overs, David H., Jr. <u>Wisconsin Carpetbaggers in Dixie</u>. Madison: State Historical Society of Wisconsin, 1961.
- Parks, Arva Moore. "Miami in 1876." Tequesta 35 (1975):898-139.
- Proctor, Samuel, and Langley, Wright. <u>Gator History: A Pictorial</u> <u>History of the University of Florida</u>. Gainesville: South Star Publishing Company, 1986.
- "W. H. Gleason Dead." <u>Florida Times Union</u> [Jacksonville], 12 November 1902.

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WILLIAM H. GLEASON HOUSE, BREVARD CO., FL.

VERBAL BOUNDARY DESCRIPTION

Village plat of Eau Gallie, Lots 3, 4, 5, and 6, Block 6.

#### BOUNDARY JUSTIFICATION

The nominated property includes the entire parcel historically associated with the William H. Gleason House.

### National Register of Historic Places Continuation Sheet

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WILLIAM H. GLEASON HOUSE, BREVARD CO., FL.

The Queen Anne style, William H. Gleason House is located at 1736 Pineapple Avenue in Melbourne, Florida. The frame, two-story house with a full attic rests on a foundation of coquina and brick piers. The house has an irregular plan. The truncated hip roof is surfaced with asphalt shingles. A non-contributing garage is located at the northwest corner of the property.

#### SETTING

The Gleason House occupies a corner lot at the northwest corner of Pineapple Avenue and Law Street. The .43 acre lot is landscaped with several large water oaks that shade the entire property (Photo 1). The site is slightly elevated, so that originally the property would have afforded an excellent view of the Indian River. Tall trees now block the view.

#### EXTERIOR DESCRIPTION

The main facade of the Gleason House faces east onto Pineapple Avenue. A porch extends across the width of the first floor (Photo 2). Originally, access to the porch was by a centrally located set of stairs, as is seen in historic photographs of the house (Fig. 1). That stairway no longer exists and instead, a shorter flight of steps at the south end of the main facade leads up to the porch (Photo 3). The porch roof is supported by paired, decorative routered pillars. The porch has a Chinese Chippendale style balustrade and decorative scroll work below the frieze railing.

The primary entrance is located in a projecting bay, sheltered by the porch (Photo 4). The paneled, wood entrance door has a light in its upper half and is surmounted by a transom. Flanking the door are wood, 1/1, double hung, sash windows. To the south of the entrance bay is a secondary entrance, consisting of a double wood door with glass upper panels. Both doors possess their original hardware. A small, diamond-shaped window is located on the south wall of the entrance bay (Photo 5).

The projecting bay continues through the second story and above this level terminates as a polygonal tower with a conical roof (Photo 6). Four, double hung, 1/1, wood windows are spaced

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WILLIAM H. GLEASON HOUSE, BREVARD CO., FL.

around the tower. A portion of the tower is surfaced with decorative shingles.

The south elevation is distinguished by a gabled dormer with decorative scroll work in its peak (Photo 6). This elevation also has a bay window. Below the windows are panels with diagonal siding (Photo 7).

The exterior brick chimney is located on the north elevation (Photo 8). An addition to the house projects from the west end of this elevation.

The rear (west) elevation has a two-story porch at the south end (Photo 9). A secondary entrance to the house is sheltered by the porch. The upper level of the porch is screened.

#### INTERIOR DESCRIPTION

Throughout the house the floors are yellow pine, tongue and groove. The walls and ceiling are plaster. Carved moldings and unpainted woodwork are original. The ceiling height of the main rooms is ten feet.

The primary entrance leads into a small foyer containing a stairway to the second floor (Photo 10), and doors leading to two parlors. This curved staircase has ornamental newel posts and turned balusters. The parlor to the north of the foyer has a fireplace on the north wall. West of the other parlor is a small shelved library with a paneled dado and a small elevator leading to the second floor. The first floor also has a formal dining room with the original light fixtures, a back stairway, a kitchen, and a bathroom.

The main stairway leads to a small second floor sitting area which opens into two of the four second floor bedrooms. The south bedroom is a suite of two rooms, joined by a large sliding (pocket) door (Photo 11). This bedroom suite contains the elevator and has access to the second floor porch. The bedroom at the northwest end of the house also has access to the second floor porch. A bathroom is located off the back stair hall.

## National Register of Historic Places Continuation Sheet

WILLIAM H. GLEASON HOUSE, BREVARD CO., FL.

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#### NON-CONTRIBUTING BUILDING

A non-contributing garage is located at the northwest corner of the property (Photo 12). The original portion of the garage, built ca. 1913, is constructed of rusticated concrete block and has a shingled, hip roof. A large concrete block addition with a flat roof extends from the east side of the original garage. Both sections of the garage have metal, overhead, garage doors. It is non-contributing because of the extensive non-historic alterations.

#### ADDITIONS/ALTERATIONS

The bathrooms were added to the house around 1920 and are located on the first and second floors at the north end of the back hallway. These obvious additions project from the north elevation of the house.

Exterior windows in the back hallway indicate that the kitchen may have been a separate structure at some point, perhaps linked to the house by a breezeway. The breezeway could have been enclosed to accommodate the construction of the bathrooms. This is conjecture only and has not been documented.

Around 1975 a small elevator was added, connecting the library on the first floor to the second floor master bedroom suite. In 1996 the deteriorated back porch was repaired and enlarged. A bathroom is being added to two of the bedrooms and the attic is being converted to living space. However, the general floor plan and architectural character of the house are being maintained.

### National Register of Historic Places Continuation Sheet

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WILLIAM H. GLEASON HOUSE, BREVARD CO., FL.

The William H. Gleason House, 1736 Pineapple Avenue, Melbourne, Florida, meets National Register criteria A, B, and C in the areas of Exploration and Settlement, and Architecture. The house was built around 1884 by the major developer of the Eau Gallie community, William H. Gleason. Gleason, a land developer, became the first elected Lieutenant Governor under Governor Harrison Reed in 1868.

#### HISTORIC CONTEXT

The first settler in the Eau Gallie area was John C. Houston, who arrived in 1859. Houston had acquired 80 acres adjacent to the Indian River from the government by patent for his services as an Indian scout. In 1871, John C. Houston was appointed the first postmaster of Eau Gallie. Further settlement was delayed by Florida's participation in the Civil War.

In 1870, William H. Gleason bought 16,000 acres in the area and named the area Eau Gallie ("Eau" from his hometown, Eau Claire, Wisconsin, meaning water, and "Gallie," a derivative of a Seminole word meaning rocky). Through his influence, Eau Gallie was selected as the site for the establishment of the Florida Agricultural College in 1872. Although several buildings were constructed for the school, it never opened. State legislators decided the area was too remote and inaccessible and decided to locate the school at Lake City instead.

Eau Gallie became the county seat of Brevard County in 1874. In 1879, the county seat was relocated to Titusville. At this time, Brevard County was sparsely populated and Eau Gallie had only 35 registered voters. The plat for the town of Eau Gallie was laid out by William H. Gleason in 1884.

Little growth occurred until a railroad reached the community in the early 1890s. The railroad made it possible to ship citrus and fish, packed in ice, to northern markets. This stimulated the creation of a commercial area near the railroad spur and along the Indian River. A bank, hotel, mercantile store, drug store, and rental cottages were established. Devastating freezes of the mid-1890s, however, damaged citrus production and slowed development of

## National Register of Historic Places Continuation Sheet

WILLIAM H. GLEASON HOUSE, BREVARD CO., FL.

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the area. Commercial fishing, naval stores, lumber and mill work became the economic basis of the community. By 1900, the population had reached nearly 200. In 1902, the East Coast Lumber and Supply Company was established in Eau Gallie by George Paddison. The thriving business opened several branches in near-by communities.

In 1907, the Kentucky Military Institute made its winter home in Eau Gallie. The students and teaching staff resided there from after the Christmas holidays until late April. This influx of visitors stimulated the creation of a residential district near the Eau Gallie River. The school continued to spend its winter term in Eau Gallie until about 1922, when it moved to Venice, Florida.

Eau Gallie experienced significant growth between 1912 and 1918. An electric plant was established, commercial fishing was thriving, and the dredging of the Melbourne-Tillman canal opened the area west of Melbourne to agricultural development about 1915 and helped diversify the economy. In the 1920s, the community obtained a sewer system, paved streets, and a water system, all financed by bond issues. The city was positioned to take part in the great Florida land boom. However, by the time the boom was over, in 1927, the city was in debt and without operating money. The State Bank of Eau Gallie closed in 1928, and soon Eau Gallie, along with the rest of the nation, experienced the hardships of the Great Depression. Eau Gallie was one of the first cities in Florida to take advantage of the National Municipal Bankruptcy Act which helped the city regain its financial stability.

The population of Eau Gallie had reached nearly 1,000 by 1930. A new period of growth was initiated by the construction of nearby air bases and a naval housing project as the United States began the World War II build-up. The NASA program at nearby Cape Canaveral in the 1950s promoted development in Melbourne and Eau Gallie. Eau Gallie was incorporated into Melbourne in 1969.

#### HISTORIC SIGNIFICANCE

The major developer of the community of Eau Gallie was William H. Gleason. Gleason was born in New York around 1830. During the

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WILLIAM H. GLEASON HOUSE, BREVARD CO., FL.

Civil War he had traveled through the South, selling supplies to army sutlers. After the war, in 1866, he moved his wife Sarah and their two small sons (William H. H. and George G.) from Eau Claire, Wisconsin, and settled in the Biscayne Bay area of south Florida. There, he and William H. Hunt hoped to establish a colony for the cultivation of tropical fruit. Although he was labeled a "carpetbagger politician" by many, he was primarily a land developer. He reportedly traveled the state extensively for the Federal government, surveying the land to make a topographical map to support the idea of Negro colonization of the area. During his travels he became convinced that Florida was a new frontier, waiting to be developed by private enterprise.

Gleason became interested in politics, primarily as a way to promote his development ideas. He was instrumental in framing the state constitution, and in 1868, when elections were held at the conclusion of the constitutional convention, Gleason became Florida's first elected Lieutenant Governor, under Governor Harrison Reed. Reed soon antagonized a number of Republicans, and his growing number of enemies urged him to resign. When he refused, impreachment proceedings were instigated. Gleason, as Lieutenant Governor, then claimed the legal right to take over the gubernatorial duties and set up his own governor's office. This led to Gleason's downfall. The Florida Supreme Court, in January 1869, ruled that he was not entitled to assume the position of acting governor. In addition, they disgualified him as Lieutenant-Governor on the grounds that he had not been a citizen of Florida for three years before his election.

In spite of these developments, Gleason continued his involvement in politics. He represented Dade County in the House of Representatives from 1871-1874, but was defeated for reelection in 1875. At one time he was also Clerk of the Court, Tax Assessor of Dade County, and Supervisor of Elections. He also served on a number of transportation and development boards. In later years he was an attorney in land cases. In 1875, Gleason claimed to own 640 acres of land in the area that now includes the business district of Miami. He eventually lost his claim to this land due to his acceptance of a fraudulent deed.

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WILLIAM H. GLEASON HOUSE, BREVARD CO., FL.

Gleason ceased his political activity and became involved in several projects in the Eau Gallie area while still living and pursuing business in south Florida. These projects included the attempt to build an inland waterway connecting Lakes Washington and Poinsett to lakes further inland. He also had dreams of major drainage projects in hopes of having more land for development. These projects never materialized during his lifetime. He was instrumental however, in convincing the state to locate an agricultural college in Eau Gallie, but this was never realized either.

Convinced that the Eau Gallie area was poised for development, Gleason sold most of his property in Dade County and moved his family to Eau Gallie in the winter of 1882-83. He laid out the plat for the town of Eau Gallie in 1884. Most lots were 66 feet by 132 feet. The north/south avenues were 66 feet wide; the east/west streets were 50 feet wide. Gleason built his residence in Eau Gallie between the years 1883-1885. The family lived on the property while it was under construction. Gleason was partially paralyzed by a stroke shortly after his arrival in Eau Gallie, in October 1885; however, he was able to continue business, assisted by his sons, William H. H. and George. He practiced law, was a partner in a sawmill company, and was a director of the town's first bank, the State Bank of Eau Gallie.

Gleason was largely responsible for getting railroad service extended to Eau Gallie. In 1887, by offering the railroad right of way through the area and several hundred town lots, he convinced railroad magnate Henry Flagler that Eau Gallie would be a good place to build a station on the line going toward West Palm Beach. A port was also built at what is now the Eau Gallie Causeway. The port was used primarily as a shipping port, although there was a steamboat company located there.

Gleason died in May, 1902. His son William Henry Hunt continued to live in the residence and carried on his father's legacy as a developer. He was also a prominent member of the community, as was his brother George, a real estate broker. William H. H. served as postmaster for ten years, bank president, and trustee of the public school. He served on the City Countil for about 30 years, and several times was mayor of Eau Gallie.

## National Register of Historic Places Continuation Sheet

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WILLIAM H. GLEASON HOUSE, BREVARD CO., FL.

#### ARCHITECTURAL CONTEXT

The Queen Anne style was the dominant residential style in America in the 1880s and 1890s. The Queen Anne movement began in England in the 1870s with the work of Richard Norman Shaw. The term "Queen Anne" is a misnomer, for it was not actually a revival of the architecture constructed during reign the of Oueen Anne (1702-1714), but an interest in picturesque qualities that characterized the style. The style was introduced in the United States at the Philadelphia Centennial of 1876, in two houses built by the English government for its officials and staff. They were actually versions of Elizabethan-style manor houses, with halftimbering, stucco panels, steep and complex roofs, and prominent chimneys. In this country the style underwent dramatic changes and evolved into a complex and highly ornamental style. The style was popular in north and central Florida between 1880 and 1910. Because of the changing nature of cities and because Queen Anne style houses are often too large for America's diminishing family size, many large examples of this style have been razed. Queen Anne houses are usually 2-2 1/2 story, frame houses with complex, steeply pitched roofs. Generally they are irregular in shape and use various cladding materials to create a textured surface, which is often further enhanced by painting the house in a variety of colors. Windows of various shapes and sizes are used, as well as turrets, bay and oriel windows, porches and balconies. Chimneys are frequently large and embellished with decoration. Further texture and visual interest is provided by the use of sawn, carved, and turned wood ornament on the porches, verge boards, and gables.

#### ARCHITECTURAL SIGNIFICANCE

The Gleason House is an outstanding local example of the Queen Anne style, and many of the defining characteristics of the style are seen in its design. Among those featured are: the irregular plan, the use of a variety of siding materials, the tower, the sawn and turned decorative wood elements, and the irregular roof silhouette.

## National Register of Historic Places Continuation Sheet

Section number PHOTO Page \_\_\_\_

WILLIAM H. GLEASON HOUSE, BREVARD CO., FL.

1. William H. Gleason House, 1736 Pineapple Avenue 2. Melbourne, Brevard County, Florida 3. Lisa Allgeyer 4. February 1996 5. Lisa Allgeyer, 1736 Pineapple Avenue, Melbourne, Fl. 6. Main (east) facade, view looking northwest 7. Photo 1 of 12 Items 1-5 are the same for the remaining photographs. 6. Main (east) facade, view looking northwest 7. Photo 2 of 12 6. Detail, south elevation of east facade porch; view looking northwest 7. Photo 3 of 12 6. Detail, main (east) facade; view looking northwest 7. Photo 4 of 12 6. South elevation, view looking north 7. Photo 5 of 12 6. South elevation, view looking slightly northwest 7. Photo 6 of 12 6. Detail, bay window, south elevation; view looking northeast 7. Photo 7 of 12 6. North elevation on left, bathroom addition on right; view looking southwest 7. Photo 8 of 12 6. Rear (west) elevation, view looking northeast 7. Photo 9 of 12 6. Interior detail, first floor foyer; view looking southeast

7. Photo 10 of 12

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WILLIAM H. GLEASON HOUSE, BREVARD CO., FL.

6. Interior detail, second floor master bedroom; view looking southwest

7. Photo 11 of 12

6. Non-contributing garage, view looking northwest

7. Photo 12 of 12









N,

# WILLIAM H. GLEASON HOUSE

FIRST FLOOR

Photo Direction  $\bigcirc$ 

Approx. Scale: 1.25" =15'



 $\xrightarrow{\mathbb{N}}$ 

William H. Gleason House					
Second Floor					
Photo Direction $\bigcirc$					
Approx. Scale:1.25"	=	15'			