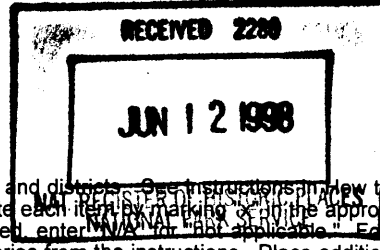


United States Department of the Interior  
National Park Service



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NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions on 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" or "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 JOHNS HOUSE

other names/site number \_\_\_\_\_

2. Location

street & number State Road 135 and Adams Memorial Drive N/A  not for publication

city or town White Springs N/A  vicinity

state FLORIDA code FL county Hamilton code 047 zip code 32096

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.)

Judith L. Pettif, DSHPO 3-17-98  
Signature of certifying official/Title Date

Florida State Historic Preservation Officer, Division of Historical Resources  
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. Beal 7.9.98  
Signature of the Keeper Date of Action

Johns House  
Name of Property

Hamilton 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	
3	0	buildings
0	0	sites
0	0	structures
0	0	objects
3	0	total

**Name of related multiple property listings**

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

"N/A"

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

0

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions)

DOMESTIC: single dwelling

DOMESTIC: secondary structure

**Current Functions**

(Enter categories from instructions)

DOMESTIC: single dwelling

DOMESTIC: secondary structure

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

OTHER: frame vernacular

**Materials**

(Enter categories from instructions)

foundation BRICK PIERS

walls WOOD

roof METAL

other

**Narrative Description**

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

**8. Statement of Significance**

**Applicable National Register Criteria**

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

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

**Criteria Considerations**

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

Property is:

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

**Narrative Statement of Significance**

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

**9. Major Bibliographical References**

**Bibliography**

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

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

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

**Areas of Significance**

(Enter categories from instructions)

ARCHITECTURE

**Period of Significance**

1892

**Significant Dates**

1892

**Significant Person**

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Johns, John Lee, Builder

**Primary location of additional data:**

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

Name of Repository

Johns House  
Name of Property

Hamilton Co., FL  
County and State

10. Geographical Data

Acreeage of Property 1.4 acres

UTM References

(Place additional references on a continuation sheet.)

1	1	7	3	3	1	9	2	0	3	3	5	6	8	0	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 Murray Laurie/Robert O. Jones, Historic Sites Specialist

organization Bureau of Historic Preservation date

street & number R.A. Gray Building, 500 S. Bronough Street telephone (850) 487-2333

city or town Tallahassee state Florida 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 Mr. and Mrs. Bill Andrews

street & number SR 135 & Adams Memorial Dr., P.O. Box 505 telephone 904/397-2310

city or town White Springs state FL zip code 32096

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.).

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Continuation SheetJOHNS HOUSE, WHITE SPRINGS,  
HAMILTON COUNTY, FLORIDASection number 7 Page 1**SUMMARY**

The Johns House is on Adams Memorial Drive in the town of White Springs, Hamilton County, Florida. The two-story residence was built in 1892, and is a frame vernacular building with an "L" footprint. It has brick piers, horizontal wooden exterior, and a side-gabled metal roof pierced by two chimneys. Most windows are filled with 6/6, double-hung wooden sashes. The main, west facade has a central entryway and a hipped roof verandah. A one-story extension on the east has a screened porch. The interior has a large central hall with stairs, flanked by pairs of rooms with a fireplace on the shared interior walls. A second floor is located above the front half of the house.

**SETTING**

The Johns House occupies a 1.4 acre site with mature oak trees and shrubbery. The house faces west and is set back from the road about 140 feet (Photo #1). The lot is bordered by a wire fence on three sides. The house fronts onto the north/south Adams Memorial Drive where it joins State Road 135, locally referred to as the Woodpecker Route. The property is on the eastern outskirts of the town of White Springs, and the setting is semi-rural. Smaller houses and trailers occupy nearby lots, and to the north and east, dense plantings of pine trees have taken over the land once planted in cotton, corn, and tobacco.

**DESCRIPTION****Exterior**

The main, west facade of the Johns House has a one-story open front porch spanning most of the elevation with the hipped porch roof supported by four, square wood columns (Photos #2). The house is built on brick piers, with the exterior of locally milled yellow heart pine, 5 5/8" horizontal drop siding, assembled with cut nails. Four brick steps lead to the porch and main entrance. The front French door is flanked by sidelights with a three-light narrow transom, and a screened door (Photo

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#3). The entrance is flanked by two windows evenly spaced within the elevation. The windows are filled with 6/6, double-hung wooden sashes. Three windows are on the second story, aligned with the first story door and windows, and are filled with 2/2, double-hung wooden sashes. The side gabled roof is covered with metal shingles.

The north elevation has the gable end of the front block of the house, and a gabled one-story extension to the east (Photo #4). One single, and two pairs of windows are on the first story, and a single window is on the second story. A triangular louvered vent is within the peak of the gable. A screened porch is on the east corner of the elevation.

The east elevation has a one-story gable end of the east extension with is a screened porch, and a screened door with shed roof on the south corner of the extension (Photo #5). The one-story, first story has one small window with non-historic metal sash, and one door, and is sheltered by a shed roof (Photo #6). The second story has three small windows, one with non-historic metal sash. The two corbled brick chimneys pierce the roof on the east slope of the gable roof.

The south elevation has a gable end on the second story front block of the house, and the first story has a shed roof (Photo #6). One single, and one pair of windows are on the first story, and a single window is on the second. A triangular louvered vent is within the peak of the gable. Visible to the east is a pair of small non-historic windows in the south wall of the east extension (Photo #7).

**Interior**

The floor plan of the first floor contains a broad central stairhall (Photo #8), two bedrooms, a living room, a dining room, a kitchen, closets, and a utility room. The central hall has four doors opening onto two pairs of rooms which flank the hall. A door in the rear of the hall opens to the yard, and another enters the utility room (Photo #9). Back-to-back fireplaces are centered in the four main downstairs rooms (Photo #10, Figure 1).

Interior walls are tongue-and-groove horizontal boards, 3 ½

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HAMILTON COUNTY, FLORIDASection number 7 Page 3

inches wide with 1/4 inch bead. Walls are 10'3" high, and the ceiling is constructed of the same boards. The original hardware is still in use on the four-panel interior doors (Figure 1). The mantles, floors, sills, door and window frames are of heart pine and, except for mantels, are devoid of ornamentation (Figure 1).

On the south wall of the hall is an enclosed stairway which rises to the one room deep second story (Photo #11), which consists of two bedrooms flanking a central hall/room (Photo #12). The bedrooms have open fireplaces and simple wooden mantles similar to those in the first floor bedroom and bathroom. A small modern bathroom is in the southeast corner of the second floor south bedroom, and extends several feet beyond the original back wall.

**ALTERATIONS**

The house was built with no plumbing or electricity, and a wood stove was used in the kitchen. The house was electrified in the 1920s. An outhouse and pump served the residents until c.1948 when plumbing was brought into the kitchen and a bathroom was created from the pantry. Original window shutters were removed in the 1940s.

In the 1950s a two-story porch on the main facade was replaced with the current one-story porch. Central doors were on each story. The second story door and window sashes were replaced with 2/2 sashes. A double front door with narrow sidelights were replaced with a single door and wider sidelights. The transom lights were not altered.

In 1954, gas lines were run to the house, gas space heaters were installed. The fireplaces in the living room and dining room were rebuilt with brick facing, in contrast to the simple wood mantles that remain in the rest of the rooms.

In the late 1970s the first floor, southeast bedroom was converted into a bathroom, and a small bathroom was installed in the southeast corner of the upstairs bedroom. The pantry/bathroom became a utility/laundry room. The rear porch was screened in.

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## National Register of Historic Places Continuation Sheet

JOHNS HOUSE, WHITE SPRINGS,  
HAMILTON COUNTY, FLORIDA

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### ADDITIONAL CONTRIBUTING RESOURCES

Two additional historic buildings are on the lot. A gable-front, storage building is on the south fence line (Photo #13). In the northeast corner of the lot is a larger one-story, gable-front, storage building with asphalt shingled exterior, and open sheds on either side (Photo #14). Both are historic, but no further information is available about these auxiliary buildings.



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Continuation SheetJOHNS HOUSE, WHITE SPRINGS,  
HAMILTON COUNTY, FLORIDASection number 8 Page 1**SUMMARY**

The Johns House is nominated to the National Register on the local level under Criterion C in the area of Architecture. The 1892, two-story frame vernacular residence is unusual in that the first floor has a central hall with flanking paired living rooms, often called the Georgian, central hall arrangement, but is only one room deep on the second story. The house resembles an I-house form from the facade, a Georgian form from the first floor interior, and an I-house form on the second floor. The house has undergone alterations which do not diminish its character or its unusual arrangement.

**HISTORIC & ARCHITECTURAL CONTEXT**

In the 1890s, the town of White Springs was a growing community. It served as a popular tourist destination and as a commercial center for a lumber company and a agricultural region where cotton was the dominant crop. White Springs had a large cotton gin, not far from the Johns property, and the Adams brothers store, still standing, readily extended credit to cotton farmers. During the season from August to December the streets of the town were lined with wagons loaded with bales of cotton. Land sold for \$2.50 to \$5.00 an acre and cotton brought 10-50 cents per pound. A sulfur springs at the Suwannee River's edge, for which the town was named, had drawn visitors since the 1840s, and by the 1890s tourism was a major contributor to the local economy. The town was a rail stop on the Florida Georgia and Southern Railroad, had four stores, a saw and grist mill, a cotton gin, four churches, two private schools, a weekly newspaper, and a number of comfortable hotels and boarding houses.

John Lee Johns was a successful farmer who came to White Springs from North Carolina in the 1890s to grow long staple Sea Island cotton. He purchased sixteen and a half acres of land just east of the new White Springs railroad depot and built his house. Johns and his family farmed the land successfully and

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lived in the house until 1907 when they moved to West Palm Beach after selling the property to Nathan Johnson, a banker and the mayor of White Springs. Johnson bought the house as an investment for he mortgaged it to David Knowles, a lumber man. The fortunes of Knowles and many others in White Springs took a turn for the worse in the next decade with a major downtown fire, and a boll weevil infestation that crippled the cotton industry, and a decline in tourism, attracted to other Florida destinations. Knowles sold his home in 1915 in a one-dollar quit-claim deed to W. G. Cate, another local banker, who rented the house and property to farmers who raised corn and tobacco on the land and failed to maintain the house. By the 1930s the house was in poor condition, often standing vacant for long periods. The house was eventually purchased in 1948 by Ralph Hay, a rural mail carrier, and his wife, Lura Cone Hay, a schoolteacher from a prominent local family, who had rented the house for several years. They made changes to the house during their ownership installing plumbing, a bathroom, and appliances. They sold the house in 1954 when they retired and moved further south.

In 1997 the White Springs Historic District was listed in the National Register. The Johns House was not included because it lies several blocks east of the district's boundary.

Frame vernacular construction techniques and forms are used by lay or self-taught builders. The industrial revolution permitted a standardization of building materials and parts which exerted a pervasive influence over vernacular house design. Popular magazines disseminated information about building trends and styles throughout the country, and railroads provided affordable distribution of manufactured building products. The Georgian, central hall house is a two room deep arrangement with a central hall and paired internal chimneys, noted for its symmetry. The standard I-house is one room deep, two stories high, and usually two rooms wide, with external gable end chimneys. The Georgian, central hall form was a more elegant late-nineteenth century import into Florida urban areas.

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Continuation SheetJOHNS HOUSE, WHITE SPRINGS,  
HAMILTON COUNTY, FLORIDASection number 8 Page 3**ARCHITECTURAL SIGNIFICANCE**

The Johns House embodies significant characteristics of vernacular frame residential construction combining the Georgian central hall form with the I-house form. Without the gable end chimneys, the house resembles an I-house at the facade. The interior of the first floor has a central hall with enclosed stairwell, and pairs of rooms flank the hall. Like an I-house the stairwell rises to a second story with a central hall, and two rooms. The upper hall is large and serves as a living room. The second story rises above the front half of the first floor, and it is sheltered by a side gabled roof. The rear half of the first floor is sheltered by the combination of a shed roof and gabled roof. The house's interior hardware is original. The architectural character and integrity is high. The Johns House is adapted to the climate being raised on a pier foundation with a steep roof, high ceilings, tall windows, large porches, and opposing doors at each end of the central hall. Johns used the yellow pine lumber which was abundant to the area for the house's construction, and it was probably milled at C. F. Cone's sawmill, which was established in the 1880s. Despite the alterations to the house, the unusual combination of vernacular forms remain, and the vernacular character remains intact.

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- Hinton, Cora, compiler. An Early History of Hamilton County, Florida. 2nd Edition. Jasper, FL: Hamilton County Bicentennial Committee, 1983.
- Laurie, Murray D. "The Architectural and Historical Resources of White Springs, Florida." Survey report, 1996.
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**VERBAL BOUNDARY DESCRIPTION**

Begin at NE corner, Section 7, Township 2 South, Range 16 East, thence run S 1°07'18"E, along the east boundary of Section 7, 1326.19 feet; thence S89°32'51"W, 982.98 feet, to the point of beginning; thence S1°15'27"E, 163.82 feet; thence S89°32'51"W, 383.62 feet to the east right-of-way of Adams Memorial Road; thence N 0°26'27"E along the said right-of-way, 106.89 feet, to the right-of-way of State Road No. 135, said point being on a curve concave to the left with a central angle of 38°09'00", and a radius of 209.05 feet; thence northeasterly along the arc of said curve concave, 70.77 feet; thence N89°32'51"E, 340.74 feet to the point of beginning.

**BOUNDARY JUSTIFICATION**

The boundary encompasses the property historically associated with the Johns House.

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JOHNS HOUSE, WHITE SPRINGS,  
HAMILTON COUNTY, FLORIDA

Section number \_\_\_\_\_ Photographs \_\_\_\_\_ Page 1

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**PHOTOGRAPHIC LIST**

1. Johns House, SR 135 and Adams Memorial Drive, White Springs.
2. Hamilton County, Florida
3. Murray D. Laurie
4. December 1997
5. Murray D. Laurie
6. Johns House, camera facing southeast
7. Photo #1 of 14

Items 1-5 are the same for each of the following photographs.

6. Front facade, camera facing east
7. Photo #2 of 14
  
6. Main entrance, camera facing east
7. Photo #3 of 14
  
6. North elevation, camera facing southeast
7. Photo #4 of 14
  
6. East elevation, camera facing west
7. Photo #5 of 14
  
6. East and south elevations, camera facing northwest
7. Photo #6 of 14
  
6. East extension, camera facing north
7. Photo #7 of 14
  
6. Interior central hall, camera facing west
7. Photo #8 of 14
  
6. Interior central hall, camera facing east
7. Photo #9 of 14

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- 
6. Fireplace in upstairs south bedroom, camera facing east  
7. Photo #10 of 14
6. Enclosed stairway, camera facing west  
7. Photo #11 of 14
6. Upstairs north bedroom, camera facing west  
7. Photo #12 of 14
6. Storage shed south of the house, camera facing southeast  
7. Photo #13 of 14
- 6.. Storage shed in northeast corner of yard, camera facing  
northeast  
7. Photo #14 of 14

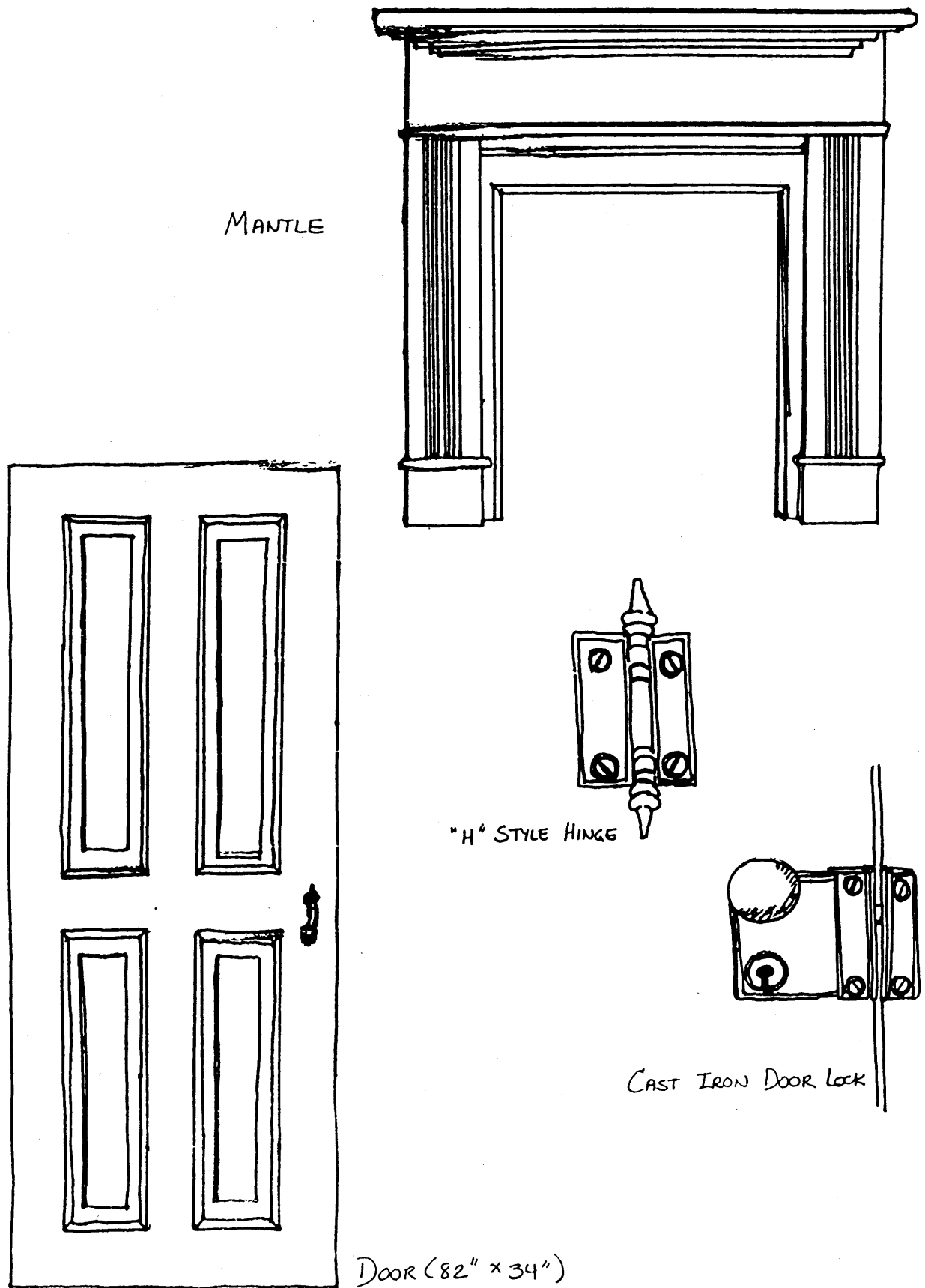


FIGURE 1 INTERIOR DETAILS