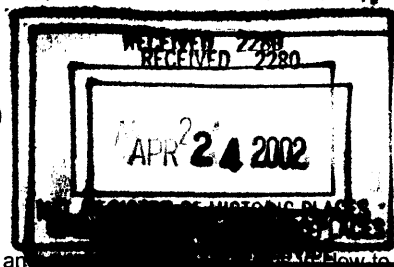


United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM



600

This form is for use in nominating or requesting determinations for individual properties and historic districts. Follow the instructions 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 BANNERMAN PLANTATION

other names/site number Bannerman Place

2. Location

street & number 13426 Meridian Road North

N/A not for publication

city or town Tallahassee

vicinity

state Florida

code

FL

county Leon

code

073

zip code 32312

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.)

Janet Snyder Matthews 4.18.2002
Signature of certifying official/Title Date

Florida State Historic Preservation Office, 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 W. Beall
Signature of the Keeper

6/6/02
Date of Action

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	5	buildings
6	0	sites
0	0	structures
0	0	objects
7	5	total

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

Number of contributing resources previously listed in the National Register

Rural Resources of Leon County, Florida

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC: single dwelling

AGRICULTURE:

FUNERARY: cemetery

Current Functions

(Enter categories from instructions)

DOMESTIC: single dwelling

AGRICULTURE:

FUNERARY: cemetery

7. Description

Architectural Classification

(Enter categories from instructions)

OTHER: Frame Vernacular

MID-19TH CENTURY: Greek Revival, Federal

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)

- ARCHITECTURE
- EARLY SETTLEMENT
- AGRICULTURE
- ARCHAEOLOGY: Historic

Period of Significance

1852-1952

Significant Dates

1852

Significant Person

N/A

Cultural Affiliation

American Period 1821-

Architect/Builder

Bannerman, Charles
Ball (first name unknown)

- Primary location of additional data:**
- State Historic Preservation Office
 - Other State Agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of Repository

Bannerman Plantation
Name of Property

Leon Co., FL
County and State

10. Geographical Data

Acreeage of Property 120.27

UTM References

(Place additional references on a continuation sheet.)

1	1	6	7	6	0	0	0	0	3	3	9	4	0	0	0
	Zone		Easting						Northing						
2	1	6	7	6	0	8	0	0	3	3	9	4	0	0	0

3	1	6	7	6	0	8	2	0	3	3	9	3	2	6	0
	Zone		Easting						Northing						
4	1	6	7	6	0	0	0	0	3	3	9	3	2	6	0

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 Gwendolyn B. Waldorf/Robert O. Jones, Historic Sites Specialist

organization Bureau of Historic Preservation date April 2002

street & number 500 S. Bronough Street telephone 850-245-6333

city or town Tallahassee state FL zip code 32301-0250

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 Dr. J. Galt Allee

street & number 13426 Meridian Road North. telephone _____

city or town Tallahassee state FL zip code 32312

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

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

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 1 **BANNERMAN PLANTATION, LEON COUNTY,
FLORIDA**

SUMMARY

The Bannerman Plantation is an L-shaped 120.27-acre parcel of fields and woods northwest of Tallahassee near Lake Iamonia. The plantation house contributes to the Rural Resources of Leon County Florida multiple property group as Building Form (3) Central Hall, I House Subtype, with stylistic influences of (1) Vernacular, (2) Federal, and (3) Greek Revival. The two-story frame vernacular plantation dwelling, built in 1852, is an I-house variation of the type "I-house with sheds" (Gamble: 1990: 29; Swaim: 1978: 39; Glassie: 1968: 65) featuring a two-tiered front veranda. The dwelling has a gable roof and exterior end chimneys. Typical fenestration is six-over-six double hung sash. Although the north and west wings were added in the twentieth century, the central hall Georgian plan retains its integrity. The dwelling's dominant decorative elements are Greek Revival. The rural cultural landscape surrounding the house includes a contributing African-American cemetery site, four historic archaeological sites, and contains three plantation roads, historic fields, five non-contributing twentieth century farm buildings, and a farm pond reconfigured in the 1960s.

SETTING

The land is fairly level, 150-200 feet above sea level, with the house and fields in the highest area. The dwelling faces south in a grove of oaks that date from the nineteenth century (Photo #1). A border of bamboo and accents of flowering shrubs and bulbs are twentieth century additions to the yard surrounding the dwelling. An unpaved circular drive surrounded by mature oak trees is immediately south of the house. This drive connects to a southeast access road. Thirty-five acres of former fields remain, primarily west and east of the dwelling, and were planted in pines in 1986. Zeigler Pond, southwest of the dwelling, was modified from a dammed creek during the 1960s; a small swamp also lies southeast of the dwelling along the entrance from Meridian Road.

PHYSICAL DESCRIPTION HOUSE

Exterior

The two-story frame vernacular plantation house retains a high degree of its nineteenth century appearance and physical integrity. It has characteristics typical of houses in Charles Bannerman's home state of North Carolina (Swaim: 1978: 38). The I-house is the most common type of vernacular dwelling in the upper South; the Bannerman house is an identified variation of the I-house with integral rear shed rooms (Glassie: 1968: 66; Swaim: 1978: 38). The house was constructed on a brick pier foundation. The original section is supported by sills measuring from 9" x 10.25" to 11" x 12". Foundation screening of pierced brick is painted white. The irregular footprint is composed of a rectangular main block, with a northern central "T" extension, and a rectangular kitchen extension at the northwest corner. The exterior is surfaced with horizontal clapboard. Windows are filled with 6/6 double-hung wooden sashes.

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Section number 7 Page 2 **BANNERMAN PLANTATION, LEON COUNTY,
FLORIDA**

The main (south) façade has five-bays and a double-tiered veranda (Photo #2). Six square, slender columns on each level of the veranda, connected by a delicate balustrade, are graceful Federal-style details that emphasize the repetition and symmetry of the facade (Linley: 1982: 47). The broken-pitched gable roof has an exterior chimney at each end. The facade is faced with flush siding of boards 9" - 11" wide; the remainder of the house has weatherboards, 4" - 6" wide. The house is painted white. The gable-end brick chimneys and exterior brick piers are covered with lime mortar also painted white. Both the first and second story have central doors, opening onto the verandas. The doors are accented with Greek Revival Style transoms and three-pane side lights. The first story double door has a seven-light transom; the second story single door has a six-light transom. All doors in the house, exterior and interior, are four-paneled. There are two windows on each side of the front doors. Windows on the front and rear elevations, where there are porch overhangs, have their original louvered shutters (blinds), painted green.

The south elevation of the one-room west wing has a balustraded veranda, with steps on its west end (Photo #3). Three windows are evenly spaced across the elevation. A door from the shed room of the main house opens onto the east end of the veranda.

The east and west (side) elevations of the house can be divided into three sections: the original I-house (Photo #4), a connecting sunroom projecting to the north, and the north addition (Photos #5&6). The southerly section is the original I-house with integral shed rooms. Its second story features a triangular louvered vent, a window to either side of a central chimney, and a projecting room on the north. This north room has a gable roof intersecting with the main gable roof. The first story also has a window to either side of the chimney. The east and west elevations mirror each other, except that on the east elevation, there is an additional window under the rear shed roof. On the west elevation, there is a one-room west wing attached under the rear shed roof.

The sunroom and the single story north wing have a gable roof (Photo #6). The east and west elevations of the wing are nearly identical. The narrower section that connects the addition to the main house has French doors opening onto a small inset porch. The doors have five-pane sidelights and a window on each side. The rear section of the house has two windows on the east elevation and one window on the west elevation.

On the west elevation of the west wing there is one central window composed of three grouped sashes, and a larger window near the south corner with a double sash grouping (Photo #3).

On the north elevation of the I-house section, the second story has three evenly-spaced windows; the central window is on the projecting room. On the first story, each of the shed rooms has two windows. On the north addition there is an open, inset balustraded porch with four steps, a door on the east end, and bi-fold doors. On the west addition there are two windows placed to the extreme east and west, and a single French Style door recessed at the east corner (Photo #7).

Interior

The Georgian-plan house (Swaim: 1978: 38) has a central hall on the first story flanked by two rooms on each side; the two rear rooms are shed rooms (Photos #8&9). The southeast room was the parlor, the southwest room was the master bedroom. The northeast shed room was a bedroom; the northwest shed room was the dining room (Zeigler: March 2, 1992). Each of the south rooms has a fireplace (Photo #10). The house features

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Section number 7 Page 3 **BANNERMAN PLANTATION, LEON COUNTY,
FLORIDA**

wainscoting and a chair rail in the first story hall (32" high) and dining room (28.5" high). The hall wainscoting is grained; the dining room wainscoting was once painted dark (Zeigler: April 3, 1992). The straight run of stairs is on the east wall of the hall. There is a large turned newel, square balusters, and a rounded hand rail (Photo #11). At the north end of the hall is a door matching the front door, with side lights and transom. It has its original ornate iron hinges (Photo #9). Each of the six original rooms and the hall feature applied symmetrical decorative Greek Revival molding around the doors and windows, as does the north addition (House Interior Moldings Diagram). The parlor has the most formal treatment, with Greek Revival pedimented window and door surrounds and a recessed panel beneath each window. The master bedroom has a "graduated" molding with plain corner blocks (see sketch of Moldings: Type A). The second story bedroom and hall have fluted molding with plain corner blocks; "Type B" molding was also used around the east window in the north bedroom, the only example of fluted molding on the first story (see sketch of Moldings: Type B). The shed rooms and hall have fillet molding with plain corner blocks (see sketch of Moldings: Type C).

The north addition begins with a sunroom the width of the first story hall with two windows and a pair of French doors on each side. The windows each have a decorative panel beneath them. North of the sunroom, the wing consists of a bathroom on the west, a laundry on the east, and an open porch on the north. The west addition is a one-room kitchen (Photo #12). A folding door divides the kitchen and dining room.

The flight of stairs leads to the second story that has a central hall with a bedroom on either side. Each of the bedrooms has a fireplace. All fireplaces have simple wooden mantles. The south end of the hall has a door to the veranda. There is a bathroom addition on the north end of the hall.

ALTERATIONS

(See House Alterations Diagram) In August of 1961, Terry and Dick Zeigler, then the property owners, hired the architectural firm of Barrett, Daffin, & Bishop of Tallahassee to renovate the house. The northeast shed room originally had a fireplace which was removed in the first half of the twentieth century and replaced with a window. The chimney for the dining room was removed. A one-story north addition with a kitchen, bath, and sunroom was added; a one-room west wing was removed. The west wing had been the plantation pantry, converted to serve as the kitchen during the 1910s. The plaster walls and ceilings were replaced with sheetrock throughout. Some of the trim molding around the interior doors and windows was damaged, and replacement molding was made to resemble the original "Type C" (see sketch of moldings, "Type D"). The second story bathroom was added, incorporating a window formerly at the north end of the hall. The addition of the bathroom resulted in the elimination of a shed ceiling at the rear of the first floor hall. A transom was added in the space created over the rear door, matching that at the front (Barrett, Daffin, and Bishop: 1961; Zeigler: March 2, 1992). Bedroom closets were added in three bedrooms. Other alterations to the house included repair and replacement of some of the porch balustrade and railings, primarily on the second story porch, and repairs to the interior banister. Both shed room floors were replaced by adding floors over the old ones, raising them above the original level still visible in the other rooms.

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In 1972, the north addition was converted to a laundry and the current west wing kitchen was constructed by John F. Harvell, of Thomasville (Zeigler: March 2, 1992). The kitchen's south veranda rail joins the house using the same holes left by the rail of a veranda on the pantry of the original house (Zeigler: April 3, 1992). The former fireplace location in the dining room is now filled with a folding door between the dining room and the 1972 kitchen.

NON-CONTRIBUTING RESOURCES (5)

There are five non-historic buildings and sheds on the property. To the north of the house are two non-historic buildings with flat roofs dating from the 1950s or 1960s; a storage building has horizontal siding with a door and window on the south side (Photo #13), and the pump house is a small corrugated tin and wood building. Its north side swings open for access. Along the south side of the lane west of the house are three small farm buildings added during the 1950s by the Zeiglers. From east to west there are a shed, a pig shelter (Photo #14), and a small barn. The shed of wood and tin has four stalls. The pig shelter is a tin-roofed pen with cement floor. The barn is a two-room wooden and tin storage building with a concrete block foundation and flat tin roof. These agricultural buildings reflect the continued use of the property as a farm into the non-historic period.

A non-contributing historic archaeological site known as the Cherry House Site is located east of the main house, and north of the curve in the access road.

CULTURAL LANDSCAPE FEATURES

The "negro graveyard" mentioned in the Bannerman journal (Glunt: 1930: 93) is in an overgrown, wire fenced wooded area that covers approximately an acre. It contains one headstone and one foot-stone, and multiple depressions marking burial sites (Photo #15). It was used by the Bannerman slaves during the antebellum period, and continued in use by the African American community until the 1930s.

Three roads that date to the historic/antebellum plantation are visible on the property: 1) An oak-lined plantation road leading from the front of the house south, on an axis with the central hall, is still visible today, and may be the lane referred to in the journal as near the ginhouse (Glunt: 1930: 10, 102). 2) A second road mentioned in the journal "east of the house" (Glunt: 1930: 103) was the former driveway to Meridian Road, in use until the 1950s (Photo #16). Parallel ditches east of the front yard mark this lane. The current entrance is a quarter-mile-long driveway beginning about one-tenth mile south of the earlier drive. 3) West of the house, a third road which may date to the antebellum period, passes the three agricultural buildings and leads to the cemetery and around the fields. The ante-bellum slave quarters were once located adjacent to this road in the vicinity of the current agricultural buildings, but their exact location is unknown.

Large historic fields to the northwest and southwest of the main house retain their integrity. They are still under cultivation having been planted in pine trees in 1969. An additional large field area to the east of the house parallels the early access road and is defined by young succession growth pine trees.

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Section number 7 Page 5 **BANNERMAN PLANTATION, LEON COUNTY,
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Southwest of the main house the ground elevation slopes down. Two ponds separated by a broad retention berm are present (Photo #17). Water has historically seeped from the hillside and formed a stream and pond. In 1969 this formation was reconfigured to create the current larger ponds. The Zeiglers dug a well to insure a year round water flow, and dammed the stream that formed the two ponds.

Four antebellum archaeological sites have been identified behind the main house. Immediately to the northwest, was the antebellum kitchen (Archaeological Excavation Diagram), and a detached building connected to the house by a veranda. The veranda ran directly north from a porch on the west side of the pantry wing. A second building in the back yard was the log smokehouse; a packed clay surface marks its former location. A filled-in well is north the smokehouse site (Zeigler: April 3, 1992). An additional site north of the well site, has brick foundations of an unspecified building.

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Section number 8 Page 1 **BANNERMAN PLANTATION, LEON COUNTY,
FLORIDA**

SUMMARY

The Bannerman Plantation is significant under Criteria A, C and D on the local level in the areas of Agriculture, Exploration/Settlement, Architecture, and Archaeology: Historic. It is nominated to the National Register under the Multiple Property Cover of the Rural Resources of Leon County, Florida (1992) under the historic context Antebellum Period, 1821-1860 and sub-context Establishment and Settlement of Tallahassee and Leon County, sub-context Plantation System and Slavery in Leon County, and sub-context Agricultural Production. The entire nominated property was placed under a conservation easement in 1998.

The house was constructed by planter Charles Bannerman in 1852. The plantation house and remaining acreage represent a mid-sized planter's home, and agricultural operations during the antebellum period through the historic period.. It is significant as a fine example of vernacular southern architecture with Greek Revival elements. It is also one of few remaining antebellum residences in rural Leon County, a county once dominated economically, politically, and socially by its cotton planters. The house construction and agricultural activities are documented in the existing Bannerman journal and field book, 1837 - 1861. The surrounding acreage provides the house with its context of a cultural landscape consisting of historic sites and features. The Bannerman Plantation is significant under Criterion D because of its potential to yield information about the operation of and life on a North Florida cotton plantation and changes that came with the transformation to sharecropping and tenant farming during the Reconstruction and Post-Reconstruction era.

SIGNIFICANCE

Historic & Agricultural Development of the Property

The house and its surrounding land are the remnant of over 1549 acres amassed by Charles Bannerman from 1827 until his death in 1866 (Charles Bannerman's Land Acquisitions). The property retains visible cultural remains of the antebellum period agricultural complex, including the house itself, the sites of former outbuildings, a slave cemetery, fields, and three plantation roads. The Bannerman journal and field book, provide information about the crops, activities, and slave workers, as well as the planter's involvement in the local community. The journal also documents territorial and early statehood agricultural practices and seasons.

Charles Bannerman moved to Leon County's Iamonia Lake in the 1820s from New Hanover County, North Carolina (Varick 1979: 1). Following the pattern of settlers from the upper South, he began purchasing land and acquiring slaves to develop a successful cotton plantation. Beginning in 1828 with two slaves and 160 acres, by 1850 he controlled forty slaves and twelve hundred acres (State of Florida Plat Book ; State of Florida Tax Rolls: 1828 - 1850). Charles was in many ways typical of the mid-sized planter, a member of the dominant class in the agricultural community. He served in the Second Seminole War, 1835-36 (Compiled Service Records : 1979), and was elected to the Florida House of Representatives in 1847 and 1848 (Journal of the Proceedings of the House: 1847, 1848).

The current house was constructed on the plantation between August 1851 and August 1852. Contextually, the house is a product of the planter society and similar to those he had known in North Carolina.

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Section number 8 Page 2 **BANNERMAN PLANTATION, LEON COUNTY,
FLORIDA**

Its construction was recorded in a field book and journal kept by Charles from 1837 to the Civil War. The journal recorded making brick, "burning brick" in a kiln, and gathering house timbers. The January 8, 1852 entry reads, "Mr. Ball commenced building the new House." The painting was finished on August 14, and three days later the Bannermans moved to the new home (Glunt 1930: 43-45). The Bannermans had some interest in landscaping the house area; trees were planted in the yard, possibly the oaks which provide a shady setting for the house today (Glunt 1930: 56).

Bannerman's journal describes the extent an agricultural complex that was present at a mid-sized plantation during the antebellum period. Named were buildings and features, many of which would have been located in the house area. They include at least three corn cribs, a smokehouse, a hog pen of split rails, a ginhouse with a steam engine, a cotton screw, a sugar mill, a wagon shed, a carriage house, a horse lot, stables, the blacksmith shop, a well, and the detached kitchen, a cow pen, "fowl house," a schoolhouse, "negro houses," and an overseer's house. An oak-lined plantation road leading from the front of the house south that is still visible today may have once connected the buildings associated with the house with the buildings used in crop production.

In 1860, the Bannermans purchased a second home in Tallahassee and moved there so that the children could attend school (Leon County Deed Records: M: 125). The plantation operation, however, continued and grew (U. S. Census: 1860). In 1863, the last existing tax record before emancipation, the Bannerman plantation reported seventy-five slaves (State of Florida Tax Rolls: 1863). Charles Bannerman and his slaves cleared seven hundred acres of the land for cotton and corn fields (U. S. Census: 1860). Bannerman's main production was in cotton, corn, cattle, and starting in 1858, tobacco. The 1860 agricultural record showed increased productivity with an increase of his cattle holdings from 40 to 150. He kept sheep, swine, and had horses, mules, and oxen. Cotton and corn production increased, as did peas, beans, sugar cane syrup, and sweet potatoes. In 1860 he owned 67 slaves.

Following Bannerman's death in 1866, the farm remained in the family's ownership, deeded in parcels to Bannerman's children in 1878 (1878 Property Divisions Diagram). The eldest son and Civil War veteran, Charles Washington Bannerman inherited 200 acres, including the main house and the nominated property (Leon County Probate Records: 527). He declared bankruptcy the next year, but the property was protected, and ownership was transferred to his wife Elizabeth. They continued to grow cotton and corn. The agricultural labor on all the Bannerman property was shared by tenant and sharecropper arrangements. After the death of his wife Elizabeth, Charles Washington and his daughter sold the property to his cousin Robert Charles Bannerman (Leon County Deed Records: MM: 191). Robert was primarily a cultivator of tobacco, and managed its growth on several area plantations as well as his own property, working the land with mules, and he keeping dairy cows as well. He and his wife Jeannette did not live in the house until the 1920s. When the south access road in line with the central hall was eroding, Jeannette planted scrubs to prevent it, and reconfigured the front circular drive. As Robert and Jeannette aged, they invited their daughter Terry Bannerman Zeigler and her husband Frank to move in and farm the property. After Jeannette died in 1947, the Zeiglers bought the remaining 160 acre farm. Terry was a teacher, and Frank farmed tobacco and corn using tractors. Frank built the barns and utility buildings. At least one tobacco barn burned and the succession of

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Section number 8 Page 3 **BANNERMAN PLANTATION, LEON COUNTY,
FLORIDA**

these remaining buildings is imprecise. In 1954, the east entrance road was relocated south to the current road. In 1991 Terry Zeigler sold the remaining 120 acre property to the current owner (Leon County Deed Records: 1487: 172). The house and current property had remained in the Bannerman's family ownership for 141 years.

Architecture

The Bannerman house is representative of the architectural styles and ideals that settlers from the upper South brought with them to the new country. It is an I-house with sheds, a common variation of the I-house of the eastern United States found in North Carolina (Gamble: 1990: 29; Swaim: 1978: 39; Glassie: 1968: 65). It has the normal I-house pattern of a two-story one-room deep house with the addition of rear shed rooms on the ground floor, for a total of six rooms. The six rooms are arranged symmetrically in a typical Georgian central hall plan. Six furnished rooms were inventoried in 1867 Charles Bannerman estate records; furniture values were listed as: Room No. 1, \$250; No. 2, \$153; No. 3, \$69; No. 4, \$50; No. 5, \$146; and No. 6, \$105 (Charles Bannerman Collection: Invoices, 1868-1885).

Estate records also showed there were a pantry and kitchen (Leon County Probate Records: 527) in addition to the six rooms. The detached kitchen site, northwest of the house, is one of the cultural landscape's contributing elements. The original pantry was located on the site of the current kitchen. The pantry was smaller by three feet to the west and two feet to the north than the current kitchen (see sketch, Charles Bannerman House Development).

Bannerman's preserved field book and journal, 1837-1861, document the house construction. A "Mr. Ball" was the builder, with "Dr. Englishes" (sic) workmen doing the chimneys and "Howel and Swain" and "Mr. Harris" painting it (Glunt: 1930: 43-45). An itinerant painter was hired by Charles Bannerman to paint the grained wainscoting in the hall, and it remains as it was when he finished his work. It is believed to have been painted between the construction of the house in 1852 and the Bannermans' move to Tallahassee in 1860 (Zeigler: July 8, 1992).

The architectural ornamentation of the house is influenced by the Greek Revival style, popular at the time of the house construction and the dominant style until about 1860 in the South. It is seen in the large, squarish six-over-six windows, front doors framed by sidelights and a transom, and classically-derived square columns. On the interior, the central-hall plan is also typical of a mid-century Greek Revival house. Applied symmetrical Greek Revival moldings and plain corner blocks trim the five-paneled doors and surround the windows in the six original rooms and the halls. The parlor door and window moldings feature a Greek Revival pedimented crown in addition to the moldings, and recessed panels beneath the parlor windows (McAlester: 1986: 179-185).

A second style which contributes to the appearance of the vernacular dwelling is the earlier Federal style, which had been the dominant style until the 1820s. It is shown in the five-bay facade with its smooth siding and the lightness and delicacy of the balustraded veranda (Linley: 1982: 47; McAlester: 1986: 154).

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Exploration/Settlement

The Charles Bannerman Plantation is significant within the context of the establishment and settlement of Tallahassee and Leon County in the antebellum period, 1821-1860. Charles was one of a group of territorial settlers from the plantations of North Carolina who sought good cotton land in the newly opened Florida territory. Neighboring plantations established near Lake Iamonia included that of his half-brother Joseph Bannerman and his brother-in-law Alexander Cromartie. The planters and planters' sons from the exhausted lands of the upper South were a socially and economically dominant group among the settlers of the antebellum period in northern Leon County.

Archaeology

In 1992, archaeological investigations at two locations within Leon County, Florida, (Bannerman Plantation – Theus-Roberts Farm) were sponsored by the Historic Tallahassee Preservation Board (HTPB), with funding assistance by the Historic Preservation Advisory Council, Florida Department of State. These investigations targeted two areas for which a variety of direct and general historic documentation existed. The project was undertaken by the Department of Anthropology, Florida State University. This project, focusing specifically on antebellum plantations, is one of the first of its kind in the region. Other regional studies have traditionally focused on the prehistoric and Mission Periods. Additional goals were the 1) confirmation of building and structure locations and types within each of the properties. 2) The evaluation of the integrity of the archaeological materials associated with the plantations. 3) The assessment of potential contributions Middle Florida could make to 'plantation archaeology' in general, and 4) the identification of specific research areas of greatest potential in Middle Florida.

This nomination includes a summary of the archeological results, but a more detailed account is contained in "Rural Resources of Leon County, Florida 1821-1950," Volume 2, Tallahassee, Florida: Historic Tallahassee Preservation Board, 1992.

Field Procedures

(Area of Archaeological Excavation Diagram) One of the first field procedures at the Bannerman Plantation was the establishment of an archaeological grid system in response to available historic documentation and the limits of the HTPB objectives. At Bannerman, the grid system origin of 1000N 1000E was arbitrarily set 40 meters south of the southeast corner of the big house. This permanent transit station was used to install coordinate lines to the north, south, east, and west of the big house. The grid system included an area measuring 450 meters east to west by 270 meters north to south. A total of 285 shovel tests and nine 1x1 meter and 2x2 meter units were opened at the site.

The broadest scale subsurface testing procedure was shovel testing. One hundred eighty-one shovel tests, or 63.5%, produced artifacts. Average shovel test depth was 57.8 cm. Artifacts were bagged and labeled with grid coordinates, the shovel test number, field specimen number, depth, and date. Stratigraphic features, details of soil color, texture, depth and composition (clay, sand, humus, etc.), were recorded after cleaning profiles. A majority of the shovel tests on the Bannerman Plantation (167 out of 285, or 59%) were excavated

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in an effort to identify remains and materials in the slave quarters. Another 54 (19%) shovel tests were placed on either side and back of the big house with the hope of identifying structures that were associated with or at least in the vicinity of the house, including possibly a smokehouse and a detached kitchen.

*Bannerman Excavations
(8LE1960) Locations and Florida Master Site File #*

Numeric Locator	Location and Property/Site	FMSF Inventory	Unit Coordinates
4	Smokehouse/trash burning	22,162,163,165 170,171,204, 210, 213	1068N-1072N 974E
3	Brick foundation	21, 208, 209 211, 212	1109N-1110N 979E-980E
5	Brick walkway	32, 33	1040N 1000E
2	Detached kitchen	164,166,167, 205-207, 217 218	1059N-1060N 985E
1	Yard around big house	4-33, 141-161 168, 204	1050N-1110N 970E-1010E 1069N 985E
6	Greater big house area	2,3,34-42,95,169, 190,194,203,216	990N-1090N 960E-1080E
7	Quarters	52-82, 96-126, 172 178, 180-183	990N-1090N 790E-890E
8	Area between big house and quarters	173,185-189,191, 193, 195-199	990N-1090N 891E-960E
9	Area between quarters and cemetery	1,84-91,93,184, 214,215	1026N-1090N 605E-784E
10	Cemetery area	94	1100N-1120N 605E-630E
11	Cherry's House	200-202	957N-960N 1150E-1156E

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(For artifact inventory by number, per cent, and weight, see the end of section #8)

Numerically, the largest artifact class, 23% at Bannerman, are nails followed by metal artifacts. Several interpretations of these distributions exist. The higher incidence of metal artifacts (not nails) at Bannerman could be a reflection of the presence of the blacksmith shop, although most of the metal appears to date to this century and no specific clustering of metal artifacts clearly locates the blacksmith shop area.

Ceramics are an important category of diagnostic material, but only a small quantity was found at Bannerman, 4% by count and 10% by weight.

Brick materials, a durable building material, constitutes another significant artifact group. Bricks are frequent at Bannerman, 12% by count, and are proportionally even higher by weight (9.4%).

Roofing materials, specifically shingles (composition shingles similar to what are widely used today) are most frequent at Bannerman. Slate, which could be viewed as a potentially earlier type of roofing material, appears at trace levels at Bannerman. The slate could also be from slate chalk boards common in schools earlier in this century.

The bulk of all materials were recovered in the immediate vicinity of the big house and the central area of the region described in the Bannerman journal to be the slave quarters. As testing moved away from these areas, artifact counts generally declined. In these areas there is a substantial mixing of ante-bellum, post-bellum, and 20th century materials.

Yard around big house, FMSF# 8LE1960

The central coordinate for the big house is 980N 990E. Units and shovel tests around the big house extend 70 meters north to south (1040 to 1110 north) and extend 40 meters east to west (970 to 1010 east). Several standing structures of the area include a utility building (1088N 990E), and a pump house directly behind the northwest corner of the farthest part of the house. There is also a fenced-in dog run (1082N 999E). A septic tank is just below the surface at the east end of the dog run (1005E), and is noted by a large raised area. A manmade drainage ditch runs along the east side of the big house to the northeast and is just east of the septic tank. A line of bamboo planted in the 1950s is 60 meters east of the big house and is approximately 8 meters thick and 130 meters in length.

Three meters west of the big house is a 6 x 6 meter clump of small trees and bushes. The early plantation dirt-filled well is at the east edge of this clump of vegetation. The well depression is 1 meter in diameter. To the west of this area is a large fallen tree that was split by lightning. Imbedded in one of the three tree trunks is the remains of a pulley device and pin and chain link. This appears to be a 'come-a-long', possibly used to tighten wire or cable. Just west of the tree is another planted bamboo barrier approximately 15 meters wide and 150 meters long. The edge of the bamboo is 40 meters west of the big house.

Most of the backyard registered as a solid metal detector hit (i.e. positive indications metal were essentially continuous over the entire area). Virtually the only exceptions were immediately west and northwest

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of the back of the house. The largest of these 'no hit' areas measured approximately 5 meters wide, east to west, and 8 meters in length, north to south. It was regarded that the absence of metal detector hits was related to the presence of the detached kitchen.

The smokehouse, built in early 1857, "was built on clay which was later used as a trash-burning location" (Waldorf 1992:2). A red clay strata was encountered just below the surface in shovel test number 20. Three 2x2 meter units were later opened around this shovel test. A postmold and postpit were also uncovered at the south end of the red clay zone. The three units, the postmold and postpit, in addition to the variety of artifacts recovered, is almost certainly the smokehouse/trash burning location.

Shovel tests number 29 and 30 revealed a brick walkway. Further subsurface probing with an auger revealed a path measuring 14.12 meters in length and 1.51 meters in width. The walkway is 18 cm below surface and is 51 cm east of the house. The east side of the house, parallel to the brick walkway, is 12.14 meters in length. This distance is almost two meters shorter than the walkway, yet there was no evidence that the path continued in any direction. Originally the house had an approximately 1 meter wide rear porch - perhaps this path ended at the end of steps at edge of porch. Shovel test number 98 (field specimen number 85) exposed a buried fence post that measured 7 cm in width and 71 cm in length. The post was 5 cm below surface.

Slave Quarters

The quarters were in the vicinity of the agricultural structures that remain, and were aligned with the east/west dirt road that traverses the property. Testing recovered a concentration of all types of materials, nails, ceramics, bricks, from all time periods. As such, details of social structures cannot be assessed, other than to verify sustained habitation over time.

Structures (non-contributing)

In the area described as the quarters are three non-historic agricultural sheds. Structure 1 is a shed built in the 1950s measuring 9.5 by 10.5 meters. There are four brick piers in the middle of the structure spaced 3.5 and 5 meters apart. The floor of the shed is dirt, several wooden posts support the wooden and corrugated tin structure. Structure 2, a 'hog parlor,' is seven meters southwest of Structure 1 and measures 4.25 by 4.5 meters. The floor of the structure is cement, and it, like Structure 1, is constructed of wood and corrugated tin. Structure 3 consists only of the foundation remains of a structure measuring 4.75 by 6 meters. The foundation is of cement and cinder block, yet there is a brick floor foundation under the cement floor. Waldorf reports this was related to tobacco curing. The brick foundation is obviously earlier but its date is unclear.

Cemetery Area, FMSF# 8LE1960

This area measured 90 meters north to south (1060 to 1150 North) by 40 meters east to west (630 to 590 East). This area was surrounded on all sides by dirt roads or trails. The cemetery is heavily overgrown. A deteriorated wire fence within this forested area almost defines the entire overgrown area. At least half of the fence is down and/or buried. One headstone and one foot marker were located on the southeast edge of the

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forested area. At least 25 depressions were discovered within the southern section of the cemetery. The depressions were spaced evenly apart and averaged 186.2 cm in length and 105.4 cm in width. One depression, in the middle of five others, was covered in brick. One green, possibly wine bottle and a brown jar were imbedded in the grave. No shovel tests were excavated in the cemetery area, although 11 were made on the eastern side along the length of the cemetery.

Results

The Bannerman plantation constitutes one of the few ante-bellum and post-bellum locations in this region of Florida that has been archaeologically tested. These periods of archaeological investigation are underrepresented in the Florida Master Site File, and in an area of the state with rich potential. These regional resources are also one of the most at risk as Leon County continues a trend of urbanization. The survey has confirmed and specified areas and locations of ante-bellum construction. Other building sites are yet to be identified. The cemetery and cultural landscape as a whole have the potential to yield important information pertaining to ante-bellum and post-bellum life, such as nutrition and health, stature, burial practices. Information from slave sites and sharecropper/tenant farm sites would yield useful comparative information regarding status and changing life patterns. Archaeological investigations also have the potential to yield information about the plantation layout and building relationships, and farm technology. This information could contribute to a better comparative understanding as to how North Florida cotton plantations compared to other cotton plantations in the South, and how this mid-sized plantation compared to large plantations and yeoman farms.

COMPLETE ARTIFACT INVENTORY BY BROAD CATEGORY

Counts (N) and Weights (GM)

BANNERMAN
8LE1960

CATEGORY	N	GM
BONE	51	190.7
BRICK	493	8401.6
CAULKING	6	4.8
CEMENT	7	98.0
CHARCOAL	43	10.1
CLAY	4	76.1
CERAMIC	178	2866.4
COTTON	1	0.5
GLASS	711	2508.3
LEATHER	24	16.9
LITHIC	5	1.3
METAL	1042	8758.8
MORTAR	81	884.5
NAIL	1184	3904.2

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PLASTER	23	136.1
PLASTIC	35	43.7
RESIN	2	0.8
ROCK	25	261.9
RUBBER	8	10.1
SHELL	25	109.8
SHINGLE	92	35.5
SLAG	2	4.9
SLATE	10	7.0
STAPLE	52	211.0
TABBY	2	37.0
MISC*	5	8.5
TOTAL	4112	28626.3

COMPLETE ARTIFACT INVENTORY BY BROAD CATEGORY
Percentages of Count (N%) and Weights (GM%)

BANNERMAN
8LE1960

CATEGORY	N%	GM%
BONE	1.24	0.63
BRICK	11.99	29.35
CAULKING	0.15	0.02
CEMENT	0.12	0.24
CHARCOAL	1.05	0.04
CLAY	0.09	0.26
CERAMIC	4.33	10.01
COTTON	0.02	<.01
GLASS	12.10	6.07
LEATHER	0.58	0.06
LITHIC	0.12	<.01
METAL	25.75	30.60
MORTAR	1.97	3.09
NAIL	28.79	13.76
PLASTER	0.56	0.48
PLASTIC	0.85	0.15
RESIN	0.02	<.01
ROCK	0.61	0.91
RUBBER	0.20	0.04
SHELL	0.61	0.38
SHINGLE	2.24	0.12

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Section number 8 Page 10 **BANNERMAN PLANTATION, LEON COUNTY,
FLORIDA**

SLAG	0.05	0.02
SLATE	0.24	0.02
STAPLE	1.27	0.74
TABBY	0.05	0.13
MISC*	0.12	0.03
TOTAL	100	100

* Includes UID materials

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Section number 9 Page 1 **BANNERMAN PLANTATION, LEON COUNTY,
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Section number 9 Page 2 **BANNERMAN PLANTATION, LEON COUNTY,
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Section number 10 Page 1 **BANNERMAN PLANTATION, LEON COUNTY,
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VERBAL BOUNDARY DESCRIPTION

Deed Book 91, page 343: The Northeast Quarter of the Northwest quarter, the Northwest Quarter of the Northeast Quarter, and the South Half of the Northeast Quarter all in Section 24, Township 3 North, Range 1 West.

Deed Book 190, page 241: Commence at the Southeast corner of the NE $\frac{1}{4}$ of Section 24, thence run West 130 feet to the point on the Western boundary line of the Meridian Road, which point is the point of beginning: From said point of beginning thence run West 210 feet to a point: thence run South 114 feet to a point on the Western boundary line of said Meridian Road; thence run in a Northeasterly direction 220 feet along the Western boundary line of said Meridian Road to the point of beginning, said land lying and begin in Section 24, Township 3 North, Range 1 West, containing 0.27 acres, more or less.

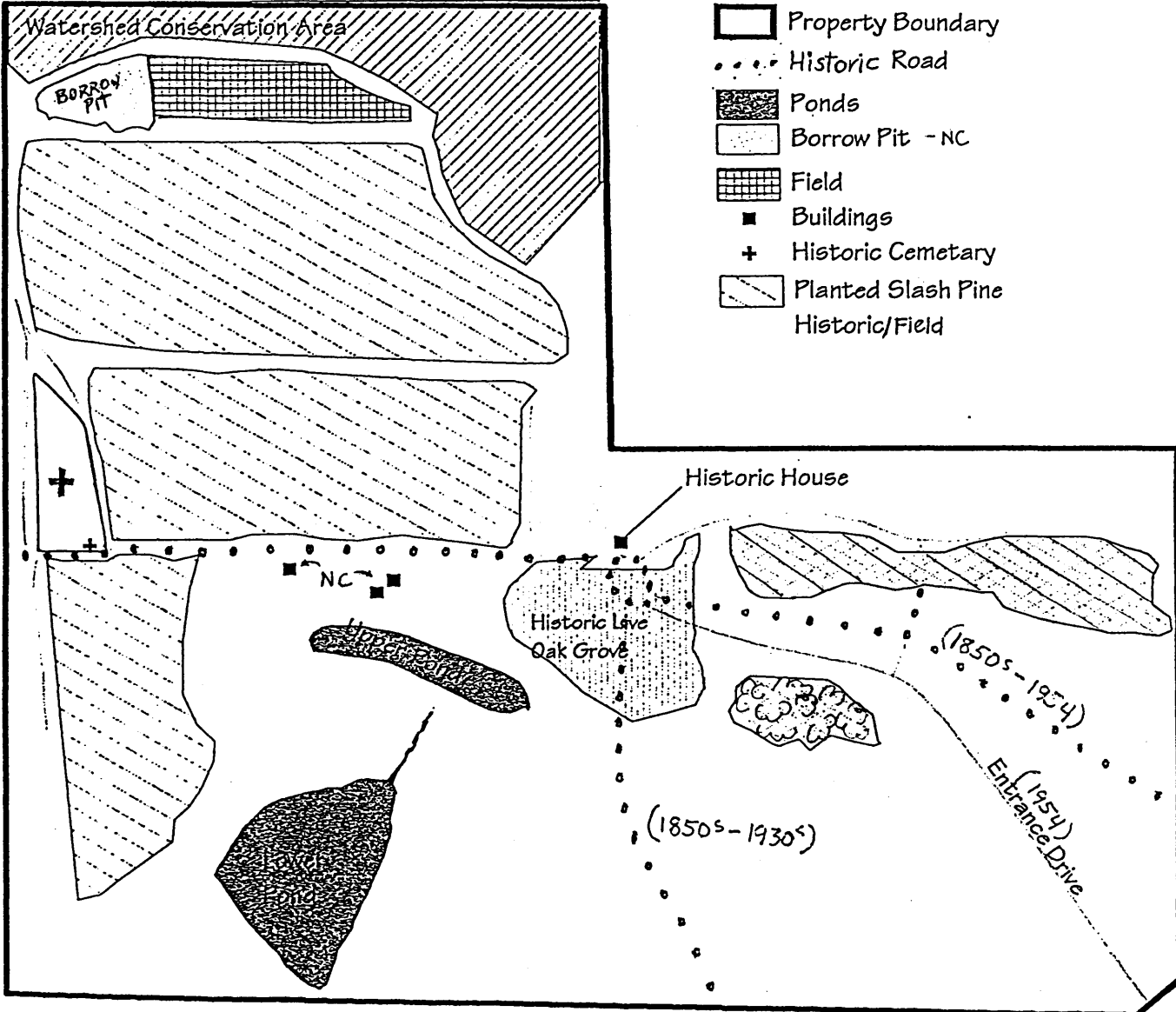
(less and except the portion within the maintained right-of-way of SR155)

BOUNDARY JUSTIFICATION

The boundary encompasses a portion of the property historically associated with the Bannerman Plantation, and is the present property boundary surrounding the 1852 Bannerman House.

BANNERMAN PLANTATION
 Leon County, Florida

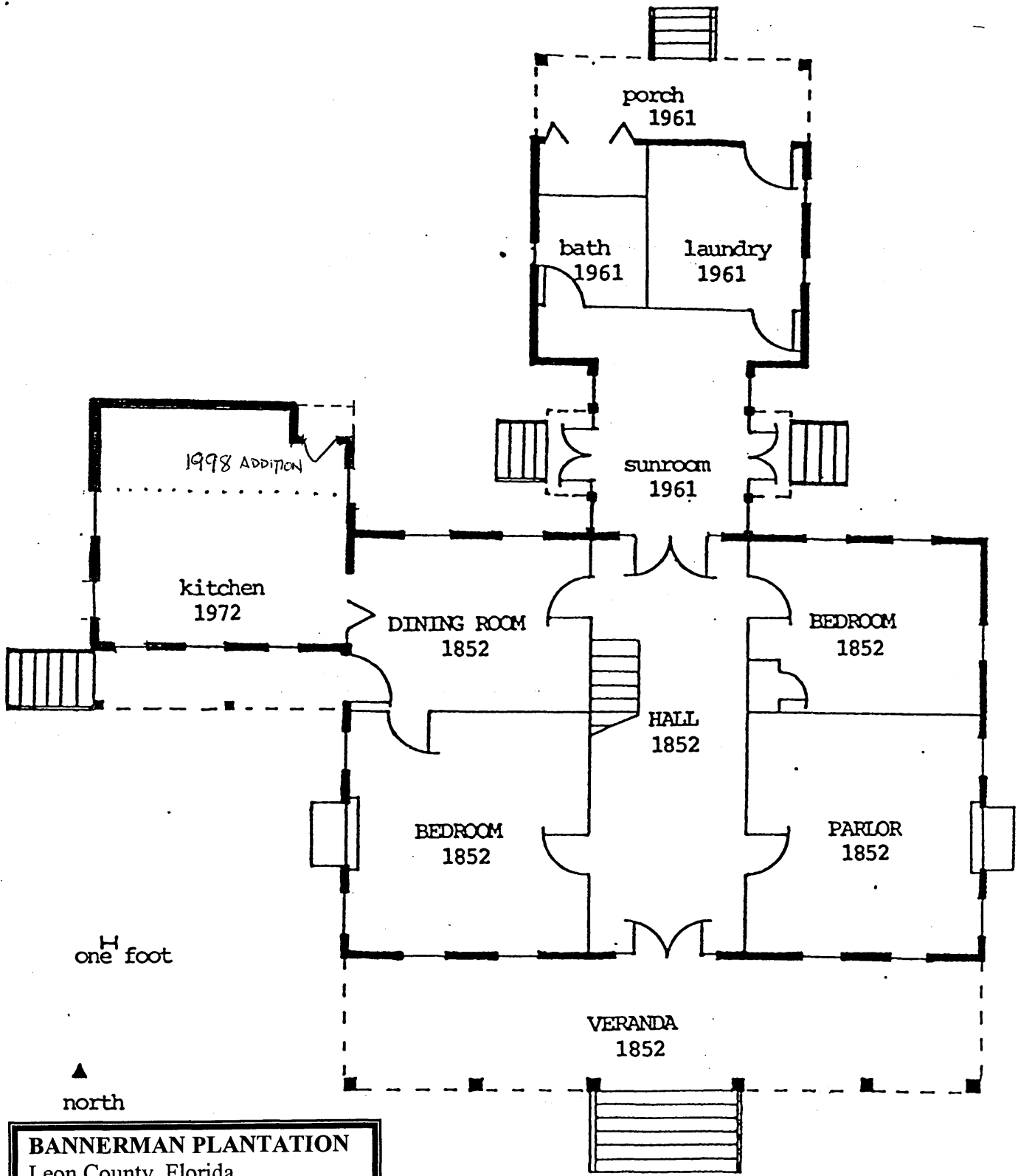
SITE PLAN



- Property Boundary
- Historic Road
- Ponds
- Borrow Pit - NC
- Field
- Buildings
- Historic Cemetary
- Planted Slash Pine
- Historic/Field



Meridian Rd.

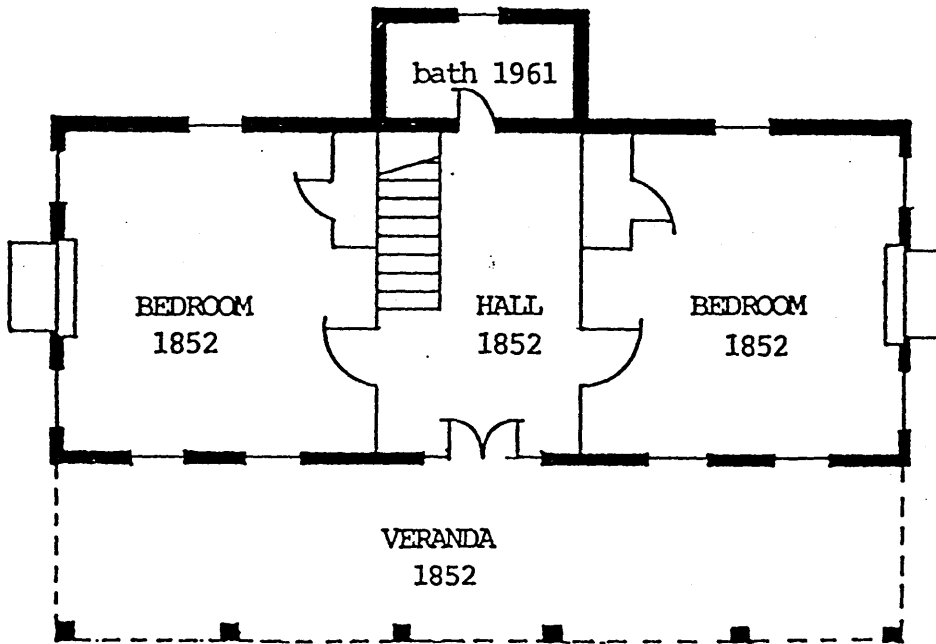


BANNERMAN PLANTATION
 Leon County, Florida

HOUSE FLOOR PLAN
 FIRST FLOOR

G. B. Waldorf, July 1992

B. JONES, AMEND 8-2001



$\frac{1}{4}$
one foot

▲
north

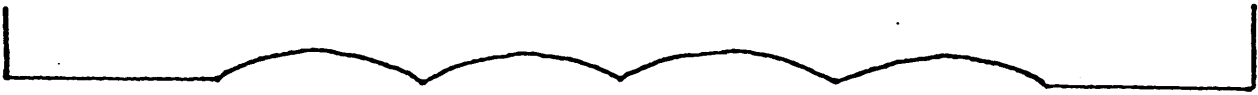
BANNERMAN PLANTATION
Leon County, Florida

HOUSE FLOOR PLAN
SECOND FLOOR

BANNERMAN PLANTATION
Leon County, Florida
HOUSE INTERIOR MOLDING
DIAGRAMS



TYPE A



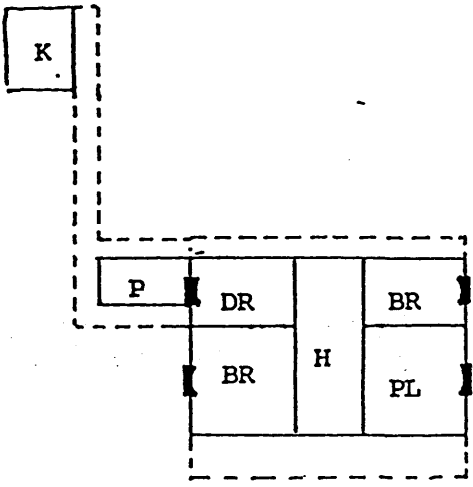
TYPE B - FLUTED



TYPE C



TYPE D (1961)

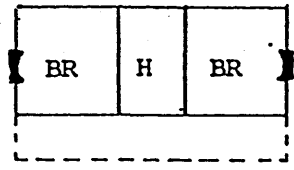


BANNERMAN PLANTATION
 Leon County, Florida

HOUSE ALTERATION DIAGRAM

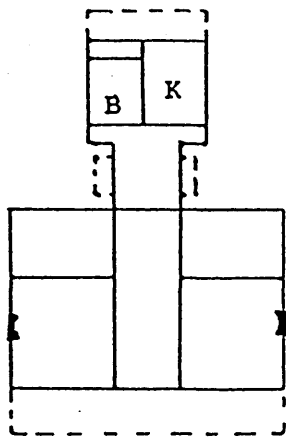
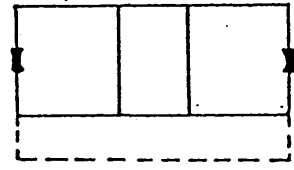
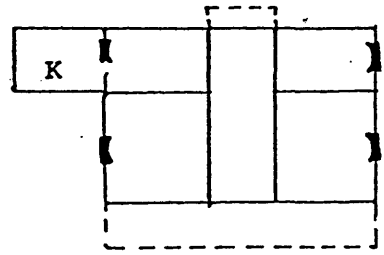
1852

Original dwelling with detached kitchen (K), pantry (P), dining room (DR), bedrooms (BR), halls (H), and parlor (PL).



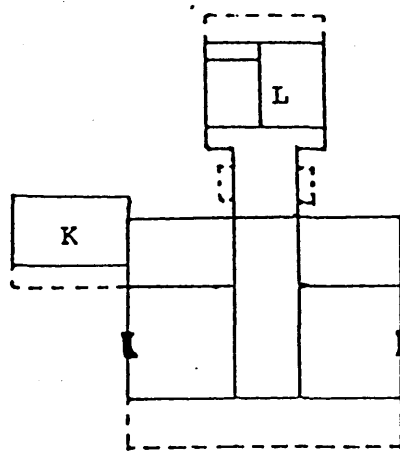
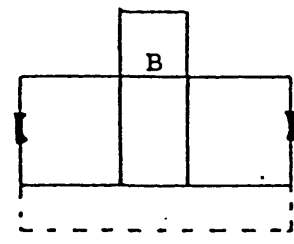
1920s

Former pantry, converted to the kitchen prior to this time, enlarged to take in its south veranda.



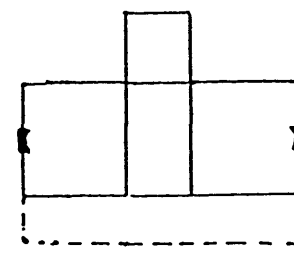
1961

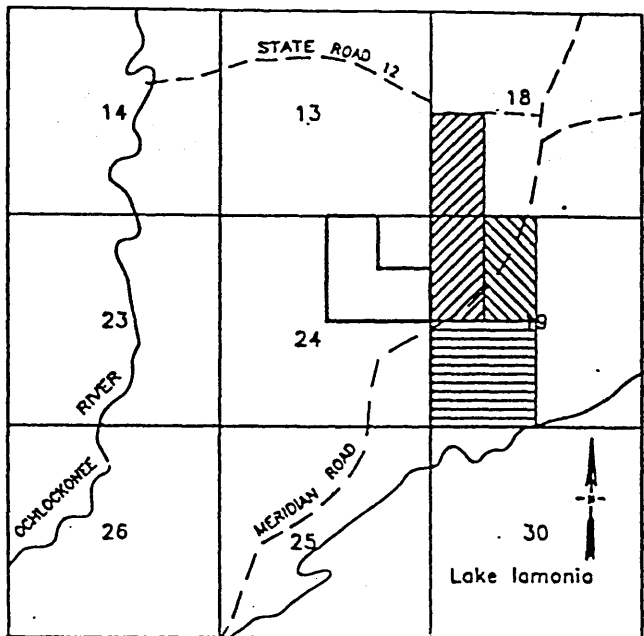
Kitchen removed; north wing and second story bath (B) added. Two rear chimneys removed at or prior to renovation.



1972

West wing replaced; 1961 kitchen becomes laundry (L).





Township 3 North Range 1 West Township 3 North Range 1 East

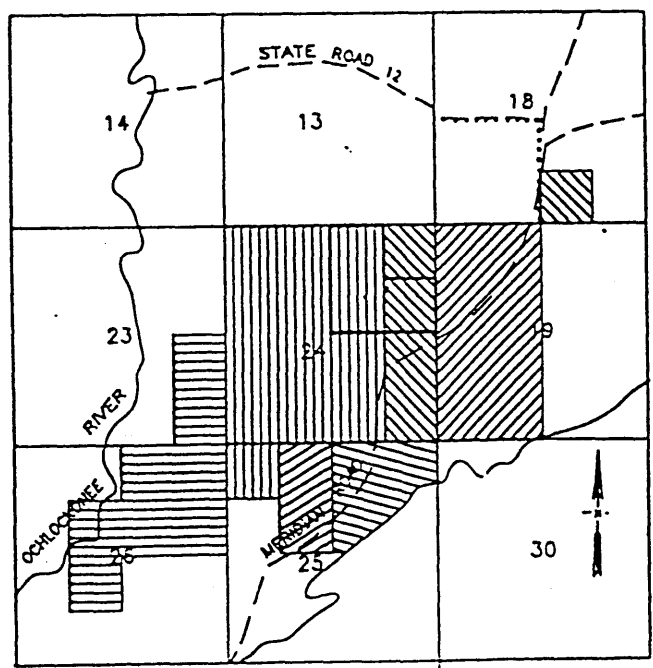
- 1992 ROADS
- 1992 Property Lines and area of archaeological investigation 8 Le 1960
- ▨ 1828 - includes site of log home & Bannerman graveyard
- ▩ 1831
- ▧ 1842

Charles Bannerman Place before 1850

CAD GRAPHIC BY AUBREY ADAMS 7/92

BANNERMAN PLANTATION
Leon County, Florida

CHARLES BANNERMAN'S LAND ACQUISITIONS

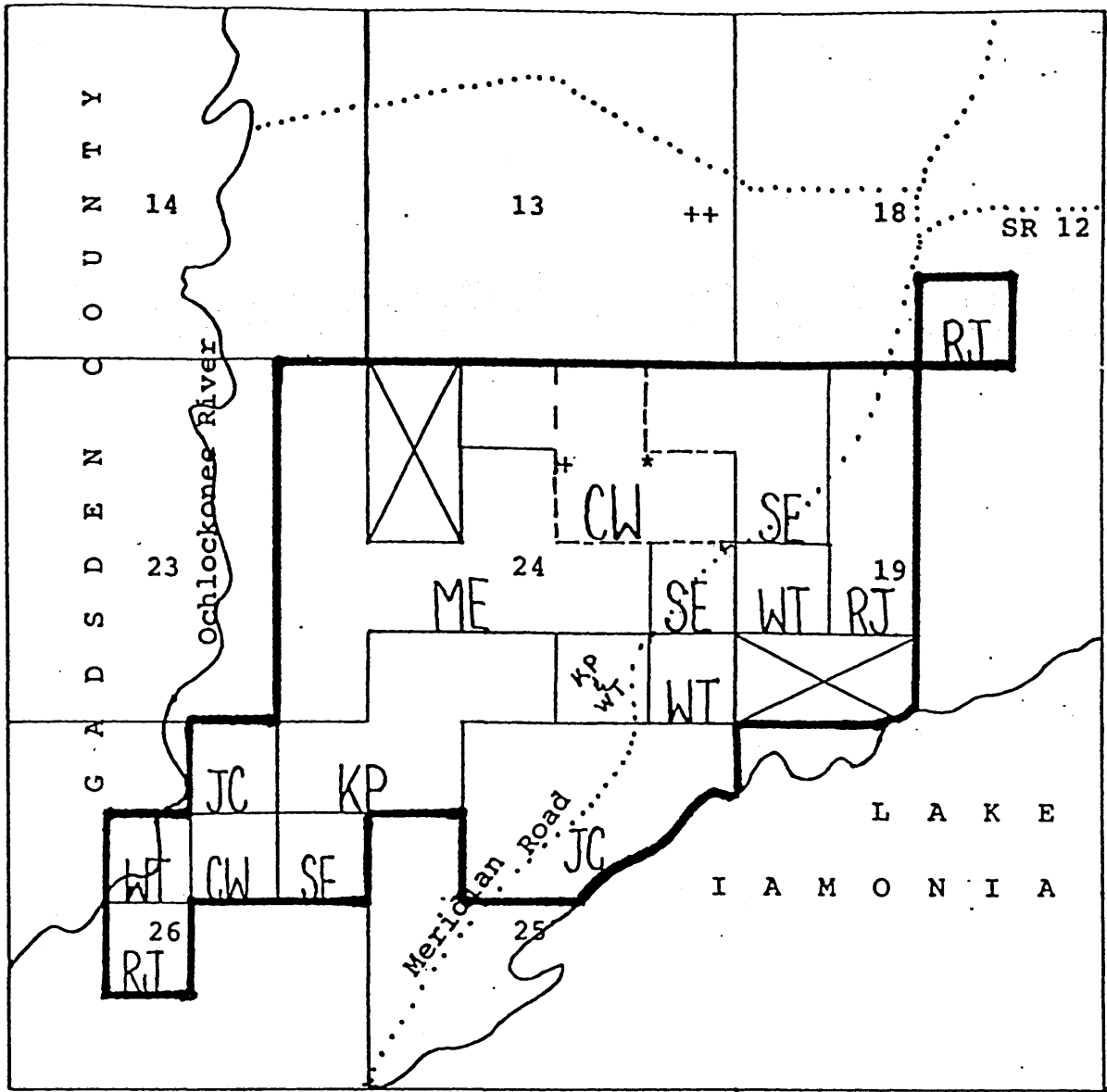


Township 3 North Range 1 West Township 3 North Range 1 East



- 1992 ROADS
- 1992 Property Lines and area of archaeological investigation 8 Le 1960
- ⋯ Sold December 1849
- ▨ Acquired 1828-1842 includes Lake Field
- ▧ Purchase effective January 1850 - (John Vickers parcel)
- ▩ Acquisition dates not known
- ▧ 1854 - includes river field
- ▨ 1860
- ▩ Acquisition dates not known Anders Fields

Charles Bannerman Place 1850-1860

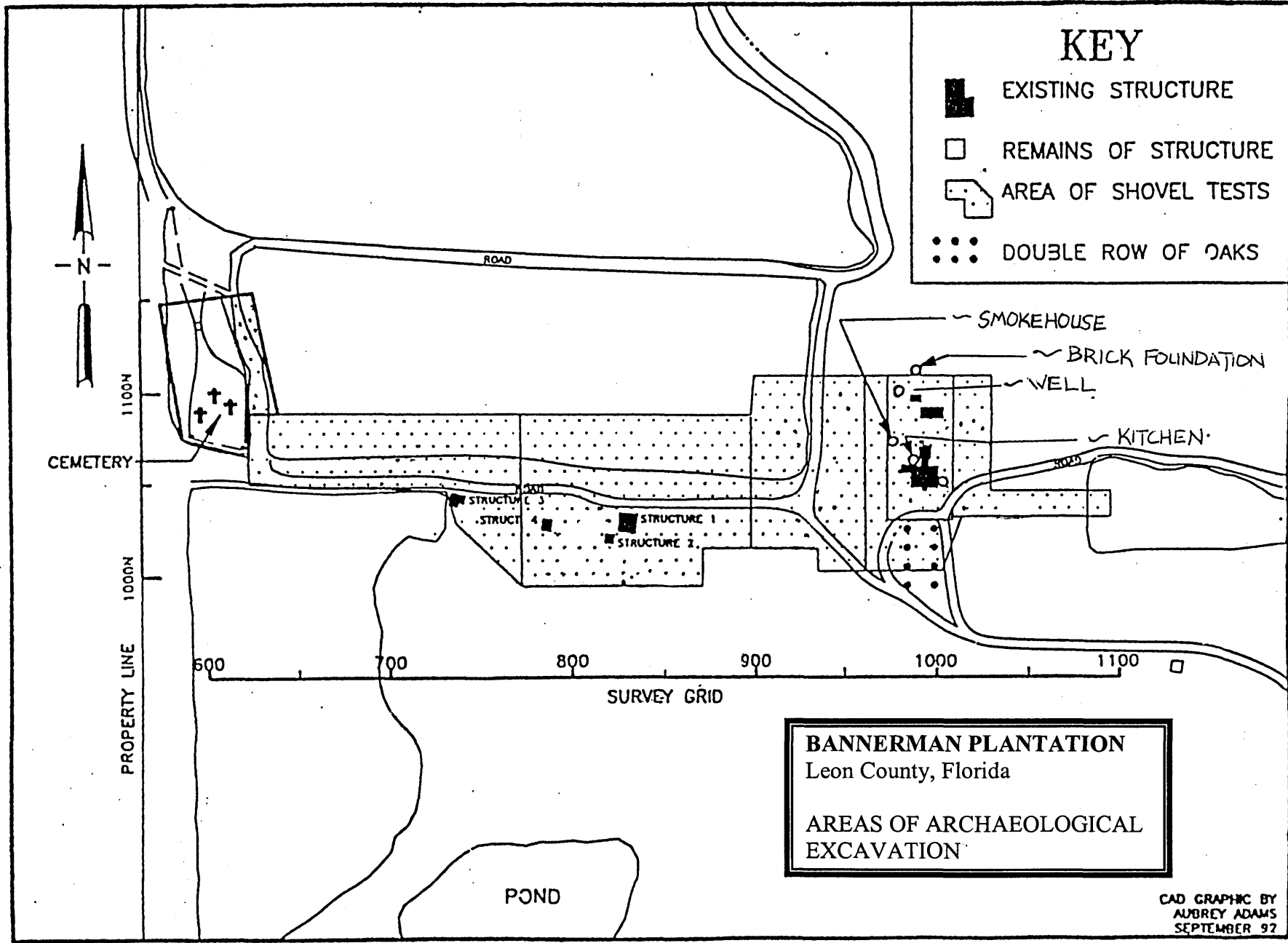
CAD GRAPHIC BY AUBREY ADAMS 7/92



T3N R1W | T3N R1E

-  1992 property
- * Charles Bannerman Plantation House
- ++ Bannerman-Cromartie cemetery
- + African-American cemetery
-  Not specified in division
- CW Initials indicate heir (CW = Charles Washington Bannerman)
- 1992 roads

BANNERMAN PLANTATION
 Leon County, Florida
 1878 PROPERTY DIVISIONS



KEY

- EXISTING STRUCTURE
- REMAINS OF STRUCTURE
- AREA OF SHOVEL TESTS
- DOUBLE ROW OF OAKS

BANNERMAN PLANTATION
 Leon County, Florida

AREAS OF ARCHAEOLOGICAL
 EXCAVATION

CAD GRAPHIC BY
 AUBREY ADAMS
 SEPTEMBER 92