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**Timucuan Ecological and Historic Preserve**

**Napoleon Bonaparte Broward House**

**Historic Structure Report**

March 2010

for

Cultural Resources Division

Southeast Region, National Park Service

by

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2010  
Historic Structure Report  
Napoleon Bonaparte Broward House  
Timucuan Ecological and Historic Preserve

LCS#: 663051

Cover image: Photograph of the Broward House taken between 1910 and 1918. Courtesy of Mary Broward Weisenburgh, granddaughter of Governor Broward.

The historic structure report presented here exists in two formats. A traditional, printed version is available for study at the park, the Southeastern Regional Office of the NPS (SERO), and at a variety of other repositories. For more widespread access, the historic structure report also exists in a web-based format through ParkNet, the website of the National Park Service. Please visit [www.nps.gov](http://www.nps.gov) for more information.

Timucuan Ecological and Historic Preserve  
Napoleon Bonaparte Broward House  
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Approved by: Barbara Goodman 7/7/10  
Superintendent, Timucuan Ecological and Historic Preserve Date

Recommended by: Frank Miele 7/13/10  
Chief, Cultural Resources Division, Southeast Region Date

Recommended by: A. Angelwood 7/19/10  
Deputy Regional Director, Southeast Region Date

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Regional Director, Southeast Region Date



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# Foreword

We are pleased to make available this historic structure report on the Napoleon Bonaparte Broward House as part of our ongoing effort to provide comprehensive documentation for the historic structures and landscapes of National Park Service units in the Southeast Region. In addition to the Project Team that prepared the report, a number of individuals contributed to this work, but we would particularly like to thank the staff at Timucuan Ecological and Historic Preserve for their assistance throughout the process, especially John Whitehurst. Important photographs, documents, and lengthy interviews were provided by three granddaughters of Governor Broward: Mary Broward Weisenburgh, Elizabeth Broward Calhoun, and Elsie Broward Kienast, sisters who grew up in the house. Our thanks go also to former owner Karl A. Zillgitt for his numerous phone conversations about his renovations to the house, and to Joel McEachin of the Jacksonville Planning Department's Historic Preservation Office, who was particularly helpful in providing access to city records.

We hope that this study of the Napoleon Bonaparte Broward House will prove valuable to park management in ongoing efforts to preserve the building and to everyone in understanding and interpreting this unique resource.

Dan Scheidt, Chief  
Cultural Resources Division  
Southeast Regional Office  
April 2010



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C. Chain of Title	

## Bibliography



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## Executive Summary

The Napoleon Bonaparte Broward House on Batten Island is named for its most famous owner. By every measure he was a self-made man who overcame enormous odds in a meteoric and quite colorful rise to national prominence. He was orphaned at 10. As a young man he became a river pilot and attracted notice as a gunrunner for the rebels in Cuba. His political career began in 1895 when he was elected to the Jacksonville City Council and the same year built a fine house for his family in the city. Two years later he acquired this summer house on the St. Johns River northeast of town. In 1900 he was elected to the Florida House of Representatives and in 1904 was elected governor. In 1910 he was elected to the United States Senate, but died before taking office. Governor Broward's family retained the house until the 1990s.

Little is known about either the initial construction of this house or the persons involved. The area where the house is located was known in the last half of the nineteenth century as Pilot Town. It was a community inhabited mostly by harbor pilots, sea captains who made their living bringing ships through the notoriously treacherous currents nearby where the St. Johns River meets the Atlantic Ocean. By the last quarter of the century there were others who came here, mostly wealthy northerners, to enjoy the mild climate and stunning coastal scenery.

The Gilberts were likely one such family. Real estate documents indicate the parcel of land where the house stands was purchased in 1877 by a Laura Gilbert. Other documents reference her husband, Jonathan Gilbert. Secondary sources refer to Jonathan as Dr. Gilbert, sometimes as a dentist and other times as a doctor. Local tradition holds that the Gilberts began construction of their house about 1878, and were from New York or from "up north." But little else is known about them.

The house on the St. Johns River was probably intended to be a vacation house from the very beginning. The house faces east-southeast towards the river. The dangerous shoals are in view beyond. (For the purpose of this report, the

direction is described as east.) Initially, and well into the twentieth century, access to the site was only by boat.

The Main Block of the house is largely as initially constructed. It is roughly square in plan, raised above grade on brick piers. The wood frame structure rises two stories in height, covered on the exterior with weatherboard siding. Along the main or east elevation is a double-gallery porch spanning the full width of the house at both levels. Fenestration along this elevation is organized symmetrically, the doorway at the center, one at each level. Along each side elevation, fenestration is organized less symmetrically, a different configuration on each side. At the rear elevation, there are two windows at the second floor, one at the center and a second to its north. An open cupola sits atop the deck-hipped roof. The roof brackets of both the house and cupola are sawn, each in a distinct form.

Internally, the Main Block remains largely as originally configured, with a center hall running from front to back on both the first- and second-floor levels. A row of rooms opens off both sides of the hall at both levels. The original four-panel doors remain, opening off the hall into the rooms. The original ornate window surrounds match the door surrounds, the second-floor versions of both being slightly shorter than their first-floor counterparts, and the second-floor ceiling heights being shorter. Similarly, the same ornate original baseboard is found at both floor levels; the second-floor version, again, slightly shorter. Doors, window sash, baseboards and door and window surrounds are painted. The flooring is varnished pine. Walls and ceilings are painted plaster with some modern gypsum wall boards. Matching original fireplace mantels remain in the two front rooms of both levels. The original decorative plaster ceiling cornice adorns the two front first-floor rooms.

In addition to the Main Block, there initially was a one-story ell off the back, extending west along the north side of the Main Block. Like the Main Block, the Ell has a wood frame and is set on brick piers.

Beneath the current weatherboard on the north and west elevations, 3½"-wide flush-board tongue-and-groove siding applied horizontally can be seen; whether it is the original siding is unconfirmed. The Ell now forms the north portion of a rear one-story shed-roof enclosure that extends across the entire back or west elevation of the Main Block. The Ell section contains a kitchen as it has since the early twentieth century, if not originally; it is now a modern version remodeled some ten years ago. The remainder of the Rear Shed is a large room that served as a living room during the Broward family's ownership.

The construction of this west shed addition with incorporation of the original Ell constitutes the second major manifestation of form for the Broward House. When it occurred is not entirely clear. There are no early accounts of construction, and legal papers that may have addressed the event were lost when the county courthouse burned in 1901. A single photograph taken from the southeast shows the addition in place; by the clothing of the people in the image, the photograph has been dated between 1910 and 1918. This time frame suggests the Rear Shed was probably in place during Broward's occupancy, an important consideration for interpretation of the property.

The chances for more precise dating through ground archaeology are few at best; the site was largely disturbed in 2004 when contaminated soil was removed at a depth of about one foot all along the house. The prospects for gaining information from building archaeology are more promising, though beyond the scope of this report. However, the framing and finish material of this rear shed has been largely reworked in recent years and a conclusive determination of its historic evolution will likely require removal of building fabric.

After the death of Napoleon Bonaparte Broward in 1910, his widow and children continued to use this place as a vacation house. At some point, probably in the late 1920s during the creation of Heckscher Drive and associated grade raising, the front first-floor porch was extended forward and to the sides and screened to create a large warm-weather family room. This was the third major manifestation of house form. This new porch configuration remained until 1996 when the house was sold outside the family to Karl and Tracy Zillgitt who made it their principal residence. By this time, the house was in need of much maintenance work and from 1996 through 2003 the Zillgitts conducted extensive repairs, striving to replace in kind the many historic features that had deteriorated. In

making repairs they sought to return the house to an appearance more closely aligned with the house that Broward had known. They also made accommodations for modern living. They removed the expanded front porch and rebuilt to match the original design; they installed a new kitchen where an earlier one had been in the Ell, and; they respected the early floor plan when installing two bathrooms where once had been a secondary bedroom. Their efforts saved the house from escalating deterioration, reestablished the earlier building form that probably dates to the Broward era, and sensitively integrated modern amenities into the historic building plan, providing greater flexibility in reuse. This is the house as it appears today.

The General Management Plan (GMP) for Timucuan Ecological and Historic Preserve predates the acquisition of the Napoleon Bonaparte Broward House property. Therefore, stewardship of the property is not discussed in the GMP. However, it is clear that the primary significance of the property is its association with Napoleon Bonaparte Broward. His occupancy here from 1897 until 1910, then, is the house's period of primary significance.

Interpretation of this site and house, as well as their potential for reuse, have been markedly compromised by the dry dock building constructed immediately in front on the bank of the St. Johns River. This enormous box-like structure not only blocks the view of the river and Atlantic beyond but its presence dwarfs the island's vegetation and neighboring structures. For a community that prides itself on its natural scenic beauty, this building can only be categorized as an eyesore. The negative impact on the aesthetic character of the community undoubtedly damages other aspects of community life as well.

During preparation of this report, additional documentation and physical evidence have come to light confirming that some reconstructed features actually date to the period after Governor Broward's occupancy. Further, it is clear that some reconstructed features, while representative of the Broward era, are not as faithful reproductions as they could be nor are the materials always as durable as they might be. Future repair campaigns have the opportunity to address these conditions and in so doing improve the interpretation of the house as an artifact from the Broward occupancy.

It is also desirable to maintain the flexibility to accommodate a variety of potential building

uses. The Rear Shed currently provides valuable amenities not found in the historic Main Block of the house. The Rear Shed has a modern kitchen that can provide warming and even small-scale cooking. It also has a large room, much larger than any other in the house, that can be used as a conference room or for larger gatherings.

Therefore, the Recommended Ultimate Treatment is to rehabilitate the exterior and interior of the Main Block, focusing on the inherent historic character, and to preserve the exterior and interior of the Rear Shed, utilizing its modern kitchen and large meeting room.



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# Administrative Data

## Locational Data

*Building Name:* Napoleon Bonaparte Broward House

*Building Address:* 9953 Heckscher Drive  
Jacksonville, FL 32226

*Location:* Batten Island

*County:* Duval County

*State:* Florida

## Related Studies

### Primary

Broward papers, Smathers Library, University of Florida, Gainesville.

Jacksonville Historic Preservation Commission, Jacksonville Planning and Development Department.

Records of the Timucuan Ecological and Historic Preserve and Fort Caroline National Memorial.

Interviews with family and previous owners.

### Secondary

Burnett, Gene M. *Florida's Past: People and Events that Shaped the State*. Sarasota: Pineapple Press, 1988.

Proctor, Samuel. *Napoleon Bonaparte Broward, Florida's Fighting Democrat*. University Press of Florida, 1950. 1993 edition.

Stowell, Daniel W. "Timucuan Ecological and Historical Preserve; Historic Resource Study," 1996.

## Real Property Information

*Acquisition Date:* July 29, 2004

## Numbering Information

*LCS ID:* 663051

**Size Information**

<i>Total Floor Area:</i>	2,723 square feet
<i>First Floor Area:</i>	1,664 square feet
<i>Second Floor Area:</i>	1,059 square feet
<i>Attic Area:</i>	542 square feet
<i>Roof Area:</i>	2, 227 square feet
<i>Number of Stories:</i>	2
<i>Number of Rooms:</i>	15
<i>Number of Bathrooms:</i>	3

**Cultural Resource Data**

<i>National Register Status:</i>	Listed December 27, 1972 Reference # 72000308 Name: Napoleon Bonaparte Broward House
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**Proposed Treatment**

Rehabilitation of the exterior and the interior of the Main Block.  
Preservation of both the exterior and interior of the Rear Shed.



# I.A Historical Background and Context

The wooded and marshy lands along the St. Johns River above Jacksonville had long been home to native populations when European ships landed there in the sixteenth century. The Europeans gave the name Timucua to the several related cultural groups who, though not a distinct tribe, were identified by their shared language. In rapid succession, the Spanish, the French, and the British arrived to lay claim to the area, conquerors whose wars and diseases would eventually eliminate the native inhabitants.<sup>1</sup>



**Figure 1**, Timucuan chief and procession. ([nps.gov/timu/historyculture](https://nps.gov/timu/historyculture))

## Early Settlements

Juan Ponce de Leon, the first governor of Puerto Rico, is credited as the first European to reach Florida, claiming it for Spain in 1513. The next fifty years saw numerous failed attempts by the Spanish to establish a strategic monopolistic position there. The French posed the primary threat to Spanish shipping interests. In 1562, French explorer Jean Ribault and an expedition of Huguenots (French Protestants) arrived at the mouth of the St. Johns River, which he named the River of May to honor

the month of his landing. Ribault was impressed by the Timucua, whose Chief Saturiwa is said to have met the expedition at the mouth of the river. Ribault reported of them,

They be all naked and of goodly stature, mighty, faire and as well shapen. . . as any people in all the worlde, very gentill, curtious and of good nature. . . the men be of tawny color, hawke nosed and of a pleasant countenance. . . the women be well favored and modest. . .<sup>2</sup>

Although Ribault did not stay, a second French expedition in 1564 established a settlement on a bluff overlooking the river and, with the help of the Timucua, built a fort named “la Caroline.” The small colony at Fort Caroline boasted a number of houses, a flour mill, bakery, and blacksmith.<sup>3</sup> But the settlement was short-lived. In 1565, the Spanish massacred the French, ushering in a long era of Spanish control. Under the Spanish, the River of May came to be known as the Rio de San Juan for a mission near its mouth named San Juan del Puerto.<sup>4</sup>



**Figure 2**, Jean Ribault. ([augustine.com](https://augustine.com))

1. [nps.gov/timu/planyourvisit](https://nps.gov/timu/planyourvisit)

2. [nps.gov/timu/historyculture](https://nps.gov/timu/historyculture)

3. Burnett, p. 26.

4. St. Johns River Water Management District. [theriverreturns.org/explore/history](https://theriverreturns.org/explore/history).

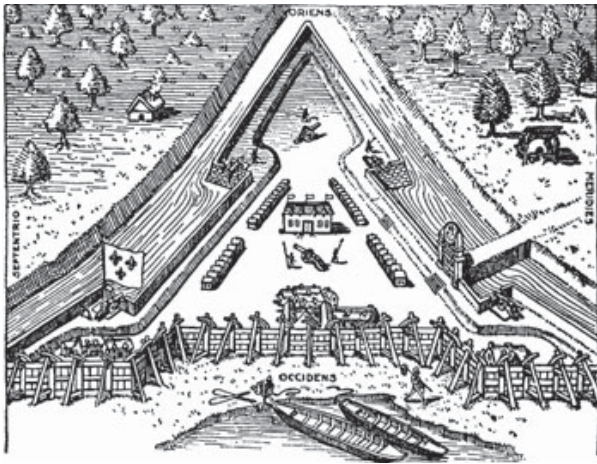


Figure 3, Fort Caroline, 1564. Engraving by Theodore de Bry based on drawing by Jacques LeMoyne. (flmnh.ufl.edu)

## British Occupation

For the next two hundred years La Florida was held by Spain. Then, in the early eighteenth century the British began repeated invasions of Spanish settlements and continued until 1763 when Spain ceded Florida to Britain. The British took over agricultural lands, awarded land grants to encourage the development of large plantations in the area, and translated the river's Spanish name to the St. John's River.<sup>5</sup> However, after only twenty years in British hands, Florida returned once again to Spain in 1783 at the end of the American Revolution. The Second Spanish Period, though marked by numerous boundary disputes and American encroachments, continued

5. The apostrophe was later dropped from the name.

until 1821 when Spain again ceded Florida, this time to the United States. The rich lands of the inviting new territory were of particular interest to Americans from the plantation states of Virginia, the Carolinas, and Georgia.

## Fort George Island

Across the St. Johns River from the site of Fort Caroline was Fort George Island. On the north side of the river, it was the southernmost of the chain of sea islands bordering the Atlantic coast.<sup>6</sup> From about the 1760s until the 1850s, while Florida was shifting from nation to nation, the island operated as a plantation under a series of owners. Centuries earlier, Jean Ribault had proclaimed the island "the fairest, frutefullest, and pleasantest of all the worlde...." The fertile region was also noted by botanist William Bartram, who on visiting in 1774 reported "[the soil of the sea islands]... appears to be particularly favorable to the culture of indigo and cotton."<sup>7</sup>

The most well-known of Fort George Island's early owners was one of Florida's wealthiest men, Zephaniah Kingsley, who operated a flourishing plantation there from 1814 to 1839 producing Sea Island cotton, indigo, citrus, sugar cane, and corn.<sup>8</sup> Kingsley's nephew owned the island for the next fifteen years, followed by a series of owners who cultivated the land until after the Civil War.

6. Fort George Island took its name from a fort built by Georgia's Governor Oglethorpe in 1736. [floridastateparks.org](http://floridastateparks.org).

7. Burnett, p. 27.

8. [nps.gov/timu](http://nps.gov/timu).



Figure 4, 1884 map of Duval County shows Pilot Town and Mayport at the mouth of the St. Johns River. (courtesy of Mary Weisenburgh)

## The St. Johns River and its Ever-Shifting Bar

The success of the Fort George Island plantations was dependant on the St. Johns River. Transportation had always been an important use of the river, providing early access to trading posts and to Florida's interior regions, and later transporting cargoes of cotton and sugar and other export products of the plantations. Shipping increased after 1821 when Florida became a U.S. possession. Jacksonville was growing, and in 1829, the arrival of the first steamboat confirmed its standing as an important port.

But the shallow sand at the mouth of the St. Johns River was tricky. Early Spanish seaman had called the river the Rio de Corrientes, or the River of Currents, for the treacherous waters that were to plague river trade. The fast-moving current created a large sandbar where it met the ocean and produced a turbulence that Jean Ribault described as "...a leaping and breaking of water, as a stream falling out of the land into the sea."<sup>9</sup> An illustrated 1850 survey map portrays the mouth of the river as a man in profile, blowing the current out to sea.<sup>10</sup>



**Figure 5**, The mouth of the river as depicted on Henry Washington's survey map of 1835 and 1850. Baton [sic] Island is shown on the north bank. (Jacksonville Department of Public Works)

The sandbar was a significant impediment to ships as it constantly shifted, at times positioned only a few feet beneath the water. Heavy ocean vessels sat deeper than the bar allowed, and even smaller boats were not safe.<sup>11</sup>

9. Jacksonville's historic inventory entry on jetties.

10. Florida's Deputy Surveyor Henry Washington surveyed the lands of Zephaniah Kingsley in 1833-1835; he surveyed other areas in 1849 and completed the map in 1850 (map found at Jacksonville Department of Public Works). "Spanish Land Grants: A Problem for Surveyors..." [floridaenergyoffice.com/lands/files/spanish\\_land\\_grants](http://floridaenergyoffice.com/lands/files/spanish_land_grants)

11. Ward, p. 160-165.

## Bar Pilots

Ships needed pilots who knew the river and its changing channel. As maritime activities increased and Jacksonville and smaller river ports developed, local seamen found this new work to which they were uniquely suited. These men, known as bar pilots, boarded ships and maneuvered them around the twisting sandbar, then helped guide them through the channel and up to Jacksonville.<sup>12</sup>

On the north bank of the river, just south of Fort George Island, was the smaller Batten Island. As river commerce grew and more men worked the bar, a community of pilots developed on Batten Island and became known as Pilot Town. As early as 1847, Pilot Town was sufficiently settled to need a post office.

Across the river to the south was the fishing village later named Mayport. In the 1840s, a sawmill in the Mayport area was bought by Joseph Finnegan and operated by his partner Amander Parsons. Parsons had moved with his family from New Hampshire to supervise the mill, which grew to become one of the largest sawmills in Duval County and known as Parsons Mill.<sup>13</sup>

Living upriver from Mayport was John Broward, who by 1835 owned a 2,500-acre land grant and was one of the larger owners of land and slaves in north Florida. His son, Napoleon Bonaparte Broward, married Amander Parsons' daughter Mary Dorcas Parsons in 1851. Their son, Napoleon Bonaparte Broward, Jr., was born in 1857. He would grow up to be governor.<sup>14</sup>

## The Tourists Arrive

Shipping and trade on the St. Johns River was interrupted by the Civil War, but the effects were not long lasting. Jacksonville suffered less than most Southern cities during the war. Its port was blockaded and the city was captured and

12. Buker, p. 90-91. In 1820 the local Bar Pilot Association was founded.

13. McEachin, Mayport Survey Report. The village was first named Hazard for an early owner of nearby Fort George Island, later named Mayport Mills in recognition of Jean Ribault's River of May, then shortened to Mayport. Amander Parsons' mill was spelled both Parsons Mill and Parson's Mill. Some records also show the spelling Dorcus rather than the more common Dorcas

14. McEachin, Mayport Survey, and Proctor, p. 11-12.

recaptured several times by both sides, but no battles were fought there and recovery was quick. Almost immediately after the war, a new industry took hold as Jacksonville became a popular winter resort for northern tourists. The city's business leaders turned their attention to advertising, promoting not only the city but the region and even the state. It paid off. The 1870s and 80s were a period of tourist development and all that came with it. Electric lights were introduced with great fanfare in 1883 at the St. James Hotel in downtown Jacksonville, and electric lighting quickly spread to theaters, stables, and other tourist attractions until it was gradually extended over the entire city.<sup>15</sup>



**Figure 6**, 1893 Perspective of Jacksonville. (University of South Florida)

The new tourist traffic on the St. Johns River placed Jacksonville in great demand as a port city, and the region's citrus and lumber industries continued to fill steamers. By 1885, the population had reached 20,000, spreading prosperity beyond the city and especially to those associated with river commerce. Even tiny Mayport with its 600 inhabitants had two daily steamers, a post office, and a good school.<sup>16</sup> Nevertheless, the bar at the mouth of the St. Johns was hurting the city. Ships were delayed, and while grounded in the channel their cargoes were vulnerable to scavengers. As a result, the port's reputation as a safe harbor suffered.<sup>17</sup>

Navigational improvements at the mouth of the river had begun decades earlier, but the bar prevailed. Several dredge projects undertaken in the 1870s were undone by storms as soon as a channel was dredged. Not infrequently, larger ships were trapped. In 1874, twenty-two ships

were locked inside the bar after a storm filled the mouth of the river and its dredged channel. Almost a decade later in 1883, more than a dozen ships were blocked.<sup>18</sup> The bar pilots could not help these large ships in a shallow river.

Jacksonville's leaders moved from unease to alarm as commerce at the port suffered. Most of the ships coming to Jacksonville were three-masted schooners whose business was eagerly welcomed elsewhere; between 1866 and 1878, the city lost \$1.5 million in cargoes to nearby ports.<sup>19</sup>

In 1880, after earlier attempts to improve the river entrance had failed, construction began on the St. Johns jetties. The jetties and dredging deepened the channel to eighteen feet, and Jacksonville at last became a dependable ocean-going port. In 1902 the channel was deepened again and in 1916 deepened to thirty feet, with the dredge spoil adding land to the north bank of the river at Pilot Town.



**Figure 7**, Jetties constructed in 1880s. (Jacksonville Historical Society)

## Fort George Island: Winter in a Summer Land

The years after the Civil War brought change to Fort George Island as well. Zephaniah Kingsley's nephew had sold the island and its successful plantation in 1853. After a series of owners it was sold in 1869 to John Rollins, a chemist from New Hampshire who, like those before, was attracted to the island by its warm climate and fertile ground.<sup>20</sup> Rollins and his family moved into

15. Gold, p. 170-171.

16. Ibid, p. 172.

17. Buker, p. 90-91.

18. Ward, p. 160-165.

19. Buker, p. 90-91. Ward, p. 163.

20. [floridastateparks.org/littlealbotisland](http://floridastateparks.org/littlealbotisland).

Zephaniah Kingsley's plantation house, renaming it "the Homestead." There he attempted several agricultural enterprises, particularly grapes and a large orange grove, but was disappointed by early results. In contrast, his venture into recreation brought new life to the island.<sup>21</sup>

In 1873 the island was surveyed, then platted for homesites and winter cottages and advertised for wealthy northerners. The first lot sold in 1874. The next year, Rollins and his partners built the Fort George Hotel with accommodations for sixty guests. An advertisement in the *Tri-Weekly Florida Sun* in 1876 noted that the hotel combined "both seashore and inland attractions unsurpassed in this country." Its appointments were "first-class in every particular," including driving avenues and long beaches.<sup>22</sup>

Rollins was innovative in spreading the word about his development. He invited writers to visit the

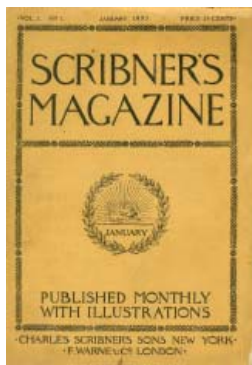


Figure 8, *Scribner's Magazine*. (library.princeton.edu)

island during northern winters; glowing articles soon appeared in popular periodicals praising the climate, beauty, and charm of the island. In an 1877 issue of *Scribner's Magazine*, Julia E. Dodge described the intrigue of "An Island of the Sea."

In the same year, the island was platted for additional lots and the Beach House Hotel was built on the "Outer Beach" facing the St. Johns River. Just upriver was Batten Island, the small island directly south across a marsh. Pilot Town, the community of bar pilots on Batten Island, was the landing used by tourists and visitors. A dock was erected there to serve the *Water Lily*, the daily steamer from Jacksonville, as well as the large steamers traveling from Charleston and Savannah that now stopped there. Access to the hotels was further improved by construction of a shell road built on fill between Batten Island and Fort George Island.

21. [nps.gov/timu/historyculture/upload/saturiwa\\_trail\\_text.pdf](https://www.nps.gov/timu/historyculture/upload/saturiwa_trail_text.pdf)

22. Stowell, p. 88.

Rollins, with more of his savvy marketing, moved the Fort George post office to Pilot Town closer to the river landing. Because of this relocation, Pilot Town as well as Batten Island became known and today are most often referred to as Fort George Island. Their former names are hardly known today.<sup>23</sup>



Figure 9, The 1875 Fort George Hotel before its expansion. (nps.gov)

Among Fort George Island's natural attractions for tourists was the unexpected Mt. Cornelia. Rising 65 feet above sea level, Mt. Cornelia is reputed to be the highest point along the Atlantic coastline south of North Carolina's Outer Banks. In the 1870s, Mt. Cornelia became a popular place for visitors staying at the Fort George Hotel. A three-story observation tower was built on its peak overlooking the hotel and providing a view of both sea and land. In an 1878 *Harper's* article, Samuel G. W. Benjamin described the view as "one of the most enchanting in the United States."<sup>24</sup>



Figure 10, The Fort George Hotel viewed from the observation tower on Mt. Cornelia. (overthecrescentmoon.com)

23. "Fort George Island," *Papers of the Jacksonville Historical Society*, Vol. 5, 1969, p. 92.

24. Mt. Cornelia may have been the site of Oglethorpe's 1736 Fort St. George. [nps.gov/time/historyculture/upload/saturiwa\\_trail\\_text.pdf](https://www.nps.gov/time/historyculture/upload/saturiwa_trail_text.pdf); [floridastateparks.org/tribaultclub](https://www.floridastateparks.org/tribaultclub). Stowell, p. 90. *Harper's New Monthly Magazine*, 1878.

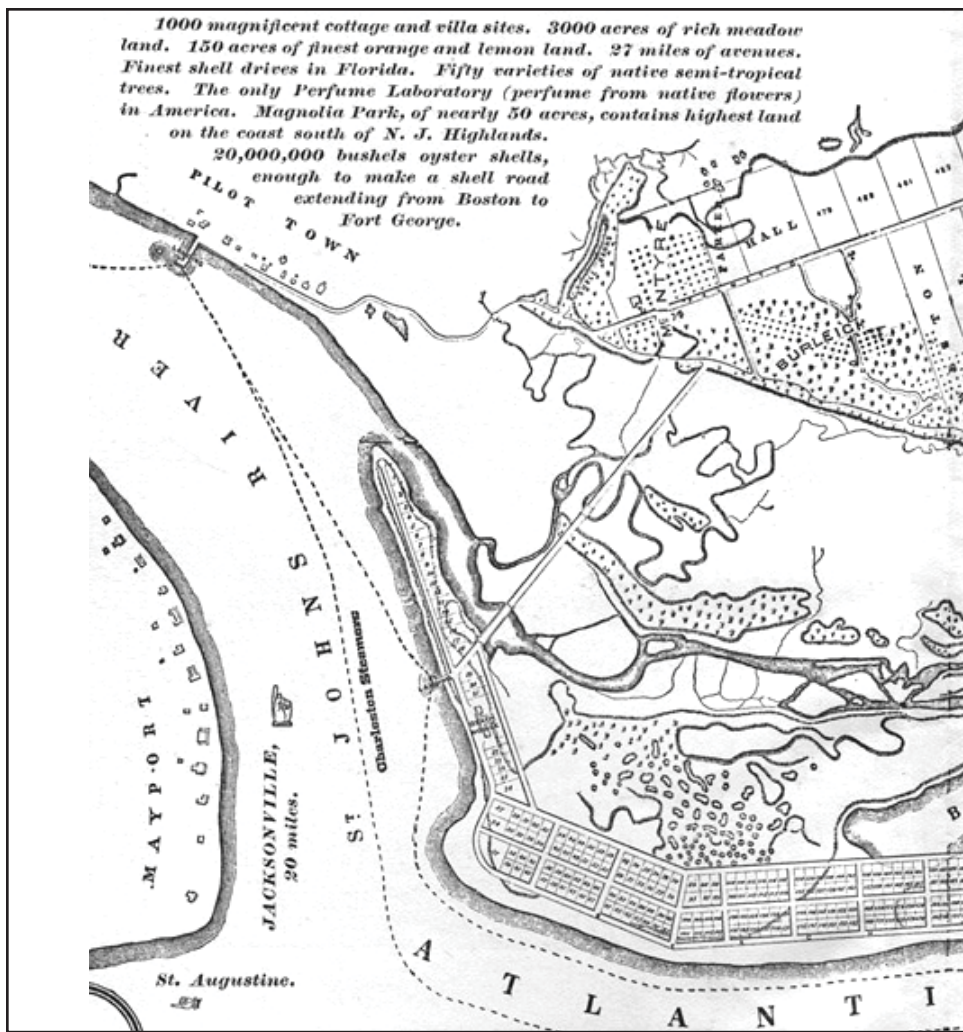


Figure 11, 1887 promotional map showing platted lots on Fort George Island and the route of "Charleston Steamers" to Pilot Town. (*New England Magazine*, "A Winter at Fort George")

## 1880s Expansion

A delightful sail of an hour and a half from Jacksonville, down the winding St. Johns River. . . , and the steamer lands us at the beautiful little village of Pilot Town, composed mostly of families of pilots who guide vessels over the bar.<sup>25</sup>

In the 1880s Rollins sold some of his property interest on the island to developers who in 1885 formed the Fort George Island Company and expanded the Fort George Hotel considerably, advertising it as "one of the finest hotels in Florida." The company offered one thousand cottages and villa sites for sale. A "new and fast" steamer, the *Kate Spencer*, now made two daily trips between Jacksonville and Pilot Town. Steering the *Kate Spencer* was its pilot, Napoleon Bonaparte Broward, Jr.

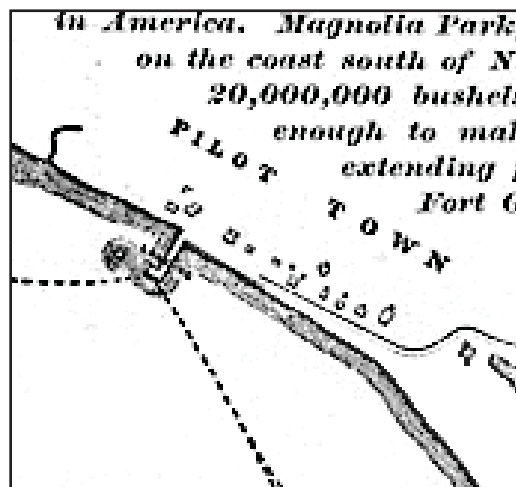


Figure 12, Detail of Pilot Town, its houses and landing dock as shown in the 1887 map above.

25. 1887, *New England Magazine*, "A Winter at Fort George," p. 1-2.

## And the 1888 Demise

At the height of the island's dramatic expansion, the Fort George development and its prosperous hotels were cut short. A badly-timed yellow fever epidemic swept the region in 1888, killing hundreds in Jacksonville, scaring off the tourists, and crippling the plans for Fort George. The same year, a fire destroyed the newly expanded hotel. Tourism on the island plummeted and the developers were forced to sell.<sup>26</sup>



**Figure 13**, 1888 image of Yellow Jack, the personification of yellow fever. (escholarship.org/editions)

Rollins was able to retain his orange groves and continued large-scale agriculture until the 1890s, commercially producing the “Fort George Orange.” He did much to develop the mandarin orange and the shaddock, a type of grapefruit.<sup>27</sup>

## The Florida Land Boom of the 1920s

In the decades after the decline of 1888, Fort George Island remained a winter home for several elite northern families but was no longer promoted

as a winter resort.<sup>28</sup> This changed dramatically when the great Florida land boom of the 1920s brought new investors to the island. In 1923 Admiral Victor Blue opened the Army and Navy Club. He revived recreational development there and promoted other investments on the island, envisioning clubs of wealthy northern capitalists in a luxury sea island resort. But such development needed a road; the island at that time was still accessible only by boat with no road to entice automobile-owning buyers.

In the fall of 1923, Blue asked the county commissioners to construct a road from Cedar Point on the north end of Fort George Island to connect to Jacksonville, assuring the commissioners that “most of the club members who have winter residences on the island will be owners of automobiles.”<sup>29</sup>

The road was not built, but the need for a road was only intensified when additional projects were launched on Fort George Island. In 1926 the Army and Navy Club became the Fort George Club; a new clubhouse was built and members built small cottages. And a second club was underway; the ambitious Ribault Club was built on the site of the old Fort George Hotel that had burned in 1888, and was designed to be an “exclusive playground” for southern guests in the summer and northern guests in the winter. The promoters addressed the lack of a road, citing Admiral Blue’s club and pointing out that it had prospered “notwithstanding the inaccessibility and complete isolation of Fort George Island up to the present time.”<sup>30</sup>



**Figure 14**, Promotional image of Ribault Club. (Broward papers, UFL)

26. Stowell, p. 92-93.

27. Federal Writers' Project, "The Ocean Highway," 1938.

28. Stowell, p. 92-93.

29. Ibid, p. 96.

30. "The Ribault Inn Club, Inc.," cited in Stowell, p. 97-98.

In March 1927, Victor Blue wrote to Stevens Heckscher, a Philadelphia attorney and one of the founding investors of the Ribault Club, with a forecast of the considerable profit to be made and the importance of a road to the new club. "Considering the Ribault as an investment only, there is nothing equal to it anywhere. It is like finding money." With a new road, "how much more successful should the Ribault undertaking be!" He estimated a five-to-one return, "and that within a few years."<sup>31</sup>

Also on the board of the Ribault Club was August Heckscher. From New York, he was Stevens Heckscher's uncle and was to have a profound effect on Fort George Island and Batten Island.<sup>32</sup>

## A Road to Fort George

Although the northern road from Cedar Point to Jacksonville was never built, another road project was devised, this one privately funded. In 1926, August Heckscher began his road, not through Cedar Point, but following the north shore of the St. Johns River to Pilot Town where it met the existing shell road connecting Batten Island to Fort George Island. While the road would serve all of Fort George, it was prompted by yet another development on the island, not coincidentally owned by August Heckscher. His Bay Shore Corporation had acquired one thousand acres on Fort George Island primed for houses, a large hotel and casino.<sup>33</sup>

To create the route, Heckscher's company acquired extensive property along the river. Among the sellers were the families of some of the early river pilots who lived in Pilot Town. The road was sixteen miles long with seven bridges, three of them steel bascule drawbridges. Toll gates were located at the road's entrances.

The official opening of the road was held in 1929 with great fanfare. The *Jacksonville Journal* reported:

31. Victor Blue to Stevens Heckscher, 3/20/1927, cited in Stowell, p. 99. Stevens is the correct spelling.

32. Board members are listed in a brochure, probably from 1926, in the collection of Elsie Broward Kienast. According to family members, August appears to have been Stevens' uncle, but may have been a cousin. Conversations with (the current) Stevens Heckscher and Juretta Heckscher.

33. *Florida Times-Union*, 7/24/1999.

For the first time in Jacksonville's history, beautiful Fort George Island at the mouth of the St. Johns River will become accessible to motorists Sunday when the Bay Shore Co.'s boulevard, Heckscher Drive, is opened as far as Pilot Town, connecting there with the existing county road from Pilot Town to the island.

The next influx of winter visitors to Florida will find Jacksonville practically in possession of a public park of 17,000 acres between the city and the ocean along the St. Johns River.

While ultimately designed for sale to private builders, the properties of the Bay Shore Co. are at present free and unrestricted to the public for fishing, boating, picnicking and all of the wonderful diversions possible on this wonderland of river, forest, islands and sea.<sup>34</sup>

The road received national attention as well. A 1930s touring brochure described Heckscher Drive as,

... a privately owned toll road winding 17 miles along the north bank of the St. Johns River to its mouth, and a trip well worth the nominal toll charge. A mile beyond the toll house the road leads over the highest point along the Southeastern coast, offering a magnificent view of the curving river and the city docks in the distance. Pass a second toll house [and] drive on ... to the observation tower on the left. ... Farther on, cross the bridge over Sisters Creek, one of several popular fishing spots along this drive, where the Intra-Coastal Waterway joins the St. Johns River. Soon the road leads through Pilot Town, where Ribault and his French Huguenots knelt for the first Protestant prayer in North America, May 1, 1562. About two miles beyond Pilot Town, the road doubles back on itself, ... turn right down a picturesque, winding shell road through groves of overshadowing palms to historic Fort George Island.<sup>35</sup>



Figure 15, August Heckscher, 1925. (Heckscher Museum of Art)

August Heckscher sent a telegram of congratulations to that July opening: "We are of those who can wait. We know that Jacksonville, bound to grow by leaps and bounds, will in time appreciate what we have accomplished. Let us face the future with confidence."<sup>36</sup> The

future, however, came only three months later when the stock market crash brought on the Great Depression. The Bay Shore project was never built, but the completed road remained in use, was later widened, and is today Heckscher Drive.

34. *Jacksonville Journal* 7/23/1929.

35. 1939 brochure, "Eight Little Journeys."

36. *Jacksonville Journal* 7/23/1929.



## August Heckscher

Few today know about the man behind the name. August Heckscher (1848-1941) was an industrialist and philanthropist. Born in Hamburg, Germany, the son of a physician, he immigrated to the United States in 1867 when he was nineteen years old. He initially worked as a laborer in his cousin's coal mining operation and later made his millions in coal and zinc mining and New York real estate.

In the early 1920s Heckscher became increasingly involved in philanthropy. He donated playgrounds and parks and in 1920 gave 185 works of art to a new Heckscher Museum of Art in Huntington, New York. In 1921 he created the Heckscher Foundation for Children, erecting a building on New York's 5th Avenue to provide housing for children. The foundation remains active today.

Heckscher also turned his attention to Florida and its increasing potential for tourism development. He bought orange groves and in 1926 developed Vilano Beach and its casino on the coast near St. Augustine.<sup>37</sup> He had similar plans for the Bay Shore development on Fort George Island. Heckscher was 78 years old in 1926 when he funded the road to Fort George, and 93 at his death.

## The Broward House is Built

In 1877 when Fort George was in its earliest period of expansion, one of the local bar pilots, John Johnson, sold property in Pilot Town to Laura M. Gilbert, wife of Jonathan Gilbert. Johnson and his family lived a few houses west of the Gilberts' land.

Little is known about Jonathan Gilbert or his wife. According to local tradition, he was a dentist from New York, or sometimes cryptically "from the North." Other reports give his name as Dr. J.N. Gilbert. That he was among the northern tourists recent to Fort George seems likely; he may have been attracted by the promotion of Rollins's resort. Documentation and local tradition suggest that he and his wife Laura built a house in 1878.

37. Rajtar & Goodman, *A Guide to Historic St. Augustine, Florida*. *St. Petersburg Times*, Oct. 24, 1943. Heckscher had other large developments. In 1925 he bought land at Lake Mattamuskeet on the coast of North Carolina and created a large commercial farm in the drained lakebed.

It is unclear why they built their house at Pilot Town, home not of wealthy northerners but of local rivermen. And though the Gilberts owned the house for twenty years, it has not been determined whether they spent their winters in the house or lived there year-round. Despite research and numerous interviews, no record of Gilbert's profession, family, or connection with the area has surfaced. He may have been associated with shipping activities on the river or with a Captain George Gilbert, one of the early bar pilots who may have been Jonathan's son. This connection is strengthened by later land records showing a George Gilbert as owner of land adjacent to Jonathan's. And perhaps there was a prior association with the Johnson family from whom he bought the land. The relation of those two families before the sale is not known, but, according to one descendent, Gilbert's daughter Laura M. Gilbert married into the Johnson family.<sup>38</sup> Further confusing the Gilbert identity is a William Gilbert who was a dentist living in Jacksonville in the 1880s.<sup>39</sup>

In contrast, much is known about Napoleon Bonaparte Broward, Jr., the colorful gunrunner who became governor.



Figure 16, Napoleon Bonaparte Broward. (UFL archives)

38. Jack Leatherman, grandson of Laura M. Gilbert Johnson, in a 1/24/1980 letter to the editor; telephone interview conducted by "DS" the same day. No similar record has been found. In the collection of the Jacksonville Historical Society.

39. Jacksonville City Directories, 1870s and 1880s.

## Napoleon Bonaparte Broward

The child born to Amander Parsons' daughter in 1857 grew up to be governor. Known for his colorful political career, his life from the start was eventful. Born on a farm to a successful family, after the Civil War he lost both parents when he was twelve years old. He and his brother Montcalm tended farm under their grandfather's supervision for a few years before moving to Jacksonville with their uncle and working in his lumber camp. This was the first of many jobs for the young Napoleon. He worked as a log rafter, later as a farm hand, ship's cook, steamboat roustabout, cod fisherman on the Grand Banks of Newfoundland, and seaman on steam and sailboats. He returned to Jacksonville in 1878 and took a job working tugboats on the St. Johns River. In January, 1883, Broward married his captain's daughter, Georgiana Carolina Kemp, known as Carrie, and received his pilot's license to lead ships over the bar. In December the same year, Carrie died in childbirth; the infant died soon after.<sup>40</sup>

Now known as Captain Broward, he continued to work as a bar pilot and steamer pilot and became joint owner of his father-in-law's steamboat, the *Kate Spencer*, when river trade was a lucrative business. He regularly took visitors on the *Kate Spencer* to the landing at Pilot Town.

In 1887, Broward married Annie Douglass, daughter of a northern ship captain and frequent passenger on Broward's boat. After a brief honeymoon in St. Augustine, they built a two-story frame house on Church Street in a fashionable suburb of Jacksonville. The same year, Broward bought a small lumber yard and grist mill, but continued to work on the river where he could earn more money.

Already known as a skilled pilot, Broward's political career began the next year when he replaced the disgraced sheriff of Duval County and broke up gambling operations. He ran for reelection in 1892 but instead was caught in an intense political rivalry and was removed from office. As an unintended result, Broward became a political martyr, a leader for the common man. His election to the Jacksonville City Council in 1895 was announced by the exuberant headline,

"Well! Broward was Elected at Any Rate and he is a Holy Terror."<sup>41</sup>

By that time Broward and Annie had three daughters, Dorcas, Josephine, and Enid, and had just built a second house in Jacksonville. Located next door to their 1887 house, it was large, two stories with a wrap-around porch, mahogany woodwork, and electric lights. Broward's life was centered in Jacksonville, but he remained a seaman and continued to work as a bar pilot on the St. Johns River.<sup>42</sup>

In a new venture, Broward, his brother Montcalm, and friend George DeCottes built a seagoing tugboat named *The Three Friends*. The tug was designed for towing, wrecking, and carrying passengers but soon took on a different role. While the boat was under construction, Cuban patriots began fighting for independence from Spain; Broward was approached by Jacksonville's Cuban community about shipping a load of munitions and Cuban expatriates to Cuba. He was sympathetic to the Cubans, and in 1896, *The Three Friends'* maiden voyage took her to Cuba. Captain Broward led the boat on eight voyages through Spanish blockades to deliver arms and equipment to the revolutionaries. His illegal exploits were in conflict not only with Spain's interests, but also with U.S. laws of neutrality. He was nearly caught by Spanish gunboats and was zealously pursued by U.S. authorities set on seizing his ship. As a result, his celebrity status grew among Floridians.



Figure 17, *The Three Friends*. (Broward papers, UFL)

After a close call in the summer of 1896, he took a break from his gunrunning adventures while the hull of *The Three Friends* was sheathed with copper. He and his family closed their house in Jacksonville and traveled by train to spend the summer in Smyrna, Georgia.<sup>43</sup>

40. Proctor, p. 1-30; files of Jacksonville Historic Preservation Commission; oldarlington.org.

41. *Florida Times-Union*, 9/19/1895, found in Proctor, p. 97.

42. Proctor, p. 96.

43. *Ibid*, p. 120.



Figure 18, Broward at sail, 1895. (ibistro.dos.state.fl.us)

The year 1897 opened with the United States government's confronting the possibility of war with Spain. *The Three Friends* returned to its peaceful freight and passenger business, and the Browards bought a summer house at Pilot Town.

In 1900, the war over, Broward was nominated for the State House and elected almost without opposition. He did not run for the House again in 1902 because he was busy with a lucrative salvage operation in the Keys and by then had six daughters to support. The family spent time at the Pilot Town house, where Broward is shown in family photographs. In the summer of 1903, after being approached numerous times, he decided to run for the governorship.

Broward had never been wealthy, and in fact frequently found himself in debt. His opponents, on the other hand, controlled most of the money and the majority of the newspapers in the state. Recognizing the strength of grassroots support, Broward said of his chances,

I don't intend to go after the cities. Their newspapers are against me and they don't take me seriously. But I'm going to stump every crossroads village between Fernandina and Pensacola and talk to the farmers and the crackers and show them their top ends were meant to be used for something better than hatracks. I'm going to make 'em sit up and think. They won't mind mistakes in grammar if they find I'm talking horse sense.<sup>44</sup>

44. Mabry, "Florida's Napoleon."

The greatest issue in the campaign was drainage of the Everglades, a proposal already in place and first examined by the sitting governor, William S. Jennings. Broward came out strongly in favor of drainage, calling the ground "the fabulous muck" and carrying with him an elevation map of the various parts of the Glades. When Broward found that he was losing an argument over drainage, he would point to his map and say, "Water will run downhill!... Yes, the Everglades is a swamp; so was Chicago sixty years ago."<sup>45</sup>



Figure 19, Broward prepares to drain the Everglades, 1905 cartoon. (*Florida Times-Union*, 1/14/1905)

His gubernatorial campaign attacked the rich and the railroad interests. As contrast, Broward the candidate made much of his unassuming background; he traveled frequently to rural areas and stressed that he would seek what was best for the majority, advocating his Everglades project as a program to create rich farm land that would benefit the average Floridian.<sup>46</sup>

Broward won the election and in 1905 became governor. His administration was a stormy one, but it was through the Everglades project that he gained national prominence and became more involved in Washington, getting federal funds for the drainage project and eventually bringing President Roosevelt to see the drainage areas. Roosevelt became an important advocate for the program. Broward was as well a supporter of a strong state railroad commission to oversee the runaway industry and was successful in unifying Florida's institutions of higher learning under a central board, establishing the University of Florida, Florida State College for Women (Florida State University), and Florida A & M University.

45. Grunwald, p. 130.

46. Ibid.



**Figure 20**, Broward and family at the Governor's Mansion in Tallahassee, 1908. (UFL archives)

His stormy political life continued after his term as governor ended. He was an unsuccessful candidate for the U.S. Senate in 1908 while governor, but after a grueling campaign, won in 1910. Exhausted by the campaign, he joined his family at his summer house in Pilot Town. Late in September Broward became ill and died before taking office as Senator. The *Florida Times-Union* wrote,

Today there are thousands who, like the *Times-Union*, always opposed the big man so recently crowned with laurel and now clothed in a shroud, who see so clearly the qualities that all admired, that past differences refuse to intrude, and the opponent craves a place among the mourners.

# I.B Chronology of Development and Use

The Broward House faces southeast towards the St. Johns River. For the purposes of this report, the house is described as facing east.

The port of Jacksonville recovered quickly after the Civil War, becoming a popular winter tourist destination. On nearby Fort George Island, development began in 1875 with construction of a fashionable hotel and sales of residential lots to well-heeled northerners. Initial development was rapid, with winter houses and an Episcopal church soon built on the island. Tourists arrived by steamer at a landing built at Pilot Town, a community of bar pilots on nearby Batten Island just south of Fort George Island.

The Broward House was built at Pilot Town in 1878 by a northern family, apparently as an offshoot of Fort George's development. Later acquired by Napoleon Bonaparte Broward, it was first used as a summer house and later as a year-round residence. It remained in the Broward family for ninety-nine years and continued its residential use under a new owner until acquired by the National Park Service in 2004.

From its initial construction until the present, the house has had four major stages of development.

- The first was its initial construction in 1878 as a two-story, deck-hipped-roof house with widow's walk, low pyramidal-roofed open cupola, inset two-tier porches, and a one-story rear ell.
- The second was after an extension of the rear ell into a full-width rear shed, apparently before Broward's death in 1910.
- The third was the expansion of the first-floor front porch, probably in the 1920s.
- The fourth was the return of the front porch to its earlier configuration, completed in 2003.

The only significant changes made to the interior have been the additional space of the rear shed (Room 108) before 1910 and the division of a

second-floor bedroom to create two bathrooms (Rooms 205) in the 1990s.



Figure 1, Broward House in 2009. (Oppermann)

## 1878: The House that Gilbert Built

In Pilot Town in the winter of 1877, a riverfront property was sold to Laura M. Gilbert, wife of Jonathan Gilbert, by one of the bar pilots who lived nearby. The parcel was 150 feet wide and extended across the width of Batten Island to Batten Island Creek (today called Shad Creek). A deed abstract remaining in the Archibald Records gives a condensed description of the property.

A parcel of L[and] on Baton [sic] Isl. near mouth of St. Johns R. Co[mmencing] fr. cor. of Mary G. Johnson's L[and] & meas. N. 150 ft. Bnd. N. by L[and]s of John Johnson and W. by Baton Isl. Cr[ee]k, meas. on [margin?] of crk 150 ft. S. by L[and]s of Mary G. Johnson & E. by Shell Road. Agreed that no live stock wh[ic]h may belong to 2nd pty sha. r[oa]m. at large on Baton Isl.<sup>1</sup>

1. Book D, p. 663, Feb. 28, 1877. Sellers were John and Ruth Johnson. Neighbor Mary G. Johnson may be Mary Greenwood Johnson, the second daughter of John and Ruth Johnson. Duval County deeds were destroyed in the great Jacksonville fire of 1901. The only land records available are those dating from 1822 to 1894 and recorded in the Archibald Records, named for J.W. Archibald of the Title and Trust Company of Florida.



**Figure 2**, Photograph of the Broward House taken between 1910 and 1918 shows the early porch, back addition, louvered shutters, window sash, wood front steps, and yard elevation. Photograph date is based on clothing style. (courtesy of Mary Broward Weisenburgh)

It is generally believed that the Gilberts built a house on the property a year later in 1878. An early photograph, although taken decades later, shows the front of the house probably much as it was when constructed (Figure 2). In form it is relatively restrained, Italianate in influence, with wide bracketed eaves, hipped roof and square cupola. Its striking full-width front porch is two-tiered with decorative brackets and balustrades at both levels. But the house is unusual. Whereas Italianate and Victorian front porches are generally attached to the façade and with a separate roof, these porches are fully inset beneath the roof of the main house, a characteristic more typical of the front-gabled Greek Revival style with full-height porch. The two-story porch set beneath a hipped roof was unconventional nationally and not customary to this region. Whether it was a purposeful design or simply a mix of Italianate elements applied to a holdover form is not clear.

The photograph dates between 1910 and 1918 and shows the front (east) façade and south side elevation. At the center bay of the front porch was a run of six wide wooden steps. Louvered shutters were on the front and side windows, with three panels of louvers on the first-floor shutters and two panels on the second floor. The sash of the front windows at both levels are clearly

visible in the photograph and are a two-over-two-light configuration, as would be expected in this period and style. However, it is unclear from the photograph whether the sash of the side windows were at that time also a two-over-two-light configuration or a six-over-six as is present today. In the photograph, the windows have been opened at top and bottom so that the upper and lower rails prevent a clear view of the sash configuration of the one visible south side window.

Today, the front windows at both levels are two-over-two; at the other three elevations, the windows have a six-over-six sash. Whether these were the original sash patterns is not certain; microanalysis of paint samples was inconclusive due at least in part to chemical stripping of the sash in the 1990s.

## 1897: The Broward Ownership

The Gilberts owned the house for twenty years before it was sold in June 1897 to the Browards. Napoleon Broward, Jr., was in his second term as sheriff of Duval County, and he and his wife Annie were both heavily involved in state politics that spring. In April, they left Jacksonville with their children and moved to Tallahassee for two months,

making arrangements for others to handle their business affairs in their absence. Broward turned over command of *The Three Friends* to his brother Montcalm and entrusted his other enterprises to his foremen.<sup>2</sup> Nevertheless, the Browards made arrangements to buy a house, and in a warranty deed of June 24, 1897, “Mary G. Gilbert, widow” conveyed the property on Batten Island to N. B. Broward. Next door was his brother Montcalm’s house.<sup>3</sup>



**Figure 3**, Napoleon Broward at his desk, probably in Tallahassee. (undated, UFL archives)

The house seemed a good fit for the Browards. Its prominent location in Pilot Town where Napoleon had worked as a young man, its cupola overlooking the mouth of the river, and its proximity to Montcalm may all have contributed to the Browards’ purchase. Nevertheless, the house may have had only limited use in the first years. On June 25, 1901, Montcalm wrote to Broward, “Do you care to rent your house at Pilot Town if so I may be able to rent it for you.” (Figure 4) There is

2. Proctor, p. 150-159.

3. A chain of title is in Appendix C. Official records are available for the years between 1894 and 1901. A brief typed deed abstract, prepared by an unknown source and perhaps incorrectly identified as Book 128, p. 776, is in the files of the State Historic Preservation Office.

A photograph of a handwritten letter on lined paper. The text is written in cursive and reads: "Business is meadinly fair. Do you care to rent your house at Pilot Town if so I may be able to rent it for you. Hoping these few lines will find you and your family all injoying good health I am as ever your affectionate brother". The name "Montcalm Broward" is written at the bottom right of the page.

**Figure 4**, 1901 letter from Montcalm asking about renting the house in Pilot Town. (Broward papers, UFL archives)

no record of Broward’s response nor information on rental, but the letter implies that the house was vacant that summer.<sup>4</sup>



**Figure 5**, Fishing with his daughter Florida, ca. 1906. (collection of Descendants Group)

Despite Montcalm’s offer, it is clear that the family continued to enjoy the house. Photographs from several summers show Broward and his children at the house and in the water. The family was also there in the summer and fall of 1910 when Broward joined them in June, and, tired from months of campaigning, returned again in September, when he “. . .played in the ocean with his children, sailed and fished and swam. . .”



**Figure 6**, Broward children and friends playing in St. Johns River, ca. 1905. (collection of Descendants Group)

4. Broward papers, box 1, folder 12.

Late that month he became ill; his brother Montcalm took him by riverboat to Jacksonville where he died. His youngest child, Napoleon Bonaparte Broward III, was seven months old.<sup>5</sup>

## Early Changes

Whether the Gilberts changed the back of the house before their sale to the Browards is not known. However, it appears certain from the 1910-18 photograph that the back of the house was altered with a shed addition either before the Browards' 1897 purchase or in the two decades following. This was the first major change to the original design.

Circumstantial evidence suggests the addition was constructed before Broward's death in 1910; presumably the widow Annie Broward with her large group of small children would not have had the inclination nor perhaps the means to expand their summer house soon after her husband's death.



**Figure 7**, Section of 1910-1918 photograph showing south side of rear addition with shed roof and two windows.

Physical evidence indicates that the back spaces developed in stages. Initial construction included a one-story ell, probably a kitchen, on the northern side of the back elevation (Room 107). Below this room, at grade, are the remnants of brick piers apparently along the room's perimeter. Above, the east wall of the room, adjacent to the west wall of the family's known dining room (Room 104), is now covered with gypsum board. Beneath the gypsum board the original wall stud is in place and

the back of the original plaster of the Dining Room is visible. On the kitchen side of the wall stud are ghost marks for lath, the corresponding nail hole, and the white stain from the lime plaster keys. These are indications the kitchen side of the wall was also plastered.

Further physical evidence indicating the kitchen is an original room is the trim of the doorway from the kitchen to the dining room (Room 104). The casing is comprised of unadorned plank boards (appropriate for an ancillary room) of the same dimensions as other original doorways in the main block. In addition, it is constructed without a drip board at the top casing, consistent with interior but not exterior doorways. Further, the door threshold matches the original thresholds of other interior doorways. It is also noteworthy that the dining room side of the door casing matches other original casings in the house.

It is likely that there was originally a porch on the south side of the ell. This was a typical design feature at the time of construction, and there is some evidence for it. At the back of the main block of the house is a central doorway, originally the main exterior door at the back of the house. Close to and north of that doorway is another doorway, today connecting the dining room (Room 104) and the later rear shed addition (Room 108). The placement of the second, off-center doorway aligns with the probable location of a porch on the ell. Both doorways are original with exterior trim designed to shed water, indicating these were exterior openings.

The ell was later expanded. An addition was built south of the ell to extend the full width of the main block, the whole covered with a shed roof. The 1910-1918 photograph shows the one-story rear shed addition at the southwest back corner in place by that time. Siding unlike the weatherboards of the main block and two small windows are visible on the south side elevation.<sup>6</sup>

The addition was attached directly to the exterior of the house, leaving the original weatherboards of the main block exposed and enclosed within the new room (Room 108). The exterior walls of the new rear shed were horizontal flush siding,

5. Proctor, p. 304.

6. The date of the photograph is derived from the women's clothing. Joan Severa and Whitney Blausen of the Costume Society of America.



a single board thick, with vertical studs exposed in the interior of the addition (Room 108). The board siding continued around the west and north elevations of the kitchen ell. It is plausible that the ell was resheathed when the addition was added, presumably to give a consistent appearance. The flush siding remains in place, visible at both the north and south exterior elevations beneath the 1990s weatherboards.



**Figure 8**, Back of rear shed in the 1950s showing flush horizontal siding. (courtesy of Broward sisters)

In contrast, the interior partition separating the new room from the kitchen was the same flush board, but arranged vertically.



**Figure 9**, Corner closet showing the horizontal flush boards of the exterior wall and the corner junction with the vertical flush boards of the interior partition wall between Rooms 107 and 108. (Oppermann, 2009)

These early wall treatments are still visible in a corner closet located in the northwest corner of Room 108 against the kitchen partition. The west wall of the closet is the early, if not original, horizontal flush-board exterior siding of the rear addition. The north side of the closet is the vertical flush-board partition between kitchen and addition (Rooms 107 & 108). Triangle shelves are made of the same boards (Figure 9).

Examination of early construction features beneath the two sections of the rear shed is hampered. The back of the house was built on the slope of a shell midden, reducing the height of the crawl space. Air conditioning ducts further obstruct inspection. In addition, all flooring and much of the framing were replaced in the 1990s, leaving limited and inaccessible evidence. The brick piers at the junction of the rear ell with the main block, as well as other piers of the ell, have been altered with replacement bricks, and others are not visible, leaving information from the piers inconclusive.

The piers at the south junction of the original main block and the shed addition remain unaltered. They were built as two separate and distinct piers, one supporting the back corner of the main block, the second supporting the corner of the rear shed addition. This corroborates other evidence for the later addition of the shed.

## The 1920s

The 1920s brought changes to Batten Island. In 1916, the St. Johns River was dredged to deepen the channel for commercial shipping. Quantities of sandy dredge spoil were placed on the north bank of the river, adding land in front of the Broward House and changing the relation of the house to its river setting.<sup>7</sup>

A decade later, construction began on August Heckscher's new road bringing automobile traffic from Jacksonville. The road passed directly in front of the house, between the house and the filled land at the river. Construction began in 1926 and continued until 1929.<sup>8</sup>

7. Report on the River and Harbor [appropriation] Bill [1916] (H.R. 20189) (googlebooks); cargolaw.com/2008nightmare\_jaxcrane.html.

8. Before then, the Browards took the train from Jacksonville to Mayport where they rowed across the river in small boats (interviews with Broward sisters).

Significant changes were made to the house and site that may well have been associated with construction of the road. It was probably at this time that the grade of the Browards' front yard was raised. A 1903 photograph of Broward with his daughters and the 1910-1918 photograph of the house both show the front porch elevated three to four feet above grade, requiring six steps to reach the porch deck; the steps were wood and extended the full width of the center bay (Figures 1 and 8). This was to change considerably. Later photographs show the house after the yard was raised (Figure 10). The fill reduced the height of the porch in relation to the ground. The porch no longer required the six long wooden steps shown in the photograph. In their stead were built three low brick steps flanked by broad stepped cheek walls of exposed brick with flat concrete caps, a style popular in the 1920s and 1930s. The fill extended beneath the house.



**Figure 10**, 1903 photograph of Governor Broward and daughters near the southeast corner of the porch shows the porch pier and height of the porch. In the background is a picket fence and the roofline of Montcalm Broward's house. (collection of Descendants Group)

More noteworthy were significant modifications to the porch that gave a dramatically new appearance and proportion to the house. The sides of the porch were extended about three feet beyond the corners of the house on each side, and the front was extended a similar distance forward. The two posts flanking the central entrance bay were moved forward, but not to the side. The corner posts, on the other hand, were moved both forward and to the side to support the corners of the new first-floor hipped porch roof.

The repositioning of the corner posts created an elongated front bay between each end post and the porch's center bay. The decorative sawn brackets on the front posts were retained as was the central pendant of the entrance bay, but the pendants of the two outer front bays, now elongated, were removed. The side-facing bays lost both the central pendant and the west brackets.

The second-floor porch was unchanged; however, the relocation of the first-floor posts left the upper porch posts without direct support beneath.

The date of the changes to porch and yard is not known, but it is likely they were made during construction of Heckscher's road. The fill and grading necessary for the road probably extended to the Browards' yard. The raised elevation may have led to the new brick steps, which were built in a style popular at the time, and precipitated the porch expansion, the second major change to the house.



**Figure 11**, House with expanded first-floor porch. (Undated photograph, Florida Memory)

The new porch was screened, but it is not known whether screening was installed at the time of the remodeling. To accommodate the screen, the balustrade of the earlier porch was removed; small sections were reused at the center bay to flank the screen door at the entrance to the porch. The central bay of the earlier porch had been open without balustrade. A 1990s photograph of the house shows, at the south side extension of the porch, a screened door opening to the west, leading to the side yard. At the front and sides of

the porch were brick foundations piers with brick lattice screening between the piers.

Another possible change to the house was to the sash of the side and rear windows of the main block. They are a six-over-six light configuration today, but it is not clear whether these windows were originally two-over-two sash or six-over-six. The muntin design does not help identify a date as they were replaced in the 1990s, and as mentioned above, the sash were stripped of paint.

A few minor interior changes appear to have been made in the 1920s as well. A coat closet was added to the first-floor hall near the stairhall, and a doorway was added between the northeast bedroom and the dining room (Rooms 103 and 104). The two-panel door and hardware help establish the date.

## The 1930s

The Browards' grandchildren spent frequent summers at the house with Annie Broward. In 1936 or 1937 during the Depression, one granddaughter lived there for a year with her family. As she remembers, the porch had been expanded and screened by that time and served as a sitting area; smudge pots near the screen door helped control the ever-present mosquitoes.<sup>9</sup> Inside, the central hall was filled with bookcases and hall trees. The northeast front room (Room 103) was Annie Broward's bedroom. Room 104 served as the dining room. Both of the doorways on the west wall of Room 104 were in place, one leading to the kitchen (Room 107), the other to the rear shed addition (Room 108), which was used as the living room. The southern portion of Room 108 was devoted to Annie Broward's easel and art supplies.

Behind the house were large oak trees and the well and pump. Near the northwest corner was a large oak cistern.<sup>10</sup>

9. A smudge pot was a pot or pail filled generally with Spanish moss. When lit, the smoldering moss produced a small cloud of smoke to deter mosquitoes.

10. The granddaughter, Annie Lee Hardee Tate, was born in 1923. Her mother Enid was the third daughter of Napoleon and Annie.

## The 1940s

In 1943 during World War II, the *St. Petersburg Times* reported that the privately-owned Heckscher Drive and its wooden bridges had deteriorated, taxes had become delinquent, and gasoline restrictions had cut deep into the toll revenue. The next year, the road was bought by the State Road Department and the toll booths removed, and in 1949 a more comprehensive project was approved. A survey map shows the location of Heckscher Drive in 1949 as well as the proposed right-of-way of the wider, straighter road. The project moved the road slightly east, farther from the house. Remnants of the earlier shell road are still visible between the paved road and the fence.<sup>11</sup> (Figure 12)



Figure 12, Portion of 1949 plat of proposed road improvements. The Broward House with its extended porch is in the center. To the left is Montcalm Broward's house, which later burned down. (Robert M. Angas, Civil Engineer. In files of Jacksonville Department of Public Works.

## A Year-round House

In the mid-1940s after World War II, Annie Broward's house in Jacksonville was crowded. Living with her on East Church Street were her son Napoleon Broward III with his wife Vivian and their four children, as well as Annie's daughter Josephine Beckley and her two children. In 1948, Napoleon and Vivian moved their family to the house in Pilot Town to live permanently. Annie

11. *St. Petersburg Times*, Oct. 24, 1943. *Papers of JHS*, "Fort George Island," p. 92. Letter 10/27/1949 from Robert M. Angas, Civil Engineer, to Ernest Ricker of the Jacksonville Tax Assessor's Office.

Broward, then about eighty years old, moved with them, although she frequently traveled to visit her daughters living in other states.<sup>12</sup>

Napoleon and Vivian's three daughters grew up in the house and remember it well. Most of the information on the next decades is from interviews with the three sisters.<sup>13</sup>

## Changes of the 1950s and 1960s

Several minor changes were made to the interior of the house in the years after the Broward family made it their year-round residence. None were significant or irreversible.

Until the 1950s the house had been heated only with the four fireplaces in the front rooms at both levels. By 1959, these had been supplemented with individual propane space heaters, the supply tank installed across the driveway near the south property line.<sup>14</sup>

### First Floor Interior

Room 103 continued its use as the bedroom of Annie Broward, grandmother to the three sisters, until her death in 1953. The other front room (Room 101) was the bedroom of their parents, Napoleon and Vivian, who in the early 1950s added a built-in closet on the north wall of that room just west of the hall door.

The glazed door to the stairhall (Room 106) may have been installed in the 1950s as well. The design of the transom appears to be early, perhaps already in place when the door was installed, or perhaps a reused piece.

The smaller room (Room 105) behind their parents' bedroom was probably converted to a bathroom at the same time and retains that use today. The toilet was on the south wall just east of the window where it is now; the sink was farther east on the same wall, a bit too close to the swing of the door to Room 101. Napoleon Broward made

many of the changes to the bathroom himself. In the early 1950s, he built a shower in the southwest corner of the bathroom, under the stairs where a firewood closet had been. The shower had a poured cement-like floor and wood enclosure opening to the east. The adjacent under-stair closet was shelved for use as a linen closet.<sup>15</sup>

Broward also installed a bathtub. Although the tub was manufactured as a built-in fixture, Broward instead placed it near the east wall and built a wood support around it. The wood was wrapped with metal mesh and covered with a cement- or stucco-like material to create a wall around the tub with its top surface meeting the tub's top edge. In appearance, it was a stucco tub with porcelain interior surface.

In the late 1960s, Broward built a long closet along the north wall of the bathroom extending to the west wall.

Room 104 continued to be used as the dining room. A new fifteen-light French door from that room to the kitchen (Room 107) was installed in the 1950s. The doorway on the west wall of the dining room that opened to the rear shed addition (Room 108) was in place, but the door was kept closed with a table in front and opened only during holiday gatherings.

### The Rear Shed

There was no parlor or living room in the main block of the house, the front rooms instead serving as bedrooms. Room 108 in the rear shed was called the living room. Family photographs from the 1950s and later show elements of the room. The two exterior walls were unchanged, retaining the same horizontal flush boards, one board thick, visible from the interior with their studs exposed. Windows were six-light single sash and smaller than those in the rest of the house. They may have been original to the rear shed. The two windows on the south side elevation appear to be the same size and location as those shown in the 1910-1918 photograph (Figures 13, and 15).

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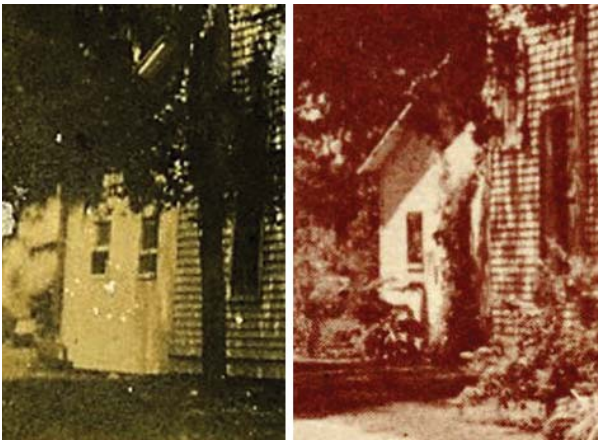
12. The Church Street house that the Browards built in 1895 was demolished in 1981. (*Jacksonville Journal*, 4/29/1981)

13. The three sisters are Elsie Broward Keinast, Beth Broward Calhoun, and Mary Broward Weisenburgh. Their brother died a few years ago.

14. *Jacksonville Journal*, 9/25/1959, and interviews with Broward sisters.

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15. Interviews, Elsie Broward Keinast, Annie Lee Hardee Tate, Karl Zillgitt.



**Figure 13,** Rear shed shown 1910-18 and ca. 1970. .

In the 1950s, a pair of fifteen-light French doors was installed in the vertical-board partition between the living room (Room 108) and kitchen (Room 107), hinged to open into the kitchen (Figure 14). The doors were similar to the door added between dining room and kitchen mentioned above.



**Figure 14,** Looking north at vertical-board partition and French doors leading to kitchen. To the right is the door to dining room (Room 104) and weatherboarded wall of the original back of the house. (courtesy of Broward sisters)

## Second Floor Interior

The second floor was much as it is today, but with four bedrooms and no bathroom. The only closet upstairs was that beneath the attic stair in the northwest bedroom (Room 204). In the other bedrooms, clothes were hung on a suspended pole and enclosed with a curtain.

## Exterior

At an unknown time, the louvered shutters shown in the 1910-1918 photograph were replaced

with board shutters. This probably was due to the deterioration in the harsh coastal weather. The Broward sisters do not remember when the shutters were replaced.



**Figure 15,** Rear shed in about 1960 showing fenestration and horizontal flush siding. (courtesy of Broward sisters)

In 1963 a fire destroyed the house next door to the south. This had been Montcalm's house when the Browards made their purchase, and at the time of the fire was the home of Montcalm's son. The fire raced through the house; volunteer firemen turned their attention to saving the Broward House only ninety feet across the driveway. They were successful; damage was limited to blistered paint and darkened wood. After the fire, the weatherboards on the south side of the house were pressure washed until feathering of the wood was noticed and the work stopped.<sup>16</sup>

The next year, Hurricane Dora tore through the area taking with her the northeast post of the upper porch. Dora also tore off a portion of the cupola roof, knocked out twenty-three window panes, and flattened the fence.<sup>17</sup>

Also in the 1960s, a gutter was installed over the central door of the rear shed.

## Widow's Walk and Cupola

The widow's walk and open cupola are together an original element of the house. Their form, size, and pyramidal roof remain unaltered, but the design of the original railing or balustrade is not known. Probably in the 1950s, the railing was changed from a square picket railing to an X-braced railing.<sup>18</sup>

16. *Jacksonville Journal*, 2/23/1963, and interviews with Broward sisters.

17. Interviews with Broward sisters. It has been mistakenly reported elsewhere that the cupola deck and roof were changed after Dora.

18. Photograph in *Jacksonville Journal*, 9/25/1959.

Canvas was installed over the floor, either then or earlier, and painted. A free-standing simple plank bench provided seating on the east side of the widow's walk, and hooks in the ceiling were used for Christmas lights. The hooks remain. Paint analysis of salvaged cupola ceiling boards stored in the attic was hampered by significant early weathering of the wood, which reduces clear stratification for study. The earliest identifiable paint color was white. Though not necessarily the earliest application, the white was followed by additional white layers, and later by light blue-green colors.

## Changes of the 1970s and 1980s

In about 1970, a number of changes were made to the kitchen (Room 107). The ceiling was lowered, new lighting was installed, and existing sheet linoleum was replaced with square-tiled linoleum. A new washing machine was installed in the northwest corner of the room. On the north wall were the kitchen sink and cabinets between the two windows, flanked by the washing machine and dryer. The refrigerator and stove were along the south partition wall, west of the French doors. The exterior horizontal flush siding was retained; the interior kitchen walls were covered or recovered with paneling or drywall. The kitchen remained generally unchanged until 1996.<sup>19</sup>

At about the time of the ca. 1970 kitchen improvements, an air conditioning window unit was placed in the rear shed addition (Room 108) and another in the parents' front bedroom (Room 101).



**Figure 16,** The interior of the screened porch in about 1980. (courtesy of Broward sisters)

For some years before, the second-floor porch was thought to be unsafe and the door from the hall to the porch was kept closed. While the large screened porch below remained the center of activity, the upstairs porch was of questionable stability. Decades earlier when the first-floor porch was extended, its original corner posts had been removed and installed at the new corners. Eventually the upper porch sagged due to the lack of direct support, the condition worsening until, in the late 1980s, a row of four-by-four posts was installed within the lower porch to provide temporary support for the second-floor porch (Figure 17).



**Figure 17,** Interior of the screened porch in 1996 showing 4-by-4s supporting second-floor porch. (Zillgitt)

In the 1970s, in an effort to prevent further damage from rain, rolled asphalt roofing was placed over the floor of the upper porch. This material was also used to cover the roof of the extended first-floor porch and the shed roof at the back of the house.



**Figure 18,** Cupola railing, floor, and shingled base in 1996. (Zillgitt)

The cupola was also in trouble. By 1994, water damage had caused severe deterioration to the canvassed wood floor. To protect it from rain, the

19. Interviews with Broward sisters and 1996 photographs.

floor was covered with rolled asphalt roofing. The deteriorating weatherboarded cupola base was also covered with asphalt shingles continuing up from the main roof of the house to the bottom of the floor boards. The X-braced railing was replaced with a simple railing of two-by-fours (Figure 18).<sup>20</sup>

## The Back Yard, Outbuildings, and Creek

In the 1950s, after Napoleon Broward III and his family had moved to the house year-round, he cleared out brush and undergrowth behind the house to create a grassy back yard and open a view to the creek behind the house. Using shells dumped daily by oyster boats, he filled portions of the marsh to provide access to a 100-foot dock. In the 1970s when scallop fisheries developed nearby, the boats readily agreed to dump their scallop tailings to be added to the creek bank.

Two tall support posts remain in the back yard near the creek at the south property line, remnants of an open equipment shed built by Napoleon III. A portion was enclosed for a tool shed. North of the open pavilion he built a smaller metal storage building. A few years later a brick barbecue pit was added near the dock. All were standing in 1989 when the property was surveyed.

The 1989 survey map shows the location of outbuildings on the property at that time (Figure 19). In front of the property, just outside the fence near the pavement of Heckscher Drive, is a “dirt

and shell drive,” a remnant of the road as it was before it was straightened in 1949 (also shown in Figure 20). The driveway, also dirt and shell, travels west along the south side of the house to a wood carport. Across from the back of the house and near the south property line is the propane gas tank. Closer to the creek, the survey map shows the open shed built by Napoleon Broward III and a small tin shed. Farther north is the brick barbecue pit. The ninety-six-foot wood dock is shown crossing the marsh to a covered deck at the creek end. Of these structures, only the barbecue pit and dock remain.



Figure 20, 2009 aerial photograph showing the remains of the shell road between the house and Heckscher Drive. (googlemaps)

20. Zillgitt Preconstruction Application, 1996.

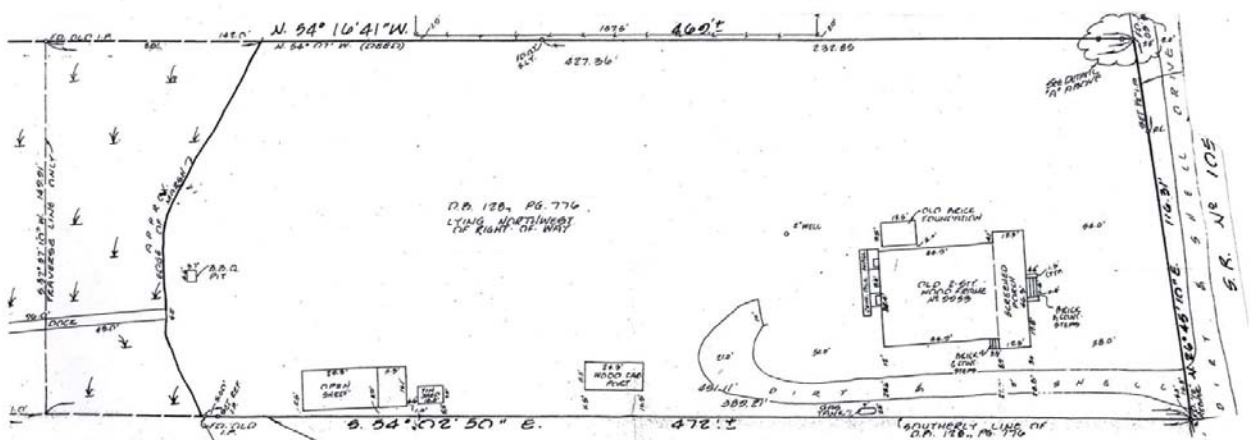


Figure 19, 1989 survey plat. (Robert Angas Engineers)

Nearer the house, the well is shown in the back yard. The well remains operative to this day; a new well-head is in place.

Just north of the northwest corner of the kitchen ell, the survey shows an “old brick foundation” measuring 9’ 5” by 13’ 5”. This is the foundation for the cistern.

## 1996: The House Leaves the Family

In 1979, the Browards put out feelers for a potential buyer. They contacted the State Division of Recreation and Parks to propose that the state purchase the property as an historic site; it had been listed in the National Register of Historic Places in 1972. The Division of Parks and Recreation consulted with the State Historic Preservation Office; together they determined that although the Broward House was significant historically, the Division should purchase properties that could also provide recreational activity to the public. The Broward House did not meet that criterion.<sup>21</sup>

Napoleon Broward III died in 1989. Two years later his wife, Vivian Senterfit Broward, sold the house to Broward Craig, the son of Napoleon III’s sister Agnes (the second daughter of Napoleon and Annie Broward). Vivian Broward retained a life estate and continued to live in the house until her death in 1993.<sup>22</sup>

Broward Craig covered the four fireplaces but made few other changes. After renting the house for several years, in 1996 he sold the property to Karl A. and Tracy Zillgitt for use as their principal residence. This was the first time the house had left Broward family ownership since their purchase ninety-nine years earlier in 1897.<sup>23</sup>

By the time of the Zillgitts’ purchase the house was in poor condition. They undertook a comprehensive rehabilitation, rebuilding the first-floor porch and completing extensive renovations of both exterior and interior. The Zillgitts

21. Letters of 11/26/19979, 1/28/1980, and 2/8/1980 between Douglass Strickland (DRP) and Ross Morrell (SHPO).

22. Craig also owned the property immediately north.

23. Deed Book 8468, 10/18/1996. A chain of title is in Appendix C.

worked closely with the City of Jacksonville’s historic preservation office in the planning department. The property was designated as an historic property and in 1999 the Zillgitts deeded a preservation covenant to the city, allowing the property an ad valorem tax exemption.

## 1996-2003: Exterior Work

The most dramatic change was the reconfiguration of the first-floor porch. The extended porch that had been added so many years earlier was removed and a new porch constructed in a design intended to match the upper porch in size and detail. At the time of the renovation, no photograph of the early porch had been found.

According to interviews with Karl Zillgitt, the decorative sawn brackets on the porch posts were repaired with portions replaced. In most of the brackets, the center straight pieces (those forming the X within a square) were in poor condition and replaced with reproductions. The scroll-cut pieces of the post brackets were in better condition and were reused (Figure 21).



Figure 21, Porch post brackets showing replaced straight “X” pieces and repaired scroll-cut elements.. (Oppermann, 2009)

The reconstructed first-floor porch required a new balustrade. At that time the second-floor porch retained its original balustrade; however, when the first-floor porch had been expanded and screened decades earlier, only two short sections of balustrade had been retained at that level. During the 1996-2003 project, the new sections of balustrade needed for the first-floor were reproduced from the second-floor originals. An attempt was made to install original sections on the



first-floor porch and to use the reproduction pieces on the second-floor porch.

New front steps and cheek walls were built to match the brick steps in place in 1996. The rolled asphalt material was removed from the floor of the upper porch, and the flooring at both levels was replaced. The roof of the porch was repaired and covered with composition shingles, as was the roof of the rear shed. The roof of the main block was also resingled with composition shingles, retaining the early wood shakes beneath.



Figure 22, Porches in 1996 showing sagging roof. (Zillgitt)

According to Karl Zillgitt, the water collection system still in place in 1996 was a sort of built-in gutter. Although he is unclear on the details, he believes it was an open shallow channel, copper-lined, that encircled the roof. By then, only one downspout was in place, located at the northwest corner of the main block and emptying into the cistern. A second downspout had been removed; it is visible in an earlier photograph perhaps taken in the 1970s. Today, evidence of a built-in gutter is visible in the change in pitch near the edges of the main roof. The 1960s gutter over the back door was also removed. No replacement gutter system was installed.<sup>24</sup>

At the eaves, the decorative cornice brackets at the west (back) side of the main block were especially deteriorated. They were made of two parts. The upper portions were retained, while the lower portions had more damage and were replaced with milled reproductions. The brackets on the other three elevations of the house were retained.



Figure 23, Cornice brackets of cupola

Several areas of the cupola required repair. The roofing shingles covering the side walls of the base of the cupola were removed and the weatherboards re-exposed and repaired. A new balustrade was installed to match that of the front porches, fixed to new corner posts with square caps. The cupola roof was re-shingled with composition shingles matching those installed on the main block, porch, and shed roofs. The lower portions of three eave brackets of the cupola were replaced (Figure 23). The wood floor, painted canvas, and roof sheeting were removed from the floor, replaced with a waterproof lining and tongue-and-groove wood floor, and painted.

The mid-century board-and-batten shutters were removed from the front of the house and replaced with reproduction louvered shutters and hinges. These were based on a three-panel shutter found in the attic and a two-panel shutter found under the house. The hinges are smaller than the originals and shutters are thicker. The board-and-batten shutters on the sides and back of the house were not replaced, but their hinges were replaced with the same hinges used on the front louvered shutters.

Window openings of the main block were not altered; however, the sash of all windows were

24. Interviews, Karl Zillgitt.

removed, chemically stripped, and repainted. The muntins of the six-over-six windows were replaced with reproduction muntins, but the sashes and window glass were retained. The two-over-two windows on front and stairwell were not altered. Sash weights of all windows were cleaned and replaced; new sash cords were installed.<sup>25</sup>

Although the window openings of the main block remained unchanged, significant fenestration and surface changes were made to the rear shed. Window openings were retained in the same locations but enlarged for new, taller, double-hung one-over-one sash to replace the earlier six-light sash. The flush horizontal exterior boards were covered with weatherboards similar to those of the main house and a skirt was added. Exposed rafter ends were covered (Figure 24)



**Figure 24.** Back of house showing replacement windows and weatherboard siding added 1996-2003. (Oppermann, 2009)

Central heating and cooling systems were added to the house for the first time. During the Browards' ownership, heat had been supplied by the four wood-burning fireplaces and propane space heaters. The new systems were designed with two heat pumps to heat and cool the house. One air handler and ductwork was placed under the house, another in the attic.

The electrical system and all wiring was replaced. A new plumbing system was installed. Water, though not potable without an aerator, is supplied by a deep aquifer water well located behind the

house. Sewage is handled by a septic tank behind the southwest corner of the house.

### **1996-2003: Interior Work**

Relatively few changes had been made to the interior of the house by the Browards, and most interior walls and partitions still retained their plaster surfaces. Before 1996, only one room had been drywalled, the southeast bedroom on the second floor (Room 201). All ceilings on the second floor had been drywalled, but all first-floor ceilings were plaster. During the project, plaster walls were repaired with plaster and skim-coated. Drywall was added to the closet beneath the main stairs.

The built-in closet in the southeast front room (Room 101) was removed. The fireplaces in the four front rooms that had been boarded over were reopened for use. Steel liners were installed in the flues and new firebricks were added to the fireboxes and plastered.

The first-floor bathroom (Room 105) was retained, with a new lowered drywall ceiling installed to hide the pipes of the two new bathrooms immediately above. The long built-in closet was removed from the north wall and a reproduction sink was installed on the west wall. The cement- or stucco-floored shower was removed. When built, it had been poured onto the wood floor causing rot and termite damage and requiring the floor to be replaced. The new floor was milled from one-foot heart pine beams found in the back yard; they may have been salvaged in 1963 from Montcalm's burned house next door. The west wall of the bathroom was then extended south to create a long closet under the stairs to the south wall. A dryer was installed in the shower space and a washing machine was installed on the north wall. The linen shelves were removed.

The bathtub with its cement or stuccoed surrounding wall was also removed. It too had rotted the floorboards beneath the tub. A salvaged and refinished clawfoot tub was installed in the same location, set on a replacement section of floor laid with hexagonal ceramic tiles.<sup>26</sup>

25. Interviews, Karl Zillgitt. He recalls that original muntins were retained in one of the north windows in Room 203; however, no original muntins were evident.

26. Interviews, Karl Zillgitt.



**Figure 25,** Salvaged bathtub on tile floor at the east wall of Room 105. (Oppermann, 2009)

On the second floor, the smaller of the south bedrooms was partitioned to create two bathrooms (Rooms 205A and 205B), one opening to the front room (Room 201), the other to the hall. One or two of the Browards' bathroom fixtures were retained, but most fixtures are salvaged pieces bought in Jacksonville and refinished; others are reproductions. A doorway was added between the front room (Room 201) and bathroom (205B.)

Throughout the house, door hinges were replaced with some salvaged but mostly reproduction pieces. All interior locks were retained, but the front door lock was replaced with a salvaged lock and doorknob. Reproduction registers and returns for the mechanical system were installed.

Considerable changes were made to the interior of the rear shed addition (Room 108). A new interior surface of gypsum wall board was installed on the two exterior walls (south and west) where the exterior horizontal flush-board siding and vertical studs had previously been visible. Insulation was added to the walls and a wainscot and chair rail applied. A new ceiling of gypsum board was installed, and the central back door to the exterior was replaced. The corner closet was retained with its earlier paint and flush boards left undisturbed.

The vertical board partition between Room 108 and the kitchen was retained but altered. The easternmost end of the partition (adjacent to the main block) and the area above the doorway were kept in place. The French doors were removed;

the opening was extended to the west wall with a counter installed beneath. The vertical boards of the partition remain exposed in Room 108. The weatherboard wall of the main house also remains exposed there.

The kitchen (Room 107) was reconfigured and updated with new appliances, sink, counters, and cabinets. The linoleum floor was replaced with square ceramic tiles. A patterned surface was applied to the ceilings of both rooms. Only two outbuildings and the barbeque pit were remaining in 1996. The carport and barbeque pit were retained, and the long open pavilion with tool shed was demolished.



**Figure 26,** After completion, 2003. (Zillgitt)

## 2004: The Park Service

On July 29, 2004, Karl Zillgitt sold the property to the Florida Trust for Public Land. The same day, the Trust sold the property to the National Park Service to be added to the Timucuan Ecological and Historic Preserve. The transaction was the result of a partnership between the City of Jacksonville, the State of Florida, the National Park Service, and the Trust for Public Land.<sup>27</sup>

A significant alteration of the land was made in the summer of 2004 when an extensive soil removal project was conducted for the Trust for Public Land, its purpose to remove soil possibly affected by the lead-based paint on the house. Seventy-eight tons of soil were removed from near the west, north and east sides of the house. The depth of excavation averaged approximately one foot, which was then backfilled with clean

<sup>27</sup>. NPS press release, 7/30/2004.

imported fill material to match the existing grade. Unfortunately, no archaeological examination or testing was conducted prior to the project. Although the equipment operators noticed no obvious artifacts, the project destroyed any evidence of early features in these areas, as well as information on the extent and details of the 1920s raising of the front yard.<sup>28</sup>

The carport was removed. The wellhead, barbecue pit, dock, and two posts from Napoleon Broward III's shed remain, as well as a new metal storage shed added by the Park Service.



**Figure 27**, View across back yard towards Shad Creek. (Oppermann, 2009)

In 2008, the Park Service fabricated replacement board-and-batten shutters for the north side and the second-floor rear (west) elevation of the house, and installed metal caps on the chimneys.

The Broward House's setting and relation to the river was to change again. In 2007, after years of strong opposition from Fort George property owners, a massive three-story dry storage facility for boats was built directly across Heckscher Drive from the Broward House (Figure 28). It is the largest building on Fort George and Batten islands, sitting well above the tree line and grossly incompatible with its surroundings. It overwhelms the Broward House and blocks views of the St. Johns River from the house.<sup>29</sup>

Since 2007 the house has been used as the offices of the Nature Conservancy.



**Figure 28**, View from cupola blocked by 2008 boat storage facility. (Oppermann, 2009)

28. Letter report of 7/22/2004 from Barksdale & Associates, Pensacola, to Pete Fodor, Florida Counsel, The Trust for Public Land, Tallahassee.

29. The boat facility is part of the Fort George Harbour Marina and Yacht Club, owned by Yacht Clubs of America.

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## Timeline

Napoleon Bonaparte Broward, Jr., the governor, is identified as NBB.  
 Napoleon Bonaparte Broward III, son of NBB, is identified as NBB III.

- 1513 Spanish explorers claim “La Florida” for Spain; ultimately destroy the Timucuan tribes.
- 1562-65 French explorers claim the area, name the river the May, establish Fort Caroline. The Spanish destroy the fort. River becomes known as the Rio de San Juan for the Spanish mission San Juan del Puerto near the mouth.
- 1763 Spain cedes Florida to Great Britain.
- 1783 Britain returns Florida to Spain.
- 1814 Zephaniah Kingsley establishes working plantation on Fort George Island.
- 1820 St. Johns Bar Pilot Association created.
- 1821 Spain cedes Florida to United States; Florida becomes United States territory.
- 1829 First steamboat arrives at port of Jacksonville.
- 1840s Amander Parsons, grandfather of NBB, operates sawmill at Mayport.
- 1845 Florida becomes a state; Jacksonville is a growing port for timber and cotton.
- by 1847 Community of bar pilots develops on Batten Island; named Pilot Town.
- 1851 Mary Dorcas Parsons marries NBB, Sr.
- 1857 Birth of Napoleon Bonaparte Broward, Jr. (NBB).
- 1867 Birth of Annie Isabell Douglass.  
  
NBB moves with his parents to Duval County.
- 1860s Jacksonville becoming winter tourist destination. Northern investors expand lumber industry, revive St. Johns River commerce.
- 1869 John F. Rollins of New Hampshire buys Fort George Island; sells tracts to northerners.
- 1873 Fort George Island platted for winter homesites; heavily promoted.
- 1875 Fort George Hotel built.

- by 1877 Boat landing in place at Pilot Town
- 1877 Fort George Island platted for additional lots.
- John & Ruth Johnson sell parcel of land in Pilot Town to Laura M. Gilbert, wife of Jonathan Gilbert.
- 1878 Gilberts build the house. Two-story frame, deck-hipped roof with widow's walk and open cupola, inset two-tiered porches, one-story rear ell.
- NBB starts working tugboats on the St. Johns River.
- 1880 Construction begins on jetties at mouth of St. Johns River.
- 1883 NBB marries Georgiana Kemp; wife and child die later that year.
- NBB licensed as a bar pilot; known as Captain Broward.
- NBB becomes partner on steamer the *Kate Spencer* making tourist landings at Pilot Town dock.
- 1887 NBB marries Annie Douglass, builds two-story frame house on E. Church Street in Jacksonville.
- NBB buys small lumber yard and gristmill but continues to work on the river.
- 1888 NBB appointed sheriff of Duval County.
- Yellow fever epidemic. Fire destroys Fort George Hotel. Tourism plummets.
- 1890 NBB elected sheriff of Duval County.
- 1895 NBB elected to Jacksonville City Council.
- St. Johns River dredged to deepen channel to port of Jacksonville.
- NBB & Annie build larger house on E. Church St. in Jacksonville next door to their 1887 house.
- 1896 Broward, brother Montcalm, and friend George DeCottes build tugboat named the *The Three Friends*.
- First of *The Three Friends*' voyages to Cuba.
- 1897 NBB & Annie purchase Pilot Town house from Mary G. Gilbert.
- 1900 NBB elected to Florida House of Representatives.
- 1901 The Great Fire burns downtown Jacksonville; official records & deeds destroyed.
- Montcalm asks NBB whether he wishes to rent his house in Pilot Town.

- 1903-10 Family photographs show Broward and family at Pilot Town.
- 1904 NBB elected governor. Popular campaign booklet includes autobiography & tales of *The Three Friends*.
- by 1910-18 Rear shed added to existing kitchen ell of Broward House.
- 1910-1918 Earliest known photograph of the house. Date range indicated by style of clothing in the photograph. Photo shows the early double-gallery porch, south end of rear shed addition, two-over-two window sash on front elevation, louvered shutters on both front and side, wood front steps, and yard elevation.
- 1910 NBB elected to State House; never serves.
- March 1910 NBB III born, ninth child and only son of NBB and Annie.
- Oct. 1910 NBB dies.
- 1916 River channel is dredged; dredge spoil deposited on north bank.
- 1923-28 Army and Navy Club built on Fort George Island, later expanded. Ribault Club built on site of 1875 Fort George Hotel.
- 1926-29 August Heckscher builds bridges & toll road connecting Jacksonville to Batten Island and to the developments on Fort George Island. Road passes in front of Broward House.
- 1920s? Grade of Broward House front yard raised.
- 1920s? First-floor porch extended to front and sides. At the same or similar time, new brick steps are built to replace wider wood steps. Raised grade of yard now requires only 3 steps instead of the former 6. At the same time or later, first-floor porch is screened; most of sawn balustrade removed leaving two sections flanking central screen door. Second-floor porch unchanged.
- Probably at this time, doorway is added between first-floor bedroom and dining room (Rooms 103 & 104), and coat closet is added to first-floor hall near stair hall.
- 1936-37 Daughter Enid's family spends winter at the house.
- 1944 Heckscher Drive, then still a private toll road, bought by State Road Department.
- 1948 NBB's son NBB III, wife Vivian Broward, their 4 children, and NBB's widow Annie Broward move into house as year-round residence.
- 1949 Heckscher Drive widened, straightened, and moved slightly east of the house. Remnants of earlier shell road remain.
- 1953 Annie Douglass Broward dies.
- 1950s-70s Family photographs show elements of back of house, both interior and exterior. Rear (west) elevation has horizontal flush-board siding and six-light sash.

- 1950s About this time, square picket balustrade of cupola is replaced with X-braced railing. Painted canvas installed over cupola floor as weatherproofing.
- 1950s 15-light French door installed in doorway between dining room and kitchen (Rooms 104 & 107); pair of 15-light French doors installed in partition between kitchen and rear shed addition (Rooms 107 & 108).
- 1950s NBB III clears back yard of underbrush, builds storage sheds in back yard, clears marsh banks and opens dock access.
- by 1959 Propane space heaters added to supplement fireplaces as heat sources.
- 1950s-60s? Louvered shutters replaced with board-and-batten shutters on front, sides, and second-story rear.
- 1950s-60s NBB III adds closet to north wall of first-floor SE bedroom (Room 101), converts wood storage closet in bathroom (Room 105) to a poured cement or stucco shower and shelved linen closet, adds long closet to north wall of bathroom, installs bathtub with cement or stucco support wall.
- 1960s Gutter installed over center doorway of rear elevation.
- 1963 Fire destroys house next door to the south, blisters paint of south elevation of Broward House. Pressure washing causes siding to feather until work is stopped.
- 1964 Hurricane Dora removes second-story NE porch post, damages cupola roof, window panes, fence.
- ca. 1970 Kitchen ceiling lowered, new lighting added, walls covered with drywall or paneling, new linoleum covers floor (Room 107).
- Air conditioning window units added to first-floor SE bedroom (Room 101) and to rear shed addition (Room 108).
- 1972 House listed in National Register of Historic Places.
- 1979 Browards offer property for sale to State Division of Recreation and Parks.
- Late 1980s 4-by-4 support posts installed in first-floor porch beneath posts of second-floor porch.
- 1989 Napoleon Bonaparte Broward III dies.
- Survey plat of property shows outbuildings.
- 1991 Vivian Broward sells house to Broward Craig, nephew of NBB III; retains life estate.
- 1993 Vivian Broward dies.
- By 1994 Rolled asphalt roofing applied to water-damaged cupola floor. Weatherboarded cupola base is covered with asphalt roofing shingles continuing up from the roof of the house. X-braced railing of cupola replaced with 2-by-4 railing.



- 1993-96 House rented as residence. Fireplaces covered.
- 1996 House leaves Broward family ownership for the first time since their 1897 purchase when Broward Craig sells house to Karl & Tracy Zillgitt.
- 1999 Property receives local historic designation; preservation covenant deeded to City of Jacksonville enabling ad valorem tax exemption.
- 1996-2003 Extensive rehabilitation of the house. First-floor porch rebuilt to match configuration and details of second-floor porch. Reproductions made of missing porch balustrade and rotted portions of porch & eave brackets. Roofing shingles removed from cupola base. New cupola balustrade installed to match porch balustrade. Floors of cupola & both porches replaced. Reproduction louvered shutters installed on front elevation based on salvaged shutters stored in attic & under the house. All roofs covered with composition shingles. New brick front steps built similar to those in place in 1996 and brick lattice placed between porch piers. Exterior wood surfaces stripped and repainted. Weatherboards installed over flush-board siding of rear shed. New, taller one-over-one windows installed on rear shed. Gutter over rear doorway removed & rafters covered. Equipment sheds in back yard demolished; carport, dock, and barbeque pit retained.
- Interior changes include addition of central heat and air conditioning system, rewiring, and replacement & expansion of plumbing system.
- In the main block, interior plaster walls & ceilings patched. Fireplaces reopened. Retained, salvaged, and reproduction door & window hardware installed. Window muntins of six-over-six windows replaced; all window sash removed and chemically stripped. All wood trim chemically stripped. All added closets removed except first-floor coat closet. First-floor bathroom ceiling lowered (Room 105) to accommodate plumbing of new bathrooms above; cement or stucco bathtub replaced; cement or stucco shower and linen shelves removed from under-stair bathroom closet, washing machine and dryer installed in closet. Second-floor bedroom partitioned into two bathrooms (Rooms 205 A&B) and doorway added between Room 201 and 205B. Most bathroom fixtures are salvaged, some retained, some reproduction.
- In the rear shed, interior changes to kitchen (Room 107) include redesigned layout, new cabinets, appliances, ceramic tile floor, drywall. Board walls of rear addition (Room 108) insulated & covered with drywall, wainscot, and chair rail. New wood floor installed. Central back exterior door replaced with flush-panel door. Portions of vertical-board partition between Rooms 107 & 108 retained with French doors removed and opening expanded. Corner cupboard in Room 108 retained with earlier horizontal and vertical siding remaining exposed inside. Original weatherboarded rear wall of main block retained in Room 108.
- 2004 Zillgitt sells property to Florida Trust for Public Land; TPL then sells to National Park Service to be added to Timucuan Ecological and Historic Preserve.
- 2004 Extensive removal of one-foot depth of soil from areas around house. Backfilled with imported soil; destroys evidence of early features.
- Carport removed. Metal storage shed added to back yard.
- 2007 Nature Conservancy's regional office occupies the house.

- 2007 Massive boat storage facility built directly across Heckscher Drive, blocking view of river.
- 2008 NPS replaces board-and-batten shutters on north side and second-story rear; installs chimney caps.
- 2010 Historic Structure Report prepared.

# I.C Physical Description

Though the house is oriented to face the southeast of magnetic north, for the purposes of this report the house is described as facing east.

The term Main Block is used to refer to the two-story section of the house. The term Rear Shed refers to the one-story shed at the rear.

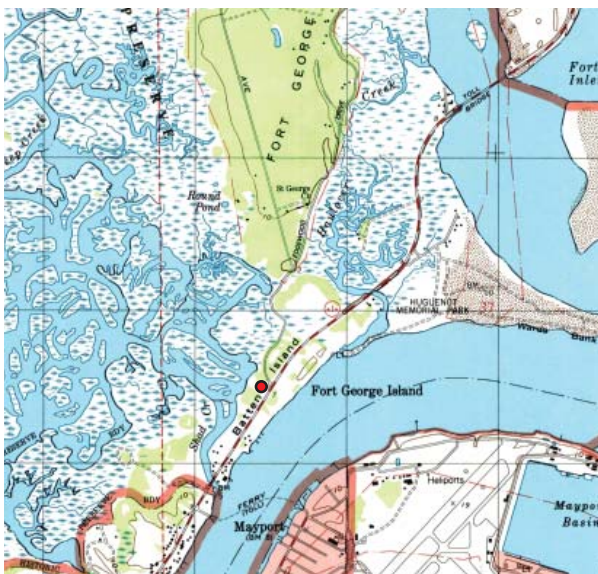
Unless otherwise indicated, photographs were taken by the author in 2009.

## General Description

### Site

This area of northwest Florida has a semi-tropical climate and is composed of several closely set islands separated by marshland, creeks, and the St. Johns River. The terrain is flat with sandy soil.

The Broward House is sited facing approximately southeast toward the St. Johns River, just 130 yards away. Heckscher Drive runs northeast-southwest approximately 100 feet in front of the house.



**Figure 1**, Map of Batten Island across the marsh just south of Fort George Island. Dot marks the Broward House. (Mayport Quadrangle, USGS, 1994)

Directly across Heckscher Drive is the Fort George Harbour Marina and Yacht Club and its three-story boat storage building.

The grounds of the Broward House consist of mowed grass on all sides, the back yard stretching to the marsh and waterfront of Shad Creek. A shell drive enters the property from Heckscher Drive and runs along the south side of the house. A Victorian reproduction, wood picket fence bounds the property on the north and east.



**Figure 2**, Gravel drive at the south side of the house, looking east toward Heckscher Drive.

Close by, just 1'-7" to the north of the house, are the remains of the brick walls of the house cistern. The brick walls, just one wythe thick, measure in plan 13'-6" by 9'-4".

Though the property site is generally level, the house site proper has a slight rise from east to west, reflecting a midden site located below the west end of the house. At its west end, the floor level of the house is only about 1'-6" above grade. At the east end, floor level is about 2'-0" above grade. In the 1920s the house site received between one and two feet of fill, probably in association with the construction of Heckscher Drive. Then in 2004 the soil immediately around the house was removed at a depth of one foot for fear of contamination from lead paint, and replaced with new soil.

## Exterior

The Broward House is comprised of two major building components, a Main Block, squarish in plan and two stories in height, and a long, narrow, one-story Rear Shed that runs along the entire rear elevation of the Main Block.

Both components are frame construction clad in weatherboards with 4" exposure. The corners of both building components are delineated with a pair of unadorned plank boards set vertically. Both building components are raised a short distance above grade on brick piers.

The Main Block is the much larger of the two, measuring about 38' wide by some 30' deep. It is also much taller, rising well above its two occupation levels. The shingled, low-pitched, deck-hipped roof extends out away from the exterior walls on deep eaves supported by boldly-formed sawn brackets; at the center of the roof is a large square widow's walk with an ornately scrolled balustrade; at the center of the widow's walk is an open cupola, its low pyramidal roof resting on smaller but similarly bold eave brackets.



Figure 3, East elevation.



Figure 4, Broward House looking southeast toward the Fort George Harbour Yacht Club building.

The wide east elevation is the principal façade. It is the public façade facing the road and the river beyond. A three-bay, double-gallery porch spans its full width and is ornately decorated with chamfered posts, scroll-cut post brackets, balustrade and filigree. The fenestration opening onto the double-gallery porch is symmetrically organized identically on each level; the center doorway has two evenly-spaced flanking two-over-two windows with louvered shutters. The first-floor doorway is the house's public entry point; a gate in the fence along Heckscher Drive opens onto a brick walkway that leads directly in a straight line towards the front doorway, up three brick steps onto the center bay of the porch and to the doorway beyond. This is the only façade of either building component that is symmetrically organized, a formal arrangement befitting its public exposure and public entrance. The double-gallery porch in all its grandeur is clearly the single-most important architectural feature of the building's exterior.

The other three elevations of the Main Block are of secondary importance as reflected in architectural composition. At the north and south elevations there are no doorways and no special architectural embellishments other than the eave brackets and the windows. The first- and second-floor windows are placed over each other but there is not a clear predictable pattern for placement; at the rear elevation, the exterior wall at first floor is now entirely covered by the Rear Shed and at the second floor the arrangement is the most unbalanced of any elevation. The windows of both floor levels of these three elevations are six-over-six sash, in contrast to the two-over-two sash of the front elevation and the mid-level landing of the stair hall.



Figure 5, North elevation showing the Rear Shed.

The Rear Shed, extensively rebuilt in 1996-2003, retains its Governor Broward-era form and massing but a great deal of the exterior building material has been removed or covered. It now has weatherboard atop the flush siding. The single six-light sash window openings were enlarged and modern one-over-one sash windows were installed. The two exterior doorways on the west wall were retained though rebuilt; the north doorway has an early to mid-twentieth century door and the center doorway has a modern flush-panel door.

All total the Main Block, with its tall two-over-two windows, arched-paneled door, door hardware, a regular pattern of fenestration, architectural trim, deep eaves, ornate roof brackets, and low-pitched hipped-deck roof with cupola, most closely resembles the Italianate style of architecture. Expressions of this style break down on the secondary elevations.

Judging from the door hardware, a doorway was added between the other first-floor front Room 103-Northeast Office and Room 104-Northwest Office immediately behind it in about the 1920s. (Room 104-Northwest Office was used as the dining room by the Broward family.) Karl and Tracy Zillgitt bought the house in 1996. They added a doorway between front Room 201-Southeast Office and Room 205, immediately behind, when the latter room was divided to create two bathrooms.

There is a hierarchy of architectural embellishment among the rooms themselves, the four front or east rooms being the most important; each of these four rooms has a fireplace, the design of each being identical. And of these four rooms, the two at first floor are the most important, befitting rooms more likely to be seen by the visiting public; each of these two first-floor rooms has a cast plaster cornice. As with all the first-floor rooms, the ceiling height is also taller than those of the more private second-floor rooms.

### Interior Organization

The interior of the Main Block is organized on a center hall plan with two principal rooms on each side at both levels. Originally, each of these eight principal rooms connected only to the adjoining hall with two exceptions. There was a doorway

between Room 101-Reception Room, probably a parlor, and the room immediately behind, Room 105-Bathroom. And Room 104-Northwest Office in the northwest corner of the Main Block, which then and now connects to the west via two doorways. The southmost doorway originally connected a porch, probably; it now connects to an early addition, Room 108-Conference Room of the Rear Shed. The northmost doorway originally connected to the Kitchen Ell, a room still used as the Kitchen, but now Room 107 of the Rear Shed.

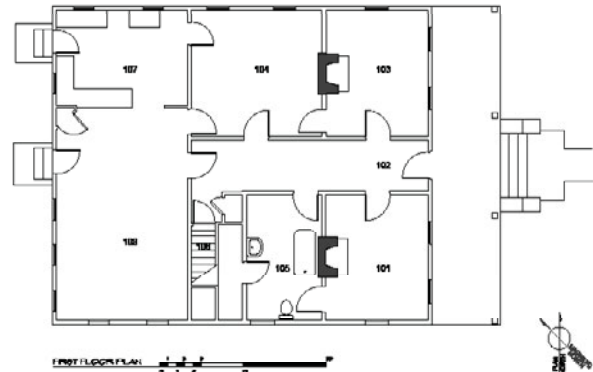


Figure 6, First floor plan.

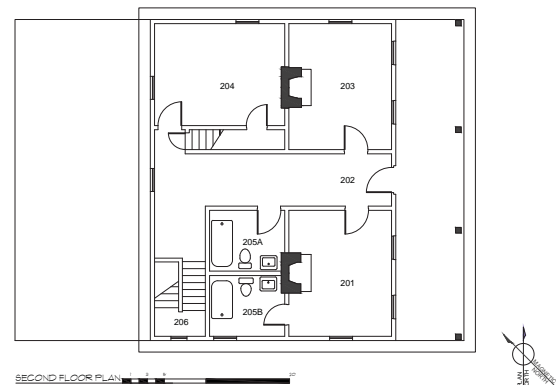


Figure 7, Second floor plan.

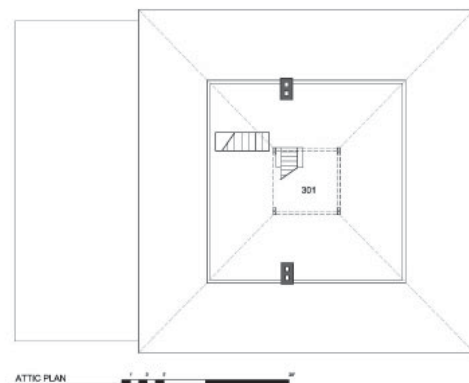


Figure 8, Attic floor plan.

A stairway connecting the first and second floors is located in the southwest corner and is oriented perpendicular to the hall.

An enclosed stairway to the Attic is situated at the west end of the second-floor hall. The straight run of stairs is offset to the north side of the hall and runs parallel to it. A fixed-ladder stair at the center of the Attic provides access to the widow's walk and cupola.

Originally there was a one-story ell off the back of the Main Block, the north exterior walls of both building sections in alignment. The Ell probably was just one room, the Kitchen. The Kitchen directly connected via a doorway to Room 104-Northwest Office, known to be used as the dining room by the Broward family. A second doorway in the west wall of Room 104-Northwest Office probably connected originally to a porch along the south side of the Ell. At some point, apparently before the death of Governor Broward, the Ell was expanded southward to span across the entire west end of the Main Block forming what is referred to in this report as the Rear Shed. As the north end of this Rear Shed, the room of the original Ell, Room 107-Kitchen, continued to serve as the Kitchen for the Broward Family as it does today. The large added space of the Rear Shed, Room 108-Conference Room, was used by the Broward family as its living room.

The house is organized so that interaction with the public is at the east side of the house through the first-floor doorway. This east elevation is the most formal, most architecturally developed, with its ornate symmetrical double-gallery porch, as discussed in the section immediately before. At the center of the first-floor porch is the main entrance to the house; appropriately it is the largest doorway with the most ornate door. Entry through this door into the house connects with the central hall flanked by the two most grand rooms of the house.

## Construction Characteristics

### Structural Systems

#### Brick Piers

Aligned along the perimeter of the Main Block, the double-gallery porch and at least part of the

original Kitchen Ell are the original 1877 brick piers. Those of the Main Block perimeter typically measure 8" by 1'-10" with spacing between piers alternating between about 5'-6" and about 4'-6" except at the north side where both piers and spacing are longer, apparently associated with the connection of the Main Block with the original Kitchen Ell. The four piers of the double-gallery porch (which consists of a single row of piers at the east side) are set immediately below the four sets of porch columns and are larger, measuring 1'-0" by 1'-10" at the two center positions and equally deep and longer in an L-shape at the corners. The original piers also remain below the north and south walls of the center hall. Here the piers measure 8" by 2'-3". The original bases of the two chimney stacks are also intact, each measuring 2'-3" by 4'-8". All are made of the same tan-brown bricks though there apparently has been some minor replacement of individual bricks. The infill brick lattice work was added between the porch piers in 1996-2003, mimicking the work done in the 1920s when the larger porch was constructed.

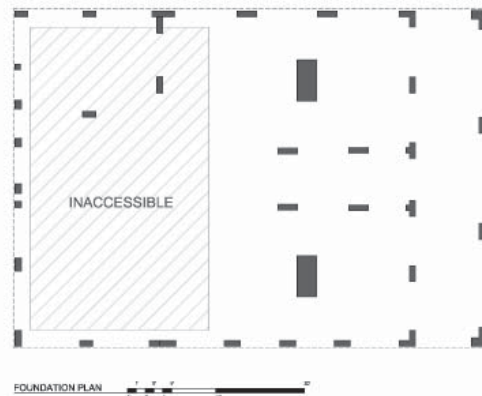


Figure 9, Pier plan.



Figure 10, Original brick porch piers on the east elevation with twentieth-century brick lattice infill.



**Figure 11.** The westernmost pier of the north elevation of the Main Block is also the easternmost pier of the original Kitchen Ell.



**Figure 12.** The westernmost pier of the south elevation of the Main Block abutting the easternmost pier of the Rear Shed.

The westernmost pier of the north elevation of the Main Block is also the easternmost pier of the north elevation of the original Kitchen Ell. The two other piers of the north elevation of the Ell are not as large as the adjoining north elevation piers of the Main Block, measuring 8" by 1' - 6" as opposed to 8" by about 2'-2", and the spacing between piers is shorter, measuring about 6'-2" as opposed to about 7'-0", but the all these piers of the north elevation appear to be made of the same type of brick. In addition to the northernmost

pier of the west elevation (which is also the westernmost most pier of the north elevation), the third and fourth piers towards the south along the west elevation also appear to be made of the same type of brick; both piers measure about 1'-0" by 1'-0" and align with what is believed to have been the original south-side porch of the Kitchen Ell. The second pier from the north end in this group appears to be greatly modified or even added.

Most of the brick piers along the west and south sides of the expanded section (which is Room 108-Conference Room) of the Rear Shed appear to date to that period of construction, believed to be during the late-nineteenth or early-twentieth centuries. Unlike the north elevation where there is one pier spanning between the Ell and the Main House, the easternmost pier of the south elevation of the Rear Shed is a separate brick pier abutting the westernmost pier of the Main House.

#### **Exterior Walls**

At the Main Block, the perimeter walls are wood frame construction, covered with weatherboard siding on the exterior and the original plaster on wood lath on the interior. Though the framing is inaccessible for inspection, the 6" wall depth indicates a 4" deep wall stud, probably measuring 2" by 4"; the spacing between studs is unknown.

At the Rear Shed, the wall framing is also wood frame. Though believed to date from two construction periods, the north section (Room 107-Kitchen), which is thought to have been the original Kitchen in an attached ell and the south section (Room 108-Conference Room) thought to date to a couple or three decades later, both appear to have wall framing measuring about 2" by 4". Both sections are known to have  $\frac{3}{4}$ " thick tongue-and-groove siding now covered with weatherboards on the exterior surfaces. Both now have gypsum board panels on the interior surfaces.

#### **Interior Walls**

The interior walls of the Main Block also have a 6" depth indicating a wood stud with a 4" depth, probably measuring 2" by 4", with unknown spacing, covered on both sides with plaster on wood lath.

The one interior wall of the Rear Shed has a three-inch depth. On its south side is the early  $\frac{3}{4}$ " tongue-and-groove board surface arranged

vertically; on the north side is gypsum board. Presumably this was a board wall that later had gypsum board added along with spacers to give depth and provide a nailing surface.



**Figure 13.** Weatherboards form the east walls of Room 108-Conference Room of the Rear Shed. Exposed vertical boards form the south side of the dividing wall between Room 107-Kitchen and Room 108-Conference Room of the Rear Shed.

### Flooring Systems

Joists of the first floor of the Main Block span north-south and are set 18" on center. The sash-sawn joists measure 2" by 7 $\frac{3}{4}$ " and are set on floor plates measuring 7" by 8 $\frac{1}{2}$ ". A section of the south wall plate below the bathroom (Room 105-Bathroom), damaged by a long-term plumbing leak, was replaced with four sistered 2" by 8"s in 1996-2003. A slump remains in the flooring of the room above. Joist ends are notched to overlap the floor plates. The joists span the short distance between the exterior wall piers to the central hall piers. There is no subflooring. Flooring in all rooms at both floor levels is pine, tongue-and-groove measuring 1" by 3 $\frac{1}{4}$ ".

The second-floor joists also measure about 2" by 3" and span from the north and south exterior walls to the adjoining central corridor wall respectively. Joists supporting the Attic floor measure 2" in width, 5" in depth and are set between 12" and 16" on center.

The joists of the Rear Shed run east-west, perpendicular to those of the Main Block. Though they are inaccessible, they appear more tightly spaced than those of the Main Block.

### Roofing Systems

The original roof framing of the Main Block remains in place. The rafters measure 2" by 5" and are set 32" on center to form the hipped-deck roof. The rafters are sash-sawn on the long side and circular sawn on the short side. Ridge beams measure 2" by 7". Two support posts beneath each ridge beam measure 1 $\frac{1}{2}$ " by 4 $\frac{1}{2}$ ". Four posts measuring 4" by 4" form the corners of an 8'-0" by 8'-0" square at the center of the roof, each with a 3" by 4" diagonal brace. These posts support 4" by 6" horizontal beams, which support the roof rafters, ridge beams, and the floor joists of the widow's walk. The floor joists of the widow's walk run north-south.



**Figure 14.** Northwest oblique of Attic framing.



**Figure 15.** Southwest oblique of cupola.



The cupola roof is supported by four posts measuring 3¾" square, replacements installed 1996-2003. The posts rest directly above the four center posts in the Attic. The cupola posts are further supported by 1¾" by 3¾" X-bracing, also replaced at the same time as the posts. Ceiling boards block the view of the pyramidal roof rafters.

At the Rear Shed, the roof framing is not accessible for inspection.

## Utility Systems

### Mechanical Systems

Initially, the four fireplaces provided the only climate control. By the middle of the twentieth century the Broward family was using propane gas and space heaters to supplement heating and to cook; a gas storage tank was on site. They also had two window units for cooling, one in the room used as the parents' bedroom (Room 101-Reception Room) and the other in their living room (Room 108-Conference Room).

The Zillgitts installed the first central heating and cooling system in 1996–2003, the one currently in operation, though heat pumps have been replaced. The two heat pumps are located on the north side of the house; one for the first-floor rooms and the second for the second-floor rooms. The air handler serving the first floor is located in the crawl space beneath the house; reproduction turn-of-the-century style floor supply and wall return registers were installed at the same time. The air handler serving the second floor is located in the Attic; modern metal ceiling registers are used on the second floor.



**Figure 16**, Reproduction turn-of-the-century style floor registers installed 1996-2003.

### Electrical System

Single phase, 120/240 electrical service is provided by the Jacksonville Electrical Authority. Overhead power lines run along Heckscher Road and connect to a pole in the yard northeast of the house. A power line drops to the distribution panel and meter located on the east end of the north elevation of the house. A subpanel is located on the east interior wall of Room 107-Kitchen.



**Figure 17**, Distribution panel and meter on the east end of the north elevation.

The entire house was rewired in 1996-2003. Most rooms were fitted with reproduction or modern light fixtures. Modern ivory-colored plastic plate covers were installed on all on wall switches and outlets throughout the house.

### Plumbing System

There are three restrooms, each with a flush toilet, sink, and bathtub. A modern kitchen contains a sink and dishwasher. All were plumbed with PVC pipes in 1996-2003.

A deep aquifer well, located a short distance west of the Rear Shed, continues to supply water to the house. A water tank for well water, a water purification pump, and a water purification tank are all situated north of the house. A small hot water heater is located in the closet of Room 105-Bathroom, beneath the main stairs. Because of the strong mineral content, the well water is used solely for bathing and waste disposal purposes; bottled water is used for drinking and cooking.

The site has a septic field for waste water.

## Exterior Features

### Roofs and Rainwater Collection/Dispersal

A deck-hipped roof is above the Main Block inclusive of the inset front porches. There is a pyramidal roof on the cupola. The Rear Shed has a shed roof. The roofs of the Main Block, the cupola, and the Rear Shed are covered with composition shingles installed by Zillgitt 1996-2003. An early roofing material of the main block was wood shingle, identified by testing as being Bald Cypress (*Taxodium distichum*) (Dr. Joseph R. Loferski, Department of Wood Science and Forest Products, Virginia Tech). A number of these shingles remain beneath the deck of the widow's walk.

There are currently no gutters on the house. A brick enclosure situated at the northwest corner of the Main Block is the remnant of the cistern.



Figure 18, Early wood shingles beneath the deck of the widow's walk.

### Chimneys

The Main Block has two matching chimneys, one on the north roof hip and the other on the south. Both chimneys are of brick and measure approximately 2'-7" by 1'-5½" in horizontal section above the roof line. The chimneys are centered on the Main Block, not including the area of the front porches. Each chimney is divided into two flues connecting to fireplaces at the first and second floors. There are four wood burning fireplaces within the house, two on each floor in the east rooms. Both chimneys have been capped and are inoperable.



Figure 19, Chimney at north roof hip.

### Double-Gallery Porch

A double-gallery porch spans the full width of the front (east) elevation of the house. Each porch measures approximately 8'-2" in depth by 38'-4" in width.

Between about 1915 and 1948, major alterations to the porch took place, when the first-floor porch was expanded. Between 1996 and 2003 the first-floor porch was rebuilt to an appearance and configuration similar to the original.

The current flooring of both porches is painted, tongue-and-groove pine boards measuring 3" by 1", running east-west. At the first level, the porch floor is 4½" lower than the interior floor of the house. The flooring of both porch levels is modern, replaced 1996-2003. The skirt board, measuring 1½" by 8½", is a modern replacement.

Sawn, filigreed balustrades enclose both porches, except for the central bay of the first-floor front. Much of the first-floor balustrade is assembled with reused earlier pieces from the second-floor porch, supplemented with reproduction replacements. The second-floor balustrade is a reproduction.

The posts currently in place at both levels are modern replacements comprised of four  $\frac{3}{4}$ " boards mitered at the corners. The original cornice board of the first-floor porch remains and is a  $\frac{5}{4}$ " flush board.

Sawn brackets on the posts are made up of both straight-sawn and scroll-cut pieces. According to Zillgitt, the straight pieces are reproductions installed in 1996-2003. The scroll-cut sections are repaired and reused earlier pieces.

Beaded boards on the second-floor porch ceiling are original. Those on the first floor are not beaded and are modern replacements installed by Zillgitt. Boards of the second-floor porch ceiling run north-south, and those on the first floor run east-west.

According to Zillgitt, the porch soffits (as well as the roof soffits) were originally comprised of pine boards measuring 20" in width and 16'-0" in length. These boards were badly rotted when he acquired the house. He replaced wood boards with MDO boards and installed the soffit vents.



**Figure 20**, Sawn trim and balustrades of the east-elevation porches.



**Figure 21**, Original beaded board ceiling and modern flooring of the second-floor porch.

### Widow's Walk & Cupola

Centered above the house is a widow's walk and cupola. The cupola is centered above the widow's walk and is supported by four posts with corner bracing. Posts and corner bracing are modern replacements. The cupola is decorated with sawn brackets beneath the hipped roof overhang. These brackets are of a similar design to those of the Main Block, but are smaller in scale. According to Zillgitt, the lower portion of three brackets are replacements installed 1996-2003.



**Figure 22**, Widow's walk and cupola.

Prior to the 1970s, the railing of the widow's walk had been replaced with X-braces. By 1996, the railing was comprised of two-by-fours. Between 1996 and 2003, Zillgitt replaced these railings with sawn balustrades, copying those of the front porches. At this time also the four corner posts of the widow's walk were replaced and square caps added. The original design of the widow's walk balustrade has not been documented.

The original deck flooring of the widow's walk was likely a wood base covered by a painted canvas. By 1996, roll asphalt roofing had been installed. Between 1996 and 2003, a layer of canvas and another of asphalt sheeting were removed and replaced by Zillgitt with a membrane roofing system. A sloping tongue-and-groove wood flooring was installed on top.



**Figure 23**, Modern flooring, X-bracing, and balustrade of the widow's walk and cupola.

The sides of the base of the widow's walk, below its deck, were apparently open, the deck platform sitting above the house roof as evidenced by the shingling pattern still visible from the Attic. By 1996, roll asphalt roofing also enclosed these sides below the deck. Zillgitt removed the roofing, too, and replaced with the current asphalt shingles.

The cupola roof also had been covered with rolled asphalt sheet roofing before 1996. Between 1996 and 2003 the roofing was replaced with the current composition shingle.

### Stairs

According to an historic photograph taken between 1910 and 1918, the front porch was three to four feet above grade, requiring six steps to reach the first-floor porch. Either during or after the expansion of the first-floor porch, the grade of the front yard was raised, bringing the ground closer to the porch, and requiring only three steps. The steps had been wooden and extended the full width of the center bay of the front porch. The wood steps were replaced with three brick steps and stepped cheek walls.

During the 1996-2003 work when the original porch design was reconstructed, the steps were replaced with a similar set of three brick steps. Centered on the east elevation, the three brick steps each measure 7'-11" in length and 1'-1" in depth. The stairs have broad stepped cheek walls with flat concrete caps measuring 8" in width. The front risers of the cheek walls are 2'-2" in length and the back risers closest to the porch are 2'-8" in length.



**Figure 24**, Brick steps of east elevation.

A poured-in-place concrete pad with a set of two brick steps covered with a concrete stucco is set at the center of the west elevation of the Rear Shed leads to Room 108-Conference Room. Each step measures 3'-5½" in length and 1'-1" in depth. A similar concrete pad and set of two brick steps with cement stucco leads from the exterior to Room 107-Kitchen. These steps measure 3'-3" in length and 1'-1" in depth. The date of installation is not known, but they are present in family photos of the 1960s.



**Figure 25**, West elevation poured-in-place concrete pad and cement stucco over brick steps at center doorway.

### Windows

Window openings of the Main Block appear to be original. All sash are made of wood and are double-hung. Windows on the front (east) elevation of the house are two-over-two and are early, if not original. Those on the north, west, and south elevations, except for the window at the stair landing, are six-over-six, and may be early, perhaps original. Windows on the first floor measure 7'-1" by 2'-10", while those on the second floor are slightly smaller in height, measuring 6'-5" by 2'-10". Windows of the Rear Shed are modern, one-over-one double-hung sash, measuring 2'-6" by 3'-9" and 2'-6" by 5'-0".

According to Zillgitt, between 1996 and 2003, the muntins, but not the glass of all six-over-six windows of the Main Block were replaced. Sash weights were cleaned and new sash cords were installed.

Exterior casing on the windows and front door of the Main Block are unadorned flush boards measuring 4¾" by ¾" with a drip edge at top. The doorways leading from Room 102-Center Hall and Room 104-Northwest Office into Room 108-Conference Room have the same casing design, strongly suggesting that these two west doorways originally opened to the exterior.

Window sills of all windows of the Main Block measure 2½" in height and are cut from a single block of wood.



**Figure 26**, First-floor east elevation reproduction louvered shutters based on salvaged shutter.



**Figure 27**, Second-floor east elevation reproduction louvered shutters based on salvaged shutter.

None of the shutters currently on the house is original, though some are based on original designs. The shutters on the first-floor front (east) elevation are modern reproduction louvered shutters in a three-part design, measuring 7'-3" by 2'-10" with a thickness of 1¼", installed 1996-2003. They are based on a salvaged shutter stored at the time in the Attic and still there at the time of this report. Although a similar design, they are a mismatch in overall thickness and the design of individual elements. The replacement hinges are quite different in scale and design compared to the originals.

Shutters on the windows of the second-floor front (east) elevation are also modern reproductions installed 1996-2003, with a design based on remnants of another early shutter found under the house. These are two-part louvered shutter, again with the same design discrepancies of the first-floor reproduction shutters and hardware. (This second-floor shutter was not located during the preparation of this report, but would certainly have matched the first-floor shutter in design characteristics.)

These windows are fitted with modern shutter dogs, though no evidence of earlier shutter dogs is apparent and the type of hinge on the stored salvaged shutter indicates no shutter dog was needed; it is a self-locking hinge.



**Figure 28**, Typical modern shutter dog added to east-elevation shutters in 1996-2003.



**Figure 29**, Inaccurate replacement shutter hinges on shutters of the east elevation of the Main Block.



**Figure 30**, Salvaged louvered shutter stored in Attic, showing different size of early hinge compared to replacement hinge above (Figure 29).

Shutters on the north, west, and south sides of the Main Block are board-and-batten shutters, as were present in 1996. Between 1996 and 2003 Zillgitt added reproduction cast iron hinges matching the ones he added to the east-elevation windows. Then, in 2008, the National Park Service replaced the shutters of the north and west elevations using ¾" by 5½" stock plank boards with reproduction iron hinges and sill latches.

The photograph from 1910-1918, which was not known to Zillgitt, indicates the Main Block had louvered shutters at that time on the south as well as the east elevation. Presumably, there would have been louvered shutters on the north and west elevation windows as well. Broward family photographs of mid-century show the first occurrence of board-and-batten shutters.



**Figure 31**, Typical board-and-batten shutters as occurring on the north, west, and south elevations of the Main Block.

### Doors

There are currently four exterior doorways, three on the first floor and one on the second floor. There are two centered doorways on the east (front) elevation, one at each floor. Both doorways are original and intact. Both retain doors which appear to be the originals. The other two first-floor exterior doors are on the west elevation of the Rear Shed. Both doorways were retained, but partially rebuilt in 1996-2003; their original dates of construction unknown. The northmost door dates to the early twentieth century, though its lock and door knobs are earlier. The central door is a modern flush panel door with modern hardware dating to the Zillgitt remodel.

Centered on the east elevation at first floor is the front door, the doorway for the public to use when entering the house. The four-panel door is the most architecturally sophisticated of any door in the house, befitting the sole public entrance. The panel trim is bold and bulbous. The top two panels are glass with arched tops. Above is an early, if not original, two-light transom. The door measures 3'-6" by 7'-5" by 1½", the largest in the house. At one time the doorway was fitted with a screen door measuring approximately 3'-5" by 7'-6" by 1½", as

evident from the remnants of an added doorstep. The exterior door casing matches that of the other door and window surrounds of the Main Block, being flush board measuring 5¾" by ¾". The door sill is 3" in height and 4'-5" in length, with a 4 ¾" deep threshold with tapered corners.



**Figure 32**, The front entrance doorway, east elevation.



**Figure 33**, Salvaged front door hinge, exterior view.

The hinges on the door are 4", three-knuckle, salvaged replacements. The door is also fitted with salvaged decorative brass escutcheon, mortise lock and knob. All were installed by Zillgitt between 1996 and 2003. A patch for a previous mortise lock is visible above the lock rail. Two hinges that once held the screen door remain, and are five-knuckle butt hinges measuring 3" in height.



**Figure 34,** Salvaged front door plate and door knob.

The door to the second-floor porch is centered on the east elevation. The door has four panels and measures 3'-0" by 7'-0" by 1¼". A three-light early, if not original, transom with original transom bar is set above. Exterior casing on the door is flush board, identical to that of the east first-floor door, measuring 5¾" by ¾". One of the hinges is the same as the salvaged hinges of the front door, measuring 4" in height, presumably salvaged also. The other hinge is a 3½", three-knuckle, cast-iron reproduction hinge with acorn motif typical of those found on other doors within the house. The outer face of the door is fitted with a metal doorknob. The door sill is 1½" above the porch deck, 3'-11" wide, with a 4½" deep original threshold.

The door centered on the Rear Shed (west) elevation is a modern flush-panel door measuring 2'-10" by 6'-8" by 1¾". Two 4", five-knuckle butt hinges of the late twentieth century support the door. The door is fitted with a mortise lock with a brushed chrome-finish doorknob.



**Figure 35,** East elevation second-floor doorway.

On the north end of the west elevation is an early twentieth-century door measuring 2'-8" by 6'-4" by 1⅜" and composed of three horizontal panels with a six-light sash. The door is fitted with embossed, pressed escutcheons and an embossed doorknob on both sides, fitted over a patch for a previous locking mechanism. Two five-knuckle, 4" ball-and-pin hinges, also dating to the early twentieth century, support the door. A modern, brushed-chrome dead bolt is also present.



**Figure 36,** At the northernmost doorway of west elevation of Rear Shed, an early twentieth-century sash door.



## Common Early Design Elements

### Exterior Features

Some of the repeated original design elements found on the Broward House exterior include:

**Louvered Window Shutters:** A salvaged shutter and period photodocumentation confirm that at least as early as the second decade of the twentieth century, the first- and second-floor windows of the Main Block had louvered shutters. Two-panel shutters were on the taller first-floor windows. Reproduction shutters are present only on the east elevation at this time.

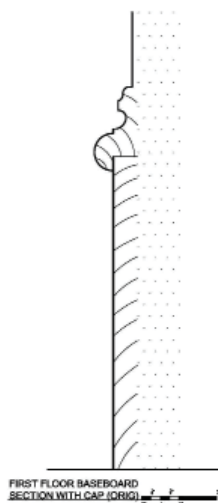
**Shutter Hardware:** The salvaged louvered shutter confirms the use of self-locking hinges. None of an appropriate design and scale presently exist.

**Exterior Door & Window Casings:** Original door and window casings are comprised of a 5¾" by ¾" unadorned plank board at lintel and jambs. Further a drip-edge molding is set atop the lintel casing.

### Interior Features

Several early elements remain in the Main Block and are common to most rooms. Some of these elements are reduced in overall height on the second floor compared to those on the first floor.

Some of the repeated original design elements found on both floors of the Broward House interior include:



**Room Baseboards:** Baseboards throughout the rooms of the Main Block are of the same design. Room baseboards on the first floor have an 8" tall exposure with a 2¼" cap. Those on the second floor are 7" tall with an identical 2¼" cap. No shoe molding is present in either composition.

Figure 37, Typical original first-floor room baseboard with cap.

**Window and Door Casings:** Throughout the Main Block, window and door casings are of the same design, measuring 5" across with a 2¼" back band. Casing was installed with simple butt joints, while the back band was installed with mitered butt joints.

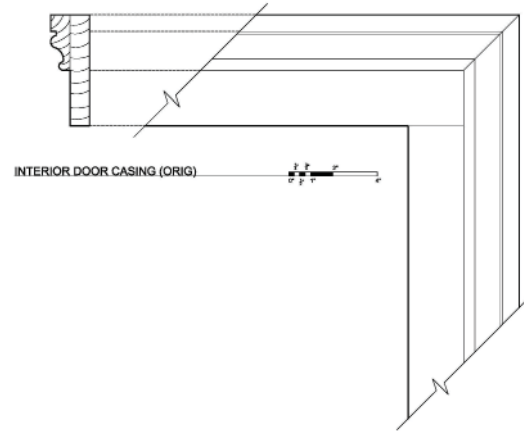


Figure 38, Typical original interior door casing.

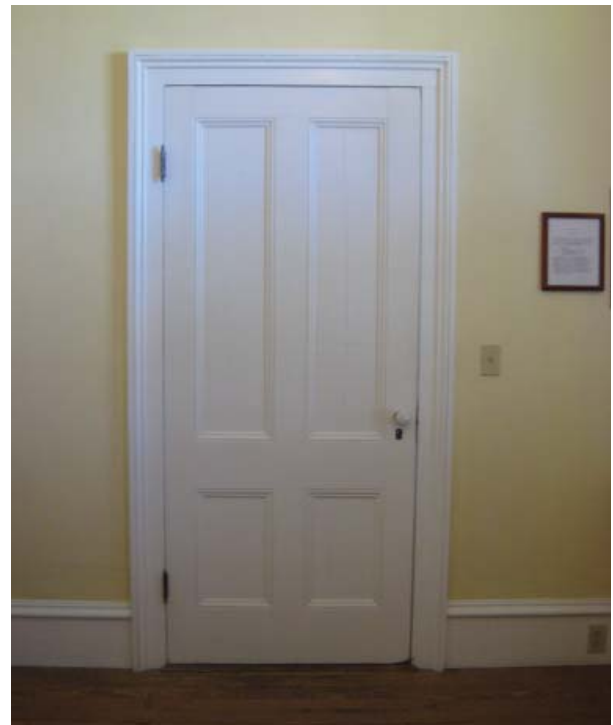


Figure 39, Common four-panel interior door.

**Doors:** Most doors on the interior of the Main Block are the original four-panel doors. Doors on the first floor measure on average 3'-0" by 7'-0", while those on the second floor are smaller in size, measuring on average 2'-10" by 6'-10".

**Flooring:** Pine, 1" by 3¼" tongue-and-groove flooring is found throughout the Main Block.



**Figure 40**, Typical six-over-six double-hung sash window of north, south and west elevation of Main Block.

**Windows:** Windows on the first floor are consistent in size, measuring 7'-1" in height and 2'-10" in width. Windows on the second floor are also consistent in size, slightly shorter than those of the first floor, measuring 6'-5" in height and 2'-10" in width. (Muntins of the six-over-six windows in the Main Block, but not the sash frame, were replaced in 1996-2003 by Zillgitt.) The two-over-two sash windows of the east elevation are probably original and have a matching design.

**Hardware:** A rim lock with a star design is present on a number of doorways in the house, measuring 3 $\frac{3}{8}$ " by 4". These locks are probably original.



**Figure 41**, Rim lock with embossed star design is probably original.

## Common Added Design Elements

### Exterior Features

**Window Shutters:** Board-and-batten shutters were added as a new design feature on the north, west, and south elevations windows at mid-century. Some of these shutters, on the west and north elevations, were replaced in 2008 (Figure 31).

**Shutter Hardware:** Reproduction cast-iron hinges and sill catches were added to all window shutters in 1996-2003 (Figure 29).

**Shutter Dogs:** Reproduction stamped-metal shutter dogs were added to east elevation window shutter in 1996-2003 (Figure 28).

### Interior Features

**Hardware:** Reproduction cast-iron hinges with acorn-shaped pin ends are present on many doors throughout the house. These hinges are three-knuckle and measure 3" in height. These hinges were installed in 1996-2003.



**Figure 42**, Reproduction hinge with acorn pin is a common late design element found on doors throughout the house.



**Figure 43**, Modern molded-plastic outlet covers installed in 1996-2003 throughout the house.



**Figure 44**, Modern metal return registers installed in 1996-2003 at second-floor rooms.

**Electrical System:** Modern molded-plastic outlet and switch covers were installed throughout the house in 1996-2003 (Figure 43).

**HVAC System:** Reproduction, early twentieth-century cast-iron supply and return registers were installed in 1996-2003 (Figure 16).

**HVAC System:** Modern metal supply and return registers were installed in 1996-2003 at second-floor rooms (Figure 44).

**Hardware:** Chrome-finish sash latches were installed 1996-2003 by Zillgitt.

## Description by Room

### Room 101: Reception Room

Originally intended to receive the public, as evidenced by its architectural embellishments, along with Room 103-Northeast Office across the hall, the room was used as the parents' bedroom by the Broward family after the death of Governor Broward. Its use during the occupancy of Governor Broward is not known. This room is currently used as a lounge area. Rectilinear in plan, the room measures about 12'-3" by 15'-1". The ceiling height is 10'-10". This room and the matching Room 103-Northeast Office, with their impressive Tudor-arched fireplace mantels and plaster ceiling cornices, are the most architecturally sophisticated of all the rooms.

#### Flooring

The pine, tongue-and-groove flooring is the original of typical size, measuring 1" by 3¼", laid east-west.

#### Baseboards

The baseboards are the original of typical design for the first-floor rooms, measuring 8" tall with a 2¼" cap. A section of baseboard is missing on the south side of the fireplace.

#### Walls

The walls appear to retain original plaster, presumably on wood lath.

#### Ceiling

The ceiling appears to be the original and presumably is plaster on wood lath.



**Figure 45**, Northeast oblique of Room 101-Reception Room.

## Doorways

A doorway on the north wall leads to Room 102-Center Hall. The door casing on this side is the original of typical design, measuring 5" across with a 2¼" back band. There is a ½" built-in stop for the door. The four-panel door, measuring 3'-0" by 7'-0" by 1½", is original, and is attached with two 3½", three-knuckle, reproduction hinges. The hinges are mortised in the door and jambs. This side of the door is fitted with a mortise lock with porcelain knob, both of which appear to be original. The door shows no indication of previous locking hardware. The threshold is original. It is pine, measuring 4½" in width and ¾" in height, and beveled at the corners.

A doorway on the west wall leads to Room 105-Bathroom. On this side, the doorway has the same 5" casing and 2¼" back band found throughout the house. The door is of the same typical four-panel design, measuring 3'-0" by 7'-0" by 1½". A wood dutchman repair has been added across the top of the door in order to accommodate the floor slope toward the southwest section of the room. This side of the door is fitted with a porcelain doorknob. The threshold appears to be original, indicating that this is an original doorway. The threshold is pine, measuring 4½" in width and ¾" in height.

## Windows

There are two windows on the east wall and one on the south wall. All three window openings measure 7'-1" by 2'-10". Each has original 5" casing and 2¼" back band identical to that of the original doorways. Window aprons are original and consistent. The window sash on the east wall are two-over-two double-hung, while the one on the south wall is six-over-six double-hung. All are fitted with modern chrome-finish latches on the sash. Muntins of the six-over-six windows are 1996-2003 replacements.

## Finishes

The pine floors are varnished. The baseboards, door and window casings, window sash, mantel, cornice, plaster walls and ceiling are painted.

## Mechanical Systems

A floor supply register in the south section of the room, measuring 12" by 14", is in a turn-of-the-century pattern found on first-floor registers.

This register was installed in the late 1990s by Zillgitt when central heating and cooling were first installed.

## Electrical Systems

Ivory-colored plastic plate covers, installed in the late 1990s, are present at wall switches and electrical outlets. There is a modern reproduction light fixture hanging from the center of the ceiling.



Figure 46, Original fireplace and mantel of Room 101-Reception Room.

## Fireplace

On the west wall is the fireplace with the original wood mantelpiece with a Tudor arch. This mantel is the same as those found in Room 103-Northeast Office, Room 201-Southeast Office, and Room 203-Northeast Office. The firebox measures 2'-6½" in height and has a damper. The fireplace hearth is concrete, measuring 4'-9" by 1'-3". The hearth sits proud of the adjacent flooring by about 2".

## Cornice

The original plaster cornice remains. The cornice is identical to that found in Room 103-Northeast Office.

### Other Features

Tack marks in the flooring along the room's perimeter and extending in front of the hearth indicate the room once had wall-to-wall carpeting.

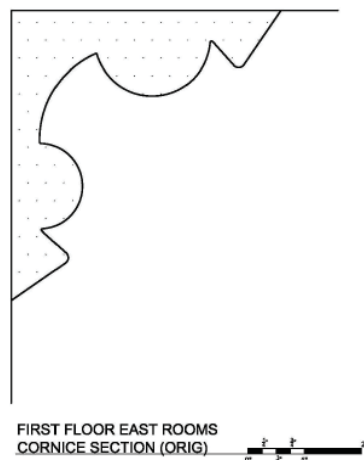


Figure 47, Original cornice of east first-floor rooms.

### Room 102: Central Hall

Extending the full length at the center of the Main Block, the hall provides access to all rooms on the first floor except Room 107-Kitchen in the north section of the Rear Shed. The east-west hallway serves as the main entry to the house, as it is accessed by the front (east) door. The room forms an ell and measures 6'-2" in width, 28'-4½" in length. The ell section, leading south to the stair hall, measures 3'-8½" in width. The ceiling height is 10'-10", typical of rooms on the first floor.

#### Flooring

The pine, tongue-and-groove flooring is the original of typical size, measuring 1" by ¾", laid east-west.

#### Baseboards

The baseboards are the original of typical design for the first-floor rooms, measuring 8" tall with a ¼" cap.

#### Walls

The walls appear to retain original plaster, presumably on wood lath.

#### Ceiling

The ceiling appears to be the original and presumably is plaster on wood lath.

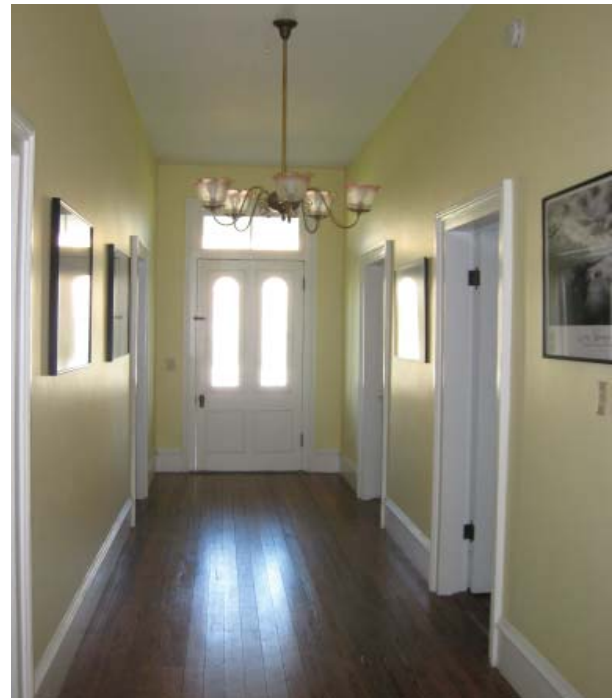


Figure 48, Room 102-Center Hall looking east. Reproduction lighting fixture on ceiling.

#### Doorways

There are eight doorways in this room. One of these is the front (east) door from the front porch. This doorway is described in the Exterior Features section above. The interior casing of this door is identical to that found throughout the house, measuring 5" across with a ¼" back band. The door is fitted with a salvaged decorative knob and escutcheon. There is an early, if not original, brass barrel lock.

A second doorway leads to Room 101-Reception Room. This doorway is described in the Room 101-Reception Room section above. The casing of this side of the doorway is the typical design found throughout the house, measuring 5" across with a ¼" back band. On this side, the door is fitted with a porcelain knob and iron key escutcheon.

On the north wall is the doorway to Room 103-Northeast Office. The original four-panel door remains, measuring 3'-0" by 7'-0" by ½". The doorknob on this face is glass, and the plate is of iron, measuring 8" by ½". The door casing is the original and of the typical design found throughout the house, measuring 5" across with a ¼" back band. The threshold is original.

Also on the north wall is the doorway to Room 104-Northwest Office. This door is an original four-panel door of the same size and design of those found throughout the house, measuring 3'-0" by 7'-0" by 1½". The door on this side is fitted with porcelain knobs and an iron key escutcheon. The casing and threshold are also of the typical design and dimensions of original features.

The door to Room 105-Bathroom is set on the south wall and is of the typical design found throughout the house, measuring 3'-0" by 7'-0" by 1½". The door casing on this side is original and of the typical design found throughout the house, measuring 5" across with a 2¼" back band. This face of the door is fitted with a key escutcheon, and porcelain knobs. The original threshold remains.



**Figure 49,** Door to Room 106-Lower Stair Hall from Room 102-Center Hall.

A third door on the south wall is that leading to Room 106-Lower Stair Hall. The door measures 2'-8" by 6'-8" by 5⁄8" and holds four horizontal glass panels measuring 2'-0" by 1'-5". The muntin profiles on the door are different on each face. The door casing is 1½" by 3½" with an applied stop. This face of the door is fitted with a 1950s-vintage closet-door catch with chrome finish. The design of the door suggests a mid-twentieth century

construction period. There is a four-light transom above the door with the same casing. The transom sash is an early design; it may be a reused salvaged item or it may be original to this location.

On the west wall is the doorway leading to Room 108-Conference Room. This doorway appears to have originally led to the exterior, as reflected in its casing in Room 108-Conference Room. In the typical design of the original four-panel doors throughout the house, this door measures 3'-0" by 7'-0" by 1½". The door has a dutchman repair at the base. The original casing of typical interior design is in place on the hallway side. This face of the door is fitted with a rim lock, 3¼" wide and 4" in height, with a porcelain knob and a keeper remaining on the frame. There is no evidence of previous locking hardware. The threshold is of pine measuring 6 ½" in depth with a 2" piece added and ¾" in height.

The door leading to an added closet at the southwest ell section of the hallway is of a later style than the other doors in the room. Measuring 2'-0" by 6'-8" by 1½", the two-panel door is typical for the 1920s. The door hardware also is typical of that period. The door is fitted with a glass doorknob, a plate measuring 2¼" by 7", and a mortise lock. The door is attached with two five-knuckle, 3" ball-and-pin hinges.



**Figure 50,** Room 102-Center Hall closet.



Figure 51, Room 102-Center Hall looking west.

### Windows

There are no windows in this room; however, there is a two-part transom above the front (east) door, as well as a four-light transom over the door leading to Room 106- Lower Stair Hall that provide daylight to this room.

### Finishes

The pine floorboards are varnished. The baseboards, door casings, plaster walls, and ceiling are painted.

### Mechanical Systems

A wall return in the turn-of-the-century design found on first-floor registers is situated on the north wall of the added closet, measuring 20" by 20". This return was one of several added by Zillgitt in the late 1990s when central air and heat were first installed.

### Electrical Systems

Currently there is a five-globe brass reproduction electric ceiling light. Ivory-colored plastic switch plate and outlet covers of the late 1990s are also present.

### Closet

Added to a corner in the southwest section of the room is the closet mentioned above, likely installed in the 1920s. The walls of the closet do not extend fully to the ceiling. The original room baseboard continues behind the closet addition.

### Other Features

At the center of the ceiling is an early cast-metal hook for an early, non-electric light source. The hook measures 2½" in width and 3½" in height and is identical to the hook found in Room 103-Northeast Office.

### Room 103: Northeast Office

Originally, along with Room 101-Reception Room, this was a room for receiving the public. The Broward family used it as a bedroom. This room is currently used as an office. Rectilinear in plan, the room measures 15'-1" by 12'-2½". The ceiling height is 10'-10", typical of rooms on the first floor.



Figure 52, Northeast oblique of Room 103-Northeast Office.

### Flooring

The pine, tongue-and-groove flooring is the original of typical size, measuring 1" by 3¼", laid east-west.

### Baseboards

The baseboards are the original of typical design for the first-floor rooms, measuring 8" tall with a 2¼" cap.

### Walls

The walls appear to retain original plaster, presumably on wood lath. Diagonal cracking across the west wall suggests that the floor has

dropped, probably due to deflection in the chimney base prior to repointing by Zillgitt.

### Ceiling

The ceiling appears to be the original and presumably is plaster on wood lath.

### Doorways

There are two doorways in this room. The first leads to Room 102-Center Hall. This door and doorway are described in the section on Room 102-Center Hall above. The casing of this doorway on this side is the same as that found throughout the house, measuring 5" across with a 2¼" back band. This face of the door is fitted with porcelain knobs and an iron key escutcheon.

A second doorway leads to Room 104-Northwest Office. This is not an original doorway. Situated on the west wall to the south of the fireplace, this door is a two-panel door of the 1920s and measures 2'-8" by 6'-8". The door casing is flat-cut plank board measuring 3½" by 7/8". An Art Deco style doorknob and plate is found on both sides of the door. The hinges are 3" reproductions in the acorn-pin style found throughout the house. There is no threshold.



**Figure 53.** Room 103-Northeast Office door to Room 104-Northwest Office.



**Figure 54.** Room 103-Northeast Office looking south.

### Windows

There are two window units on the east wall and one on the north wall. All windows measure 7'-1" by 2'-10". Each has original 5" casing and 2¼" back band identical to that of the original doorways. Window aprons are original and consistent. The window sash on the east wall are two-over-two double-hung, while that on the north wall is six-over-six double-hung. All are fitted with modern chrome-finish latches on the sash. Muntins of the six-over-six windows are 1996-2003 replacements.

### Finishes

The pine floorboards are varnished. The baseboards, door and window casings, window sash, mantel, cornice, plaster walls, and ceiling are painted.

### Mechanical Systems

A floor supply register in the north section of the room, measuring 12" by 14", is in a turn-of-the-century pattern found on first-floor registers. This register was added in the late 1990s by Zillgitt when central air and heating were first installed.

### Electrical Systems

Two reproduction electric wall sconces are on the west wall flanking the fireplace. Ivory-colored plastic switch plate and outlet covers of the late 1990s are also present.

### Fireplace

On the west wall is a fireplace matching that of Room 101-Reception Room, Room 201-Southeast Office and Room 203-Northeast Office, with an original wood mantelpiece with a Tudor arch.



The firebox measures 2'-6½" in height and has a damper. The fireplace in this room has a brick hearth measuring 4'-9" by 1'-3".

### Cornice

The original plaster cornice remains, matching that of Room 101-Reception Room.

### Other Features

At the center of the ceiling is an early cast-metal hook for an early, non-electric light source. The hook measures 2½" in width and 3½" in height and is identical to the hook found in Room 102-Center Hall. Tack marks in the flooring along the room's perimeter and extending in front of the hearth indicate the room once had wall-to-wall carpeting.



Figure 55, Room 103-Northeast Office reproduction electric wall sconce.



Figure 56, Room 103-Northeast Office fireplace mantel.



Figure 57, Room 101-Reception Room and Room 103-Northeast Office cornice.



Figure 58, Room 103-Northeast Office ceiling hook.

## Room 104: Northwest Office

Previously used by the Broward family as their dining room, this room currently serves as an office. Nearly square in plan, the room measures 15'-1" by 15'-8". The ceiling height is 10'-10", typical of rooms on the first floor.

### Flooring

The pine, tongue-and-groove flooring is the original of typical size, measuring 1" by 3¼", laid east-west.

### Baseboards

The baseboards are the original of typical design for the first-floor rooms, measuring 8" tall with a 2¼" cap.

### Walls

The walls appear to retain original plaster, presumably on wood lath.



Figure 59, Northwest oblique of Room 104-Northwest Office.

### Ceiling

The ceiling appears to be the original and presumably is plaster on wood lath. The plaster ceiling shows evidence of multiple patches.

### Doorways

A single doorway on the south wall leads to Room 102-Center Hall. This doorway is discussed in the section on Room 102-Center Hall. The casing of the doorway on this side is the typical casing found throughout the house, measuring 5" across with a 2¼" back band. This face of the door is fitted with a porcelain knob and iron key escutcheon.

There are two doorways on the west wall. The first leads to Room 107-Kitchen. This fifteen-light door was added in the 1950s and measures 2'-8" by 6'-8" by 1¼". Equipped on this face with a mortise lock and a brass key escutcheon, the doorknobs are 2" in diameter and of brass. New reproduction three-knuckle acorn-pin style hinges are the same as those present throughout the house. Casing on the Room 104-Northwest Office side is the 5" casing found throughout the house. The threshold is the same 4 ½" pine typical in the house.

A second doorway on the west wall leads to Room 108-Conference Room. This door is in the same design as other original four-panel doors in the house, measuring 6'-10" by 3'-0" by 1½". The casing on the Room 104-Northwest Office side is the 5" casing with 2¼" back band found throughout the house. A rim lock is present on this face of the door, and porcelain knobs are present on both faces.



Figure 60, Southeast oblique of Room 104-Northwest Office.

A doorway on the east wall leads to Room 103-Northeast Office. This door and doorway are discussed in the section on Room 103-Northeast Office. The doorway is not original. The door casing is flat-cut plank board measuring 3½" by 7⁄8". An Art Deco-style doorknob and plate is found on both sides of the door. There is no threshold.

### Windows

There are two window units on the north wall. Both windows measure 7'-1" by 2'-10". Each has original 5" casing and 2¼" back band identical to that of the original doorways. Window aprons are original and consistent. The window sash are six-over-six double-hung. Both windows are fitted with modern chrome-finish latches on the sash. Muntins of the six-over-six windows are 1996-2003 replacements.

### Finishes

The pine floorboards are varnished. The baseboards, door and window casings, window sash, plaster walls, and ceiling are painted.

### Mechanical Systems

A supply register under the northwest window is in the same turn-of-the-century style as others throughout the house installed by Zillgitt in the late 1990s.

### Electrical Systems

In addition to 1990s ivory-colored plastic plate covers on wall switches and electrical outlets, there is a hanging six-globe brass reproduction light on the ceiling.

## Room 105: Bathroom

Used as the bathroom by the Broward family, this room continues to serve that purpose. Rectilinear in plan, the room measures about 15'-1" by 9'-0". The ceiling height is 9'-8".



Figure 61, Northwest oblique of Room 105-Bathroom.

### Flooring

The pine, tongue-and-groove flooring is the original of typical size, measuring 1" by 3/4", laid east-west. The flooring slumps to the southeast corner of the room. Associated with the slump, a patch has been installed at the south wall, measuring about 3'-8" in length, beginning about 6" off of the east wall. The patch is constructed of 3/4" boards to match those of the original flooring, but the replacement boards are of a different, lighter coloration. The repair was made by Zillgitt to remove rotted sections of flooring and the wall plate below.

There is a rectangular section of square tiles adjacent to the east wall directly beneath the bathtub.

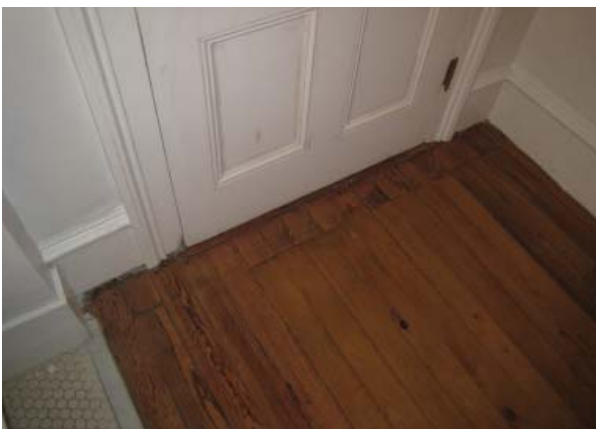


Figure 62, Room 105-Bathroom flooring patch at southeast corner.

### Baseboards

The baseboards are the original of typical design for the first-floor rooms, measuring 8" tall with a 2 1/4" cap. The newer portion of the west wall, south of the closet door, has a modern flat-cut baseboard.

### Walls

The walls appear to retain original plaster, presumably on wood lath. The west wall, south of the closet door, was built in 1996-2003 when a shower was removed.

### Ceiling

The ceiling was lowered approximately one foot by Zillgitt between 1996 and 2003 to accommodate pipes of the bathrooms installed on the floor above. The ceiling height is currently 9'-8". The lowered ceilings are of gypsum board, but portions of the original plaster ceiling on wood lath likely remain above.



Figure 63, Room 105-Bathroom door at east wall to Room 101-Reception Room.

### Doorways

This room has three doorways on three walls. The east wall door and doorway are discussed above in the section on Room 101-Reception Room. The casing of this doorway is identical to that found

throughout the house, measuring 5" across with a 2¼" back band. This face of the door is fitted with a rim lock and porcelain knob on the Room 105-Bathroom side. A keeper is present on the bathroom side casing, and a brass barrel lock is present on the door.

The door and doorway on the north wall are discussed in the section on Room 102-Center Hall above. The casing on this doorway is the same as that found throughout the house, measuring 5" across with a 2¼" back band. This face of the door is fitted with porcelain knobs and brass key escutcheons, as well as a 3¼" plate brass barrel lock, set on the bathroom side.

The door to the closet on the west wall is a typical four-panel door found throughout the house, measuring 2'-8" by 6'-8" by 1¼". A replacement rim lock measuring 4" by 3¼" is present with porcelain knobs on both sides. The door casing on the bathroom side is the typical 5" casing found throughout the house, while that on the closet side is plain 4¾" by ⅞" flush board.



Figure 64, Room 105-Bathroom door to closet, hardware.

### Windows

There is one window unit in this room on the south wall. The window measures 7'-1" by 2'-10". Original 5" casing and 2¼" back band identical to that of the original doorways is present. The window apron is also original. The window sash is six-over-six double-hung, and the window is fitted with a modern chrome-finish latch on the sash.

### Finishes

The pine floorboards are varnished. The baseboards, door and window casings, window sash, plaster walls, and ceiling are painted.

### Mechanical Systems

A 12-gallon Whirlpool water heater is installed in the closet.

### Electrical Systems

In addition to modern ivory-covered plastic plate covers on wall switches and electrical outlets, there is one modern overhead wall sconce above the sink with a pull cord and electrical outlet. There is also one wall sconce west of the door to the hall. A two-globe brass reproduction fixture is present on the ceiling.

### Plumbing

A reproduction pedestal sink and a salvaged/refinished clawfoot bathtub acquired by Zillgitt, measuring 5'-6", are present in the room, as well as a reused flush toilet. Hot and cold water hookups located on the northeast wall in the closet were installed by Zillgitt in the late 1990s to serve a washing machine.

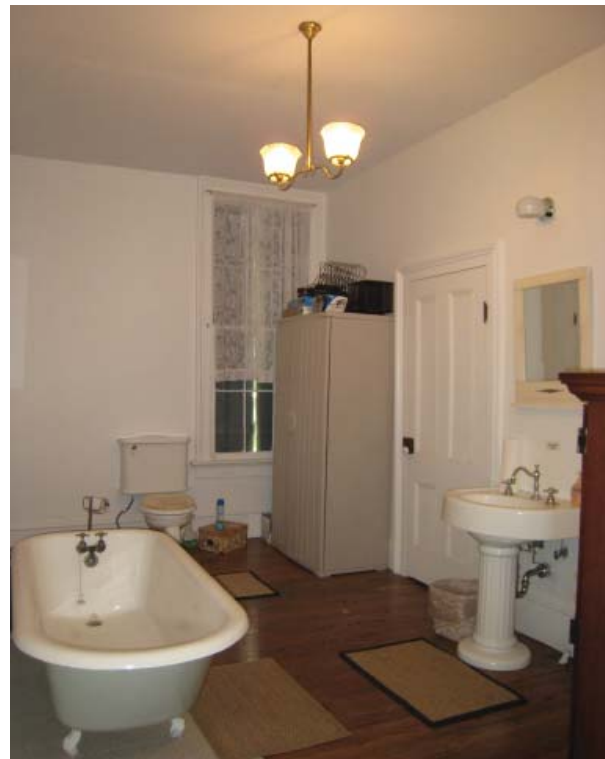


Figure 65, Southwest oblique of Room 105-Bathroom.

### Closet

A closet runs nearly the full length of the room on the west side, beneath the main stair. Within the closet are remnants of wooden shelving supports nailed to the wall. Baseboards are also present in

the closet space, measuring 8" in height and  $\frac{7}{8}$ " in depth. A section of flooring in the south end of the closet, where a shower had been located, was replaced by Zillgitt in 1996-2003 using floorboards cut from large salvaged timbers found in the back yard. Portions of the closet wall are of gypsum wall board added by Zillgitt.



Figure 66, Southwest oblique of Room 105-Bathroom closet.

### Room 106: Lower Stair Hall

This room includes the lower section of stairs to the second floor. The room is rectilinear in plan, and measures approximately 2'-11½" in width. The stair section measures 8'-4" in length.

#### Baseboards

The baseboards are the original of typical design for the first-floor rooms, measuring 8" tall with a 2¼" cap.

#### Walls

The walls appear to retain original plaster, presumably on wood lath.

#### Ceiling

The ceilings are of sheetrock with visible outlines of the tape between sheets.

### Doorways

One doorway is present on the north wall at the entry to the stairs. This doorway leads to Room 102-Center Hall and the door and doorway are discussed above in the Room 102-Center Hall section. The muntin profiles on the door are different on each side. The door casing is 1½" by 3½" board with an applied stop. There is a four-light transom above the door with the same casing. The door is fitted with a 1950s-vintage closet-door catch with chrome finish.

### Windows

There is one two-over-two double-hung window at the stair landing measuring 2'-0" by 4'-5½". The window is no longer weighted and the top section is fixed. The window casing and apron are consistent with those throughout the house.



Figure 67, Room 106-Lower Stair Hall window.

### Finishes

The pine floorboards of the stair treads and the landing are varnished. The baseboards, stair risers, handrail, stair wall, door and window casings, window sash, walls, and ceiling are painted.

### Mechanical Systems

No components of the mechanical system are present in this room.

## Electrical Systems

No components of the electrical system are present in this room.

## Stair Wall

A low section of wall measuring 2'-7" in height separates the two runs of stairs. It is topped with a wood cap, illustrated in Figure 68. The original baseboard extends the full length of this wall. Removal of the cap revealed construction with cut nails, strongly suggesting its current form may be an original feature.

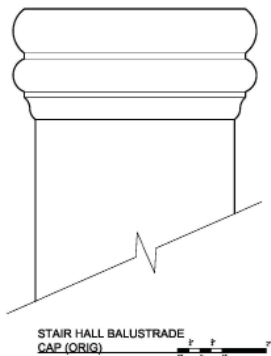


Figure 68, Cap of dividing wall between sections of stair runs, Rooms 106 and 206.

## Handrail

A modern handrail is present on the full wall sides of the stairs. This rail consists of a 1 $\frac{3}{8}$ " by 3 $\frac{1}{2}$ " plank board applied to the wall with modern metal brackets supporting a 1 $\frac{1}{2}$ "-diameter modern wood handrail.

## Stairs

The pine treads are 11" deep, 1" thick, with bullnose edge. There is a cove trim below. Risers are 7 $\frac{1}{2}$ " tall.

## Room 107: Kitchen

This rectilinear room is the north end of the Rear Shed, and measures 9'-7" by 16'-2 $\frac{1}{2}$ ". The ceiling height is the same as Room 108-Conference Room, measuring 12'-6" at its high end (east) and 7'-6" on its low end (west).

It is likely that this room was part of the original house form, built as an ell to the Main Block. This room has likely served as a kitchen since its earliest construction date. The current Kitchen was remodeled in 1996-2003.



Figure 69, Northwest oblique of Room 107-Kitchen.



Figure 70, Room 107-Kitchen looking east.

## Flooring

Modern terra cotta ceramic tiles, measuring 8" square, cover the floor. These tiles were installed by Zillgitt in 1996-2003. Prior to the installation of these tiles, the floor was covered with linoleum flooring, according to Zillgitt.

## Baseboards

There are no baseboards in this room. A modern shoe molding is present on sections of walls without cabinets.

## Walls

Walls are covered with modern gypsum wall board, added in 1996-2003. It is likely that gypsum wall board was first installed around the 1960s or 1970s.

The east wall, which separates this room from Room 104-Northwest Office, shows evidence of original plaster on wood lath. A section of gypsum board was removed to reveal an original stud. The stud shows lime stains and nail holes for

lath, indicating this wall had plaster on lath at one time, probably originally. No evidence of exterior weatherboards was observed, and the lack of a drip edge on the casing of the doorway between this room and Room 104-Northwest Office also suggests that Room 107-Kitchen was an original room of the house. The south wall is the remaining portion of the flush vertical-board partition between this room and Room 108-Conference Room. The wall is covered with gypsum wall board on the Room 107-Kitchen side.



**Figure 71**, Area of gypsum board removed to reveal an original stud, which shows lime stains and nail holes. This indicates the wall had plaster on lath at one time, probably originally.

### Ceiling

The ceiling of this room is covered with gypsum wall board and has a textured paint finish. During the 1970s the ceiling was lowered to its present height.

### Doorways

There are three doorways. The first leads to Room 104-Northwest Office and is on the east wall. This door and doorway are described in the section on Room 104-Northwest Office. The casing of the door on the Room 107-Kitchen side is flush board. A brass doorknob is present, as well as a brass key escutcheon.

The doorway to the exterior from this room is set on the west wall. This doorway is described in the exterior features section above. Interior casing on the doorway is flush board. The door is fitted with an embossed, pressed escutcheon and embossed doorknob on the Room 107-Kitchen side. The door is fitted with a barrel lock and dead bolt.



**Figure 72**, Room 107-Kitchen door to exterior with embossed, pressed escutcheon, embossed doorknob, barrel lock, and modern dead bolt.

A cased opening connects this room to Room 108-Conference Room. This opening measures approximately 10'-7" across and has flush board casing measuring 3¼" by ⅞".

### Windows

There are three modern windows, each measuring 2'-6" by 3'-9". These one-over-one double-hung windows were installed by Zillgitt in 1996-2003. Two windows are on the north wall and one is on the west wall.

### Finishes

Floors are covered with modern tiles, 8" square. Counters are covered with 1½" square ceramic tiles. The shoe molding, door and window casings, window sash, cabinets, walls, and ceiling are painted. The ceiling has a textured paint surface applied in 1996-2003.

### Mechanical Systems

There is one modern supply register located on the floor in the southeast section of the room.

### Electrical Systems

On the east wall is a modern electrical panel, the only one in the house. A modern, battery-operated

smoke detector made by Kidde is on the south wall. A three-globe, modern brass-plated chandelier is fixed to the ceiling. Ivory-colored plastic plate covers of the 1990s are on wall switches and electrical outlets.

### Plumbing

A modern sink and dishwasher were installed between 1996 and 2003.

### Modern Kitchen Features

Modern wood cabinets, tile counter tops, and appliances were installed between 1996 and 2003.

### Room 108: Conference Room

The larger, southern portion of the Rear Shed is occupied by this room, now used as a conference room. The Broward family members used it as their living room. Rectilinear in plan, the room measures approximately 25'-6½" by 15'-8½". Ceiling height is the same as Room 107-Kitchen, measuring 12'-6" at its high end (east) and 7'-6" on its low end (west).



Figure 73, Room 108-Conference Room looking south.

### Flooring

Pine, tongue-and-groove flooring measures 2¼" in width and ¾" in depth. The floor was installed in 1996-2003.

### Baseboards

There are no baseboards in this room. A modern shoe molding is present.

### Walls

The south and west walls are fitted with modern v-groove board wainscoting measuring 3¼" in width and 40" in height. The wainscoting

is capped with a modern chair rail. Above the wainscoting the walls are covered with modern gypsum wall board. The east wall of the room is covered with original weatherboard, indicating that this was the original west exterior wall of the Main Block. The north wall is 3½" vertical boards with tongue-and-groove joinery.



Figure 74, Room 108-Conference Room west wall.

### Ceiling

The ceiling of this room is covered with gypsum wall board and has a textured paint finish.

### Doorways

This room has three doorways and one large cased opening. The cased opening on the northeast wall leading from this room to Room 107-Kitchen is discussed in the section on Room 107-Kitchen. The opening has flush board casing, measuring 3¼" by 7/8".

On the west wall is a doorway leading to the exterior of the house. This door and doorway are described above in the exterior features section. The casing of the doorway on the interior is modern flush board. The door is fitted with modern chrome finish knobs on both sides and a dead bolt.



Two doorways are set on the east wall. One leads to Room 104-Northwest Office and the other leads to Room 102-Center Hall. Each door and doorway is discussed in its specific room section. Both of these doorways have flush board casing with a drip edge on the Room 108-Conference Room side, indicating they once led to exterior spaces. The casing measures 4 $\frac{3}{4}$ " by  $\frac{5}{4}$ ".



**Figure 75**, Doorways on the east wall of Room 108-Conference Room lead to Room 104-Northwest Office (left) and Room 102-Center Hall (right). Both doorways have flush board casing with a drip edge.

### Windows

Two modern one-over-one double-hung windows exist on the south wall, as well as three of the same on the west wall. These windows measure 2'-6" by 5'-0" and were installed 1996-2003 by Zillgitt.

### Finishes

The pine floorboards are varnished. The shoe molding, door and window casings, window sash, crown molding, walls, wainscoting, chair rail, vertical boards, and weatherboard are painted. The ceiling has a textured paint surface applied in 1996-2003.

### Mechanical Systems

Two floor supply registers are set near the east wall.

### Electrical Systems

In addition to ivory-colored plastic plate covers installed in the 1990s on wall switches and electrical outlets, a modern five-globe ceiling fan/light fixture is present.

### Closet

An early closet is in the northwest corner. The flooring is cut to fit the casing and interior walls of the closet. The walls of this corner closet are constructed of  $\frac{3}{4}$ " by 3 $\frac{1}{2}$ " tongue-and-groove boards, the same dimensioned boards used as exterior siding for the Rear Shed (now covered by weatherboards) and for the dividing wall between Room 107-Kitchen and Room 108-Conference Room. The horizontal boards on the west wall are the back side of the exterior siding, while those of the north wall are part of the dividing wall between Room 107-Kitchen and Room 108-Conference Room. Five triangular shelves in the closet are made of the same boards as the closet walls. The closet has a four-panel door measuring 2'-5" by 6'-4" by 1". There are two 3" tall, three-knuckle iron hinges, probably original. There is a 1" diameter ceramic pull.

### Crown Molding

A modern crown molding measuring  $\frac{3}{4}$ " by 2" is on the west wall.



**Figure 76**, Room 108-Conference Room closet at northwest corner.

## Room 201: Southeast Office

Currently used as an office, this room once served as a bedroom. Rectilinear in plan, this room measures 15'-½" by 12'-3½". The ceiling height is 10'-3½", typical of rooms on the second floor.

### Flooring

The pine, tongue-and-groove flooring is the original of typical size, measuring 1" by ¾", laid east-west.

### Baseboards

The baseboards measure 7½" tall and have no cap, due to the presence of gypsum wall board applied over the original plaster.

### Walls

Gypsum wall board, applied over the original plaster in this room before 1996, remains. A wood bead of 1" diameter is set at each front corner of the chimney wall.

### Ceiling

Gypsum wall board covers the ceiling; some plaster on wood lath may remain beneath the wall boards.



Figure 77, Northwest oblique of Room 201-Southeast Office.



Figure 78, Room 201-Southeast Office looking south.

### Doorways

There are two doorways in this room. The doorway on the north wall leads to Room 202-Center Hall. This door is a four-panel door in the same style as those throughout the Main Block, measuring 2'-10" by 6'-9" by 1¼". The door casing is 5" with a 2¼" back band, but measures ¾" in depth rather than the typical early ⅞", indicating that this casing is a later replacement. There is a ½" applied stop. This face of the door is fitted with a 3¼" by 4" rim lock and brown mineral knobs, as well as an iron key escutcheon. A 3½" brass bolt is also present on the Room 201-Southeast Office side. The door is supported with two hinges typical of those throughout the house. The hinges are new three-knuckle reproductions measuring 3½" in height.



Figure 79, Room 201-Southeast Office door to Room 202-Center Hall, hardware.

The second door is on the west wall and leads to the Zillgitt-era Room 205B-South Bathroom. The door is a modern reproduction of the typical four-panel door found throughout the house, and measures 2'-6" by 6'-6" by 1¼". The common reproduction three-knuckle hinges are present. The door casing is a reproduction of the original 5" casing with 2¼" back band.



**Figure 80,** Room 201-Southeast Office door to Room 205B-South Bathroom.

### Windows

There are two window units on the east wall and one on the south wall. All windows measure 6'-5" by 2'-10". Each has original 5" casing and a 2¼" back band identical to that of the original doorways. Window aprons are original and consistent. The window sash on the east wall are two-over-two, double-hung, while that on the southwest wall is six-over-six double-hung. All are fitted with modern chrome-finish latches on the sash. The muntins of the east window sash were replaced in 1996-2003 by Zillgitt.

### Finishes

The pine floorboards are varnished. The baseboards, door and window casings, window sash, mantel, walls, and ceiling are painted.

### Mechanical Systems

A modern, pre-painted metal ceiling supply register with louver, measuring 8" by 16", is near the fireplace.

### Electrical Systems

In addition to ivory-colored plastic plate covers of the 1990s on wall switches and electrical outlets, a three-globe modern ceiling fan is present.

### Fireplace

On the west wall is the fireplace with the original wood mantelpiece with Tudor arch. The mantelpiece matches that of Room 101-Reception Room, Room 103-Northeast Office, and Room 203-Northeast Office. The firebox measures 2'-6½" in height and has a damper. The fireplace hearth is of brick and measures 4'-5" by 1'-3" and sits flush with the wood flooring.



**Figure 81,** Room 201-Southeast Office fireplace and mantel.

### Room 202: Center Hall

This room serves as the main hallway for the second floor, providing access to all rooms, including the stairway to the first floor and the stairway to the Attic, as well as the front (east) porch. The room sits directly above Room

102-Center Hall. The room forms an asymmetrical T, measuring 6'-3" across the main hall area and 28'-4½" in total length. The ceiling height is 10'-3½", typical of rooms on the second floor.



Figure 82, Room 202-Center Hall looking west.



Figure 83, Room 202-Center Hall looking east.

### Flooring

The pine, tongue-and-groove flooring is the original of typical size, measuring 1" by 3¼", laid east-west.

### Baseboards

The baseboards are the original of typical design for the second-floor rooms, measuring 7" tall with a 2¼" cap.

### Walls

The walls appear to retain original plaster, presumably on wood lath.

### Ceiling

Gypsum wall board covers the ceiling. Some plaster on wood lath may remain above.

### Doorways

This room has six doorways leading to the porch and five rooms of the second floor. The door to Room 201-Southeast Office is on the east end of the south wall. This door and doorway are described in the section on Room 201-Southeast Office above. The casing of this doorway is that found throughout the house, measuring 5" across with a 2¼" back band. The door is fitted with brown mineral knobs.



Figure 84, Room 202-Center Hall door to east porch, hardware.

On the east wall is the door to the second level of the porch. This door and doorway are described in the exterior features section above. The interior casing of the doorway is identical to that found throughout the house, measuring 5" across with a 2¼" back band. The door is fitted with brown mineral doorknobs, a rim lock measuring 3" by 4", and a 3½" barrel bolt.

A doorway leading to Room 203-Northeast Office is situated on the east side of the north wall. This door is in the typical four-panel style as those found throughout the house, measuring 2'-10" by 6'-10" by 1¼". The door casing is the same 5" casing with 2¼" back band found throughout the house. The door is fitted with brown mineral knobs. A 4¾" threshold, common throughout the house, is present.

The doorway at the west end of the north wall leads to Room 204-Northwest Office. In the same four-panel style found throughout the house, this door measures 2'-10" by 6'-10" by 1¼" and has the common 5" casing with 2¼" back band. The door has brown mineral knobs, and is held by two of the common three-knuckle, acorn-pin reproduction hinges found in the house. The typical 4¾" pine threshold is also present.

The door leading to Room 205A-North Bathroom is of the same four-panel style found throughout the house, measuring 2'-10" by 6'-10" by 1¼". The door casing is the same as that found throughout the house, measuring 5" across with a 2¼" back band. The door is supported with two of the typical three-knuckle, acorn-pin reproduction hinges found throughout the house. Brown mineral knobs are present on both sides.

The door leading to Room 207-Attic Stair Hall is set at the bottom of the east-west portion of the stair hall at the northwest end of Room 202-Center Hall. The door is in the same four-panel style found throughout the house, measuring 2'-0" by 6'-5½" by 1". The doorway has an applied stop. A rim lock with a star design is present on this face, measuring 3⅞" by 4" and fitted with a brown mineral knob. A modern 2" barrel bolt is present on the Room 202-Center Hall side. The door is attached with two 3", three-knuckle reproduction hinges found throughout the house.

## Windows

There is one window unit on the west wall. The window measures 6'-5" by 2'-10". The original 5" casing and 2¼" back band, identical to that of the original doorways, is present and the window apron is original and consistent with those throughout the house. The window sash is six-over-six, double-hung, and the window is fitted with a modern chrome-finish latch on the sash. The muntins were replaced in 1996-2003 by Zillgitt.

## Finishes

The pine floorboards are varnished. The baseboards, door and window casings, window sash, plaster walls, and ceiling are painted.

## Mechanical Systems

There are no components of the mechanical system present in this room.



Figure 85, Room 202-Center Hall reproduction light fixture.

## Electrical Systems

A reproduction hanging light fixture is set at the center of the ceiling in this room. There is also a battery-powered smoke detector on the north wall.

## Room 203: Northeast Office

Currently used as an office, this room once served as a bedroom. Rectilinear in plan, this room measures 15'-½" by 12'-3½". The ceiling height is 10'-3½", typical of rooms on the second floor.

### Flooring

The pine, tongue-and-groove flooring is the original of typical size, measuring 1" by ¾", laid east-west.

### Baseboards

The baseboards are the original of typical design for the second-floor rooms, measuring 7" tall with a 2¼" cap. A wooden doorstop is present on the baseboard to the right of the door on the south wall.



Figure 86, Southeast oblique of Room 203-Northeast Office.

### Walls

The walls appear to retain original plaster, presumably on wood lath. A 1" diameter wood bead is set at each front corner of the chimney wall.

### Ceiling

Gypsum wall board covers the ceiling. Some plaster on wood lath may remain above.

### Doorways

There is one doorway in this room on the south wall, leading to Room 202-Center Hall. This door is described in the Room 202-Center Hall section above. The casing of this doorway is the same as that found throughout the house, measuring 5" across with a 2¼" back band. This face of the door is fitted with mineral doorknobs and a 2" by 4" rim lock with thumb latch, as well as a modern 2" barrel lock.

### Windows

There are two window units on the east wall and one on the north wall. All windows measure 6'-5" by 2'-10". Each has original 5" casing and 2¼" back band identical to that of the original doorways. Window aprons are original and consistent. The window sash on the east wall are two-over-two, double-hung, while that on the north wall is six-over-six double-hung. All are fitted with modern chrome-finish latches on the sash. Muntins of the six-over-six window were replaced in 1996-2003 by Zillgitt.

### Finishes

The pine floorboards are varnished. The baseboards, door and window casings, window sash, mantel, plaster walls, and ceiling are painted.

### Mechanical Systems

A modern, pre-painted metal supply register with louver, measuring 8" by 12", is on the ceiling near the fireplace.

### Electrical Systems

In addition to ivory-colored plastic plate covers of the 1990s on wall switches and electrical outlets, a three-globe modern ceiling fan/light fixture is present.



Figure 87, Room 203-Northeast Office modern three-globe ceiling fan/light fixture.

### Fireplace

On the west wall is the fireplace, matching that of Room 101-Reception Room, Room 103-Northeast Office, and Room 201-Southeast Office, with the original wood mantelpiece with Tudor arch. The firebox measures 2'-6½" in height and has a damper. The fireplace hearth is of brick in a staggered running bond pattern, measuring 4'-4" by 1'-2" and sits flush with the wood flooring.



Figure 88, Room 203-Northeast Office fireplace and mantel.

### Room 204: Northwest Office

This room originally served as a bedroom and now serves as an office and storage space. The room is rectilinear in plan, measuring 12'-3" by 15'-7½". The ceiling height is 10'-3½", typical of rooms on the second floor.

#### Flooring

The pine, tongue-and-groove flooring is the original of typical size, measuring 1" by ¾", laid east-west.

#### Baseboards

The baseboards are the original of typical design for the second-floor rooms, measuring 7" tall with a 2¼" cap.

#### Walls

The walls appear to retain original plaster, presumably on wood lath. Hairline diagonal cracking is visible along the east wall, adjoining the chimney.

#### Ceiling

Gypsum wall board covers the ceiling. Some plaster on wood lath may remain above.

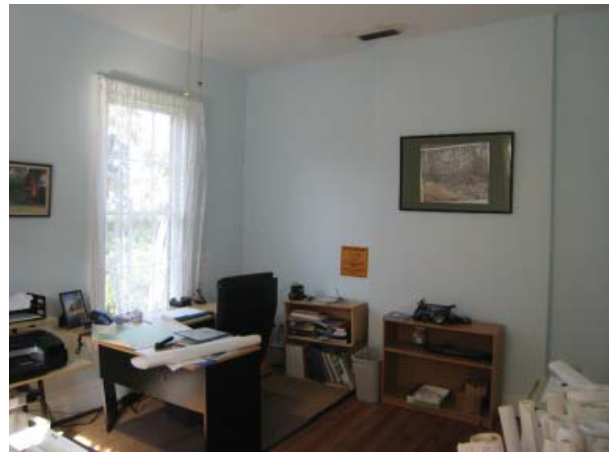


Figure 89, Northeast oblique of Room 204-Northwest Office.



Figure 90, Southwest oblique of Room 204-Northwest Office.

#### Doorways

There are two doorways in this room, both on the south wall. The first is on the west side of the south wall and leads to Room 202-Center Hall. This door and doorway are discussed in the Room 202-Center Hall section above. The casing of this doorway is identical to that found throughout the house, measuring 5" across with a 2¼" back band. The door is fitted with a rim lock with an embossed star design, measuring 3⅞" by 4", with brown mineral knobs. An iron key escutcheon is also present, but differs from those found elsewhere.

The second door is on the east side of the south wall and leads to a closet set beneath the Attic stairs. This door is of the common four-panel style found throughout the house, measuring 2'-6" by 6'-0" by 1¼". The casing on the room side is the typical 5" casing with 2¾" back band seen throughout the house. Casing on the closet side is 4¾" by ¾" flush board. The door is fitted with a 3" by 4" rim lock with a star design and brown

mineral knobs. Two of the same 3", three-knuckle reproduction hinges found throughout the house are present.

### Windows

There is one window unit on the west wall and one on the north wall. The windows measure 6'-5" by 2'-10". Each has original 5" casing and 2¼" back band identical to that of the original doorways. Window aprons are original and consistent with those throughout the house. The window sash are six-over-six double-hung. Both are fitted with modern chrome-finish latches on the sash. The muntins were replaced in 1996-2003 by Zillgitt.



Figure 91, Closet of Room 204-Northwest Office at south wall.

### Finishes

The pine floorboards are varnished. The baseboards, door and window casings, window sash, plaster walls, and ceiling are painted.

### Mechanical Systems

A modern, pre-painted metal ceiling supply register with louver, measuring 8" by 12", shows much collected condensation.

### Electrical Systems

In addition to ivory-colored plastic plate covers of the 1990s on wall switches and electrical outlets, a three-globe, five-blade modern ceiling fan/light fixture is present.

### Closet

An original closet is located on the southeast side of the room, under the stairs leading to the Attic. The closet has several wood boards remaining on the walls that were once used to support shelves. On both the south and north walls of the closet, boards measuring 7/8" by 2½" are present with early nails and hooks. Baseboards within the closet are 6" tall plank board.

### Room 205A: North Bathroom

This room is the north portion of Room 205, traditionally used as a bedroom. Room 205 was divided in 1996-2003 by Zillgitt and now serves as two bathrooms. Both rooms are rectilinear in plan. Room 205A-North Bathroom measures 7'-3" by 8'-11½". The ceiling height is 10'-4".

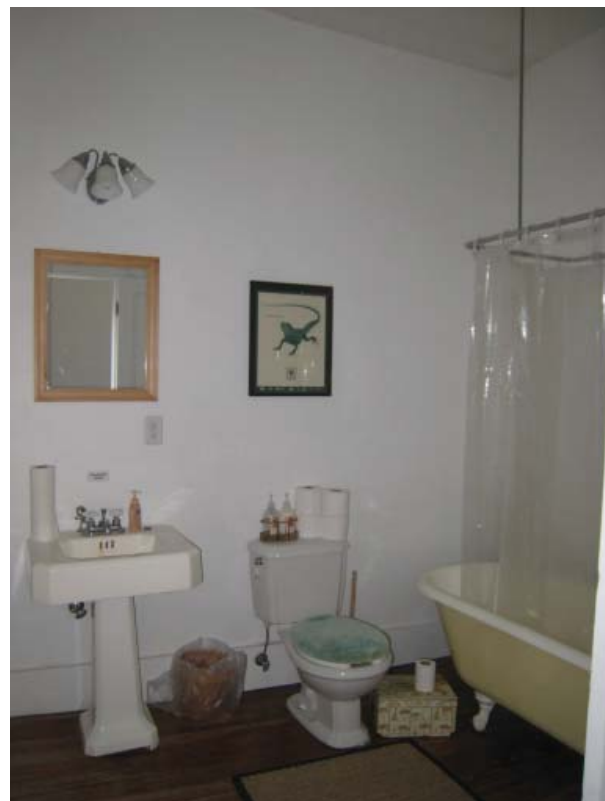


Figure 92, Room 205A-North Bathroom looking south.



**Flooring**

The pine, tongue-and-groove flooring is the original of typical size, measuring 1" by 3¼", laid east-west.

**Baseboards**

Flat-cut baseboards measuring 7¼" in height are present in the room.

**Walls**

The walls are covered with gypsum wall board. The walls of the original Room 205 at east, west, and north, likely retain original plaster on wood lath behind the gypsum board.

**Ceiling**

Gypsum wall board covers the ceiling. Original plaster on wood lath may remain above. Condensation is apparent in the ceiling at the light fixture.

**Doorways**

There is one doorway in this room, which leads to Room 202-Center Hall. This door and doorway are described in the section on Room 202-Center Hall above. The door casing on this side is the same as that found throughout the house, measuring 5" across with a 2¼" back band. The door is fitted with a rim lock measuring 3" by 4" is present with an embossed star design. Brown mineral knobs are present on both sides.

**Finishes**

The pine floorboards are varnished. The baseboards, door casing, walls, and ceiling are painted. The paint on the ceiling is textured.

**Mechanical System**

A modern, pre-painted metal ceiling supply register with louver, measuring 8" by 12", is present.

**Electrical System**

In addition to ivory-colored plastic plate covers of the 1990s on wall switches and electrical outlets, a modern three-globe wall fixture above the sink.

**Plumbing System**

In this room are a flush toilet, pedestal sink, and clawfoot bathtub.

**Room 205B: South Bathroom**

This room is the south portion of Room 205, which was once used as a bedroom. Room 205 was divided in 1996-2003 by Zillgitt and now serves as two bathrooms. Both rooms are rectilinear in plan. Room 205B-South Bathroom measures 7'-3" by 9'-0". The ceiling height is 10'-4".

**Flooring**

The pine, tongue-and-groove flooring is the original of typical size, measuring 1" by 3¼", laid east-west.

**Baseboards**

Flat-cut baseboards measuring 7¼" in height are present in the room.

**Walls**

The walls are covered with gypsum wall board. The east, west, and south walls, which were part of the original Room 205, likely retain original plaster on wood lath behind the gypsum board.

**Ceiling**

Gypsum board covers the ceiling. Original plaster on wood lath may remain above.



Figure 93, Room 205B-South Bathroom looking west.

### Doorways

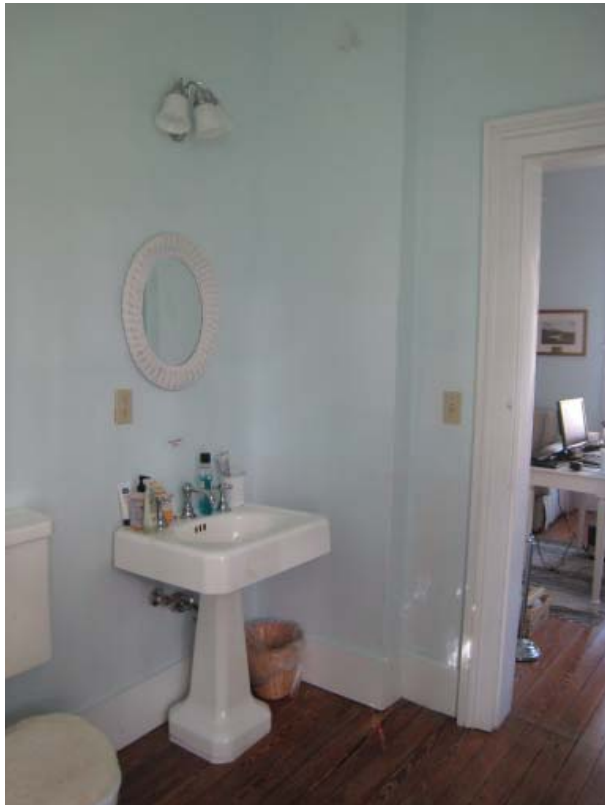
There is one doorway in this room leading to Room 201-Southeast Office. This door and doorway are described in the section on Room 201-Southeast Office above. The casing of this doorway is identical to that found throughout the house, measuring 5" across with a 2¼" back band. An old mortise lock is present on this side with brown mineral knobs on both sides.

### Windows

There is one window unit on the north wall. The window measures 6'-5" by 2'-10" and has original 5" casing and 2¼" back band identical to that of the original doorways. The window apron is original and consistent with those throughout the house. The window sash is six-over-six double-hung, and the window is fitted with a modern chrome-finish latch on the sash. The muntins were replaced in 1996-2003 by Zillgitt.

### Finishes

The pine floorboards are varnished. The baseboards, door and window casings, window sash, walls, and ceiling are painted. The paint on the ceiling is textured.



**Figure 94,** Northeast oblique of Room 205B-South Bathroom.

### Mechanical Systems

A modern, pre-painted metal ceiling supply register with louver, measuring 8" by 12", is present.

### Electrical Systems

In addition to ivory-colored plastic plate covers of the 1990s on wall switches and electrical outlets, a modern three-globe wall fixture is above the sink. A modern glass globe ceiling fixture is also present.

### Plumbing Systems

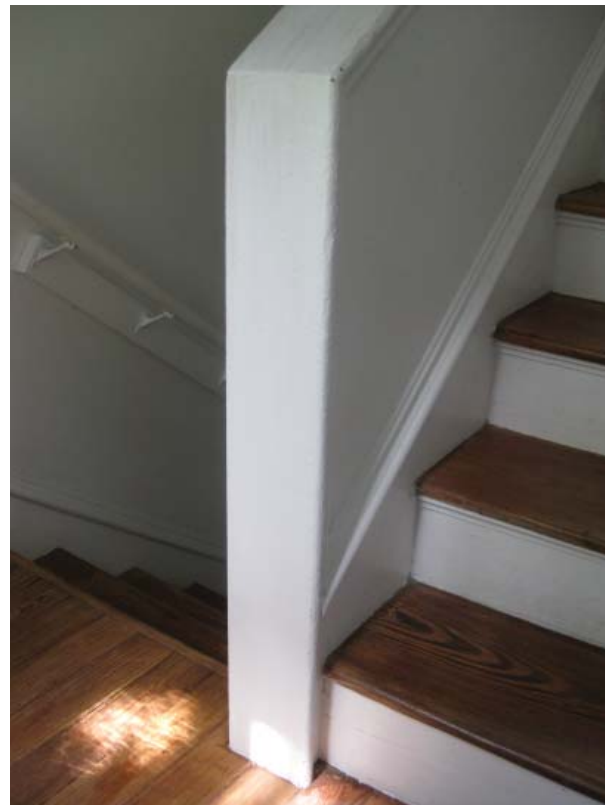
A flush toilet, pedestal sink, and clawfoot tub are present.

### Room 206: Upper Stair Hall

This room includes the upper section of stairs and the landing for the stairway leading from the first to second floor. The room is approximately 2'-11½" wide. The stair landing measures 6'-1" by 3'-1", and the stair section is 5'-10" in length.

### Flooring

The pine, tongue-and-groove flooring of the landing is the original of typical size, measuring 1" by 3¼", laid east-west.



**Figure 95,** Stair wall and stairs of the stairway leading from first to second floor, looking northwest from the landing.



Figure 96, Room 206-Upper Stair Hall looking north.

### Baseboards

The baseboards are the original of typical design for the second-floor rooms, measuring 7" tall with a 2¼" cap.

### Walls

The walls appear to retain original plaster, presumably on wood lath.

### Ceiling

Gypsum wall board covers the ceiling. Some plaster on wood lath may remain above.

### Doorways

There are no doorways in this room. The stair hall opens directly into Room 202-Center Hall.

### Windows

There is one window located at the stair landing on the south wall. This window is described in the section on Room 106-Lower Stair Hall.

### Finishes

The pine floorboards of the stair treads and the landing are varnished. The baseboards, stair risers, handrail, stair wall, door and window casings, window sash, walls, and ceiling are painted.

### Mechanical Systems

There are no components of the mechanical system present in this room.

### Electrical Systems

A porcelain socket for a light bulb with a pull cord is present at the center of the ceiling. A battery-operated smoke detector is on the east wall.

### Stair Wall

The stair wall is described in the section on Room 106-Lower Stair Hall above.

### Handrail

A modern handrail is present on the full wall side of the stairs. This rail consists of a 1⅜" by 3½" board applied to the wall with modern metal brackets supporting a 1½" diameter modern wood handrail.

### Stairs

Stairs are described in the Room 106-Lower Stair Hall section above.

### Room 207: Attic Stair Hall

This room includes the enclosed stairs to the Attic. The room measures approximately 2'-5" in width. The stair section is 9'-3¾" in length. The stairs span the width of the room.

### Baseboards

There are no baseboards in this room.

### Walls

The walls retain original plaster, presumably on wood lath.



Figure 97, Room 207-Attic Stair Hall facing east.

### Doorways

There is one door at the west wall leading to Room 202-Center Hall. This door and doorway are described in the section on Room 202-Center Hall above. The door casing on the Room 207-Attic Stair Hall side is unpainted flush board. A metal doorknob is present on this face, differing from the brown mineral knob on the Room 202-Center Hall side.

### Windows

There are no windows in this room.

### Finishes

The wood of the floorboards in this room is unpainted and unvarnished. The original plaster walls remain without paint.

### Mechanical Systems

There are no components of the mechanical system present in this room.

### Electrical Systems

A light fixture within the Attic serves to light this room.

### Stairs

The stairs have  $9\frac{1}{4}$ " treads with a 1" bull nose edge and 8" risers. The stair width is 2'-5" with fifteen steps leading up to the Attic floor.

## Attic

### Flooring

The flooring of this room is unpainted and unvarnished plank board, 1" thick by various widths. The floorboards run east-west, excepting boards that form an X across the center of the Attic, one board wide, each measuring  $7\frac{1}{2}$ " wide.

### Finishes

The floors and all surfaces of this room are unpainted and unvarnished.

### Electrical Systems

A porcelain socket for a light bulb with a pull cord is present above the staircase.

### Knee Wall

A knee wall around the perimeter of the Attic is made up of  $1\frac{1}{2}$ " by  $4\frac{1}{2}$ " studs.



Figure 98, Northwest oblique of the Attic.



Figure 99, Attic looking south.

### Rafters and Framing

The rafters, ridge beams, and other framing members of the Attic are described in the Roof Framing section above.

### Ladder

At the center of the Attic, is a permanent ladder providing access to the widow's walk and cupola. The ladder is made of unpainted and unvarnished plank board and is set at an angle on a raised base step, also constructed of plank board. Handrails attached to the base step and underside of the roof framing are of plank board.



Figure 100, Attic ladder to the widow's walk and cupola.



Figure 101, Hatch providing access to the widow's walk and cupola.

### Widow's Walk Access

Access to the widow's walk and cupola is through a hatch in the deck of the widow's walk. This opening measures 4'-9" by 1'-8" and has a cover that overlaps the opening. It has no hinges and can be lifted completely off of the opening. The opening is flashed with galvanized sheet metal. The cover is constructed of wood and is covered by rolled roofing on the side exposed to the exterior.

### Historic Paints & Finishes

Currently, most of the exterior of the Broward House, both the Main Block and the Rear Shed, is painted white. The lone exceptions are the porch decks and window shutters, which are painted medium gray, and the cupola ceiling, which is light blue. On the interior, the wood floors are varnished, the wood trim is painted as are the plastered (or on occasion gypsum-board-covered) walls and ceilings. Both the exterior and the interior have had new finishes applied relatively recently, within the last 10 years or so.

Documentary sources do not address the finishes before the death of Governor Broward. However, during the course of preparing this report, two photographs were located that show the house at the time of occupancy by Governor Broward or shortly thereafter. One was provided by a Descendants Group of Governor Broward, the other by the daughters of Napoleon Bonaparte Broward III, the last child and only son of Governor Broward. These photographs are the only known images of the house during this period. The earlier photograph (Figure B-10), dates to approximately 1903, determined by the ages of the children, and shows a portion of the front porch. The other (Figure B-2), dating to about 1910-18 by clothing historians, shows a broad view of the house from the southeast (but not the widow's walk and cupola). Both photographs show a largely monochromatic paint scheme of very light tonal values, a front porch deck of medium tonal value and louvered window shutters of dark tonal value. There are no known images of the back of the house from this period (except for a partial view in the 1910-18 photograph), and none of the interior.

Paint analysis was planned both to identify probable paint colors, interior and exterior, during the Governor Broward occupancy, and to clarify the discrepancy of window sash designs found in the Main Block. Early in this project, it was determined that retrieving reliable paint samples might be problematic when the inspection of exterior surface conditions revealed evidence of the prior use of rotary sanders in a few exterior locations. When the sampling began, it was noted that the painted features were relatively crisp, especially for a house of 130-plus years, and that most samples included a small number of paint layers. These conditions could be explained by the tendency of coastal properties, especially second homes, to lose much of their exterior paint surfaces due to harsh climatic conditions, and, in addition, to go long periods of time, on both interior and exterior, between reapplication of finishes. However, interviews with former owner Karl Zilgitt revealed that during the 1996-2003 repairs the interior finishes were removed using chemical strippers, and the exterior finishes by a variety of means, both mechanical and chemical. In addition, all six-light window sash in the Main Block were removed for extensive repairs offsite; during this time they were completely stripped of their finishes.

For materials in situ, the sampling effort focused on areas with evidence of paint build-up and areas most likely to retain surviving paint, primarily at protected locations such as corners of material and at deep indentations of details. There were also several salvaged elements in storage in the attic, the origins of which were confirmed by Zilgitt.

The analysis of un-stripped salvaged pieces confirmed that exterior elements did indeed endure extensive loss of paint finishes between painting campaigns. However, there are many early layers of whites. Therefore, the light tonal value that we see in the period photographs of the exterior is almost certainly a white paint. And while there was an early yellow-green color on the salvaged louvered shutter, that paint was followed by darker blue-green paints; the dark tonal value of the shutters in the period photograph strongly suggests the blue-green color was present at that time. And the medium tone of the porch deck in both photographs may very well be a medium gray. The paint sample of the front entrance threshold was taken from a well-protected location with

many layers of paint including an early medium gray. Medium gray was a highly popular color for porch decks in this period.

The microscopic analysis of interior paint samples was much less conclusive. While the sample of the front entrance threshold identified a relatively large number of paint layers, the other samples were consistently limited in their numbers. In addition, the wood substrate repeatedly showed evidence of distress that is typical of chemical stripping and other paint loss. The limited information recovered was not sufficient to develop firm conclusions about interior paint colors. Nor could reliable paint serializations be established to compare the installation periods of the Main Block window sash.

## Character-Defining Features

The Broward House possesses a number of character-defining features, physical elements that are significant and give the building its distinctive character. These features include original design and construction as well as alterations made during the historic period of the house. Character-defining features should be retained and preserved. Those identified are:

- The waterfront site with surrounding yard.
- The widow's walk and cupola.
- The exterior decorative woodwork, including roof cornice brackets of the Main Block and cupola.
- The front (east) elevation double-gallery porch.
- The original east front doorway including four-panel door with arches on top panels and original transom.
- The original east doorway at second level of the porch.
- Windows on the main body of the house.
- The original four-panel wood doors of the interior.
- The original mantelpieces with Tudor arch on first and second levels in the east rooms.
- The original baseboards.
- The original window and door casings.
- The original plaster cornices of the first-floor east rooms.
- The original west center exterior doorway from Room 102-Center Hall, now leading to

- the Rear Shed.
- The original west exterior doorway from Room 104-Northwest Office, now leading to Room 108-Conference Room of the Rear Shed.
- The original enclosed stairs to Attic.
- The original ladder stairs from the Attic to the cupola.
- The original tongue-and-groove pine flooring of the first floor, second floor.
- The original pine flooring of the Attic.
- The original plastered walls and ceilings.
- The form of the Rear Shed.
- The vertical-board partition between Room 107-Kitchen and Room 108-Conference Room.
- The corner closet in Room 108-Conference Room.

There are also noticeable cracks in some plaster walls, most notably in proximity to the chimneys and the repaired sill on the south elevation. These plaster cracks may be a continuance of improperly supported framing, never properly remedied when repairs and repointing were conducted in 1996-2003. These plastered areas should be repaired (after the roof leaks are corrected) and their conditions monitored; if cracking reoccurs, a more extensive investigation of substrate should be conducted.

## Physical Conditions

In general, the Broward House is in good physical condition. However, there are several conditions that could cause further damage if not addressed.

Several of the exterior replacement elements, especially decorative elements, installed between 1996 and 2003 are beginning to fail. These elements include porch post cladding, porch and widow's walk balustrade, trim pieces, flooring, shutters, other exterior elements, especially on the porches, widow's walk, and cupola. The materials and construction details of these elements promote water access, accelerating deterioration. Poor quality wood that was used is prone to warping, splitting, and rot.

The balustrades of the first- and second-floor porches as well as those of the widow's walk were constructed without proper angles and joints for shedding water. For this reason, wood of the balustrade elements is rotting and several pieces have detached from the balustrade.

The roofs are also problematic. Though the composition shingles themselves should be well within their expected life span, leaks are apparent on both the Main Block and the Rear Shed. The locations of these leaks (around the chimneys and at the connection of the Rear Shed's roof to the Main Block) suggest that roof flashing is the culprit.





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## II.A Ultimate Treatment & Use

Since its initial construction c. 1878, the house commonly referred to as the Napoleon Bonaparte Broward House has undergone several major manifestations in physical form. These changes we know primarily from investigation of physical building fabric, at times substantiated by photographs and family interviews. Historical documents associated with this property are few, in part due to the loss of records when the county courthouse burned in 1901.

The initial manifestation apparently consisted of the Main Block with a short one-story ell at the rear, probably an attached kitchen. The Main Block was then, as it is now, roughly square in plan, two stories in height, with a center hall on each floor level, a roof cupola, and a front double gallery along its entire east elevation. The form and interior organization match closely those characteristics of the Main Block today.

A second major manifestation of form occurred at an unknown time when the Ell was broadened to span the entire west elevation, the rear of the house. While the earliest photographs of the back of the house date only to the 1950s, a 1910-18 photograph of the front, the oldest known image, does show the south end of this rear shed enclosure in place by that time.

A third major manifestation of form came about after 1910-18 when the photograph mentioned above was taken. The first-floor level of the front porch was widened about three feet on both the north and south sides and extended forward to the east about the same distance. One can deduce that this change and a grade raising likely occurred concurrent with the construction in the late 1920s of Heckscher Drive, the first road through the area.

The fourth major manifestation of form took place in a major rehabilitation by owners Karl and Tracy Zillgitt during the years 1996-2003. This was probably the most comprehensive project since

initial construction of the house. The intent was to make much needed repairs at the same time returning the house to a closer representation of its earlier design. Accordingly, the form of the Main Block was returned to an earlier appearance, probably its original appearance. The first-floor front porch was reconstructed in its reduced and almost certainly original configuration. At the rear of the house, the wide one-story shed enclosure was left as found though the building material itself was largely replaced. At the cupola, some assumptions were made in the absence of either physical or documentary evidence; the simple frame X-brace railing was replaced with the more ornate balustrade design of the front porches. The Zillgitts also provided the conveniences important to a modern residence; inside, the section initially built as an ell was made into a modern kitchen; the remainder of the rear shed was remodeled with new finish material. In addition, a second-floor bedroom was converted into two bathrooms, each complete with salvaged and refinished plumbing fixtures.

### Period of Significance

The primary significance of the house is its association with Napoleon Bonaparte Broward, a prominent Florida historical figure of the late nineteenth and early twentieth century. Broward's personal history is as colorful as it is compelling. He was orphaned at an early age. As an adult, he gained local prominence as a daring gunrunner and politician. He was elected Jacksonville city councilman in 1895 about the time of his exploits with Cuban rebels. His stature grew as he was elected to the Florida House of Representatives in 1900 and then became Governor in 1904. When he died in 1910, he had just been elected to the United States Senate.

Napoleon Bonaparte Broward's association with this property spans from 1897, when he

and his wife Annie purchased the land and its house from Mary Gilbert, to the time of his death some 13 years later. His ownership paralleled his rise in statewide prominence. The period of primary significance for the house is the period of Napoleon Bonaparte Broward's occupancy of 1897-1910.

## Limitations on Interpretation & Treatment

Three major limiting factors affect interpretation of the house during its period of primary significance, the years 1897-1910. These factors are:

### 1.) Limited access to building materials:

The house was acquired by Broward apparently for use as a summer home. Its purchase follows closely upon Broward's construction of a fine new residence in Jacksonville in 1895, the same year he began his political ascent. The times appeared prosperous for the Broward family.

His increasingly demanding political assignments in Tallahassee beginning in 1900 suggest decreasing opportunities to enjoy his vacation house, especially one somewhat remote and accessible only by boat. Its limited use is implied by a letter written in 1901 when Broward's mother Montcalm, living next door, wrote to ask whether Broward would like him to find a renter for Broward's "house at Pilot Town." In contradiction, several photographs from the early years of the twentieth century show the family at the house and at the beach along the St. Johns River. It appears that while Broward's ability to spend time at the house was limited, his desire to be there remained strong and he continued to make visits. And this house was where he came to rest following his grueling campaign for the Senate.

One can surmise that Broward's incentive to add a room to the house for his growing family would have been strong.

Investigation of the visible physical evidence of the building fabric indicates the Main Block at the time of Broward's death was largely intact as initially constructed. The 1910-18 photograph confirms the pristine original exterior state as well. The

details of the rear of the house and the Ell are not so clear, however. The photograph indicates the second major manifestation in form was in place by that date. But, had this change occurred prior to Broward's death in 1910? The family oral history is mute on this point. County records prior to 1901 that might have been helpful were destroyed in a fire.

The physical building fabric itself presents the best and perhaps only opportunity to determine whether the back addition was in place during Broward's occupancy. Unfortunately, the extensive remodeling of the Rear Shed in the 1990s has either removed or now covers most of the early evidence. Inside the Rear Shed, inclusive of the original Ell, new gypsum board panels form the wall and ceiling surfaces, hiding the framing. Modern wood and tile are the respective flooring materials. Also, beneath the original Ell and the large room addition, where early floor framing and piers may be exposed, the building sits but a short distance above ground and the space is physically inaccessible. Access will have to be from above by removing new flooring. Regrettably, the removal of building fabric is beyond the scope of this report and these sources of early construction information must wait until a later date for investigation. Interpretation of this property during the Broward years will be hampered until building archaeology can be conducted, particularly at the Rear Shed.

### 2.) Limited evidence of historic finishes:

Coastal houses used primarily for seasonal purposes often have a limited number of finishes on both interior and the exterior surfaces, as finishes were exposed for many years between repeat applications and much of a coating often wore away. In addition, exterior surfaces are typically much more deteriorated due to the harsh conditions of moisture and salt air combined with sunlight.

Compounding this situation, the interior and exterior wood surfaces of this house were stripped during the Zillgitt repair work of 1996-2003. Chemical strippers were used primarily but there is evidence, too, of the use of rotary sanders.

Salvaged elements, primarily from the exterior, were found in the attic, and though weathered,

did provide some evidence of finishes. In situ elements required lengthy investigation in order to locate evidence; often, the evidence, which often was minimal. Overall, the results were spotty. Additional investigation is desirable.

### 3.) Compromised integrity of site:

The collection of residences and businesses that make up this loosely associated coastal community have always been comprised of low, small-scale structures. In addition, there have been strong visual connections with the river, the beaches and the marshes.

The construction in 2007 of the massive dry dock facility on the near bank of the river dramatically changed these characteristics of the community. In addition, the building's location close to the road immediately in front of the Broward House not only blocked the view of the river but introduced a hulking presence that dwarfs its neighbors. The negative impact of the new building on the site and viewshed of this landmark cannot be overstated.

## Limitations on Use

The General Management Plan (GMP) for Timucuan Ecological and Historic Preserve was prepared in 1995 well before acquisition of the Napoleon Bonaparte Broward House. Therefore, the house is not addressed in the GMP.

The behemoth dry dock adversely affects the visual characteristics of the community and in so doing reduces the range of possible uses. With the dry dock's construction, the naturalistic openness of site is severely compromised as are the opportunities for the community's enterprises that traditionally trade on those amenities. Potential property uses have been diminished for the community as a whole but especially so for the Broward House.

Nonetheless, the Broward House itself exhibits much of the original characteristics that would be familiar to Napoleon Bonaparte Broward. The house remains a tangible connection to the life of this important Floridian and to the early community of Pilot Town. With these considerations in mind, the following recommendation is made.

**The Recommended Ultimate Treatment is to rehabilitate, potentially in phases, the exterior and the interior of the Main Block; when making needed repair, replace inappropriate elements with verifiably accurate reproductions of the primary period of significance. At the Rear Shed including the original Ell, preserve both the exterior and the interior in their current state.**

This approach would have the following advantages:

- Preserves character-defining interior and exterior elements of the Main Block dating to the building's period of primary significance.
- Improves the accuracy of interpretation by replacing inaccurate elements with ones consistent with the period of primary significance.
- Establishes a very cost-effective approach to stewardship/interpretation by potentially implementing repairs (including restoration) in phases, focusing primarily on correcting the physical deterioration of element type (e.g. roof, window shutters, porch flooring) rather than correcting the historical accuracy of elements regardless of condition.
- Establishes a very cost-effective approach to stewardship/interpretation by focusing first on the correcting of the easily verifiable incongruities at the main block and postponing for the rear shed the more complicated and more expensive but potentially less productive building archaeology.
- Uses cost-effective interpretive devices such as renderings and models to aid in interpretation of the Rear Shed including the Ell rather than the more expensive approach of reconstruction.
- Provides flexibility of use by retaining the modern kitchen which provides a capacity for warming or cooking food.
- Provides flexibility of use by retaining the large room of the Rear Shed, which provides a meeting space much larger than found elsewhere in the house.

There would be disadvantages to this approach as well:

- Provides a series of small phases with much less newsworthy events as opposed to a single-phase of restoration/reconstruction.
- Delays improvements in interpretation of the Main Block by relegating the process to one of piecemeal, time-consuming phases.
- Relegates the interpretation of the Rear Shed including the Ell to the use of models and renderings rather than restored elements and spaces that can be experienced.

---

## II.B Requirements for Treatment

Preparation of the General Management Plan for the Timucuan Ecological and Historic Preserve in 1995 preceded acquisition of the Napoleon Bonaparte Broward House. Therefore, the Broward House site is not addressed in the GMP.

The Broward House is listed in The National Register of Historic Places. The National Park Service Cultural Resources Management Guideline (DO – 28) requires planning for the protection of cultural resources on park property.

In addition, Section 106 of the National Historic Preservation Act (NHPA) mandates that federal agencies, including the National Park Service, take into account the effects of their actions on properties listed or eligible for listing in the National Register of Historic Places and give the Advisory Council on Historic Preservation a reasonable opportunity to comment.

Treatment of the building and site are to be guided by The Secretary of Interior's Standards for Historic Preservation Projects, the Americans with Disabilities Act, and the International Building Code. Threats to public life, safety, and welfare are to be addressed; however, because this is an historic building, alternatives to full legislative and code compliance are recommended where compliance would needlessly compromise the integrity of the historic building.



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## II.C Alternatives for Treatment

In addition to the Recommended Ultimate Treatment discussed in Section II.A above, two alternative treatments are discussed below.

### **Alternative #1: Preserve the exterior and the interior of the Main Block and Rear Shed including the original Ell as currently found.**

This approach would have the following advantages:

- Preserves character-defining interior and exterior elements of the Main Block dating to the building's period of primary significance.
- Establishes a very cost-effective approach to stewardship by potentially implementing repairs in phases, focusing on correcting the physical deterioration of specific architectural elements only.
- Uses cost-effective interpretive devices such as renderings and models to aid in the interpretation of the un-restored Rear Shed and Ell.
- Provides flexibility of use by retaining the modern kitchen which provides a capacity for warming or cooking food.
- Provides flexibility of use by retaining the large room of the Rear Shed, which provides a meeting space larger than found elsewhere in the house.

There would be disadvantages to this approach as well:

- Retains reconstructed historical elements such as the board-and-batten window shutters which are inappropriate for the period of primary significance.
- Retains reconstructed historical elements which are appropriate to the primary period of significance but which are poor quality

reproductions in terms of detail and craftsmanship.

- Continues the implementation of a treatment that is less than historically accurate, thus providing a poor interpretation.
- Relegates the interpretation of the Rear Shed including the Ell to models and renderings rather than restored spaces that can be experienced.

### **Alternative #2: Restore the exterior and the interior of the Main Block and Rear Shed including the Ell to the period of primary significance, the years of occupancy by Napoleon Bonaparte Broward (1897–1910).**

This approach would have the following advantages:

- Preserves and reconstructs character-defining interior and exterior elements dating to the building's period of primary significance.
- Improves the accuracy of interpretation by replacing inaccurate elements with ones consistent with the period of primary significance.
- Potentially makes dramatic improvement in the interpretation by allowing the whole restored house (Main Block and Rear Shed) to be experienced without relying on models, renderings and other less effective interpretive devices.

There would be disadvantages to this approach as well:

- Assumes, perhaps over ambitiously, that building archaeology and traditional ground archaeology will provide enough information to make possible accurate reconstructions of missing elements.
- Establishes a costly approach to stewardship by focusing on the historical form of the building for interpreting the primary period of significance.

- Replaces cost-effective interpretive means such as renderings and models with a more expensive approach.
- Loses the flexibility for a wide range of uses by removing the modern kitchen which provides a capacity for warming or cooking food.



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## II.D Recommendations

At first glance, the current overall exterior appearance of the Main Block of the Broward House appears to be a convincingly close match of the earliest known image of the house as depicted in a 1910-18 era photograph. This exterior appearance is both close to the original design and is one that would be familiar to the house's most famous occupant, Napoleon Bonaparte Broward. At closer inspection, however, it is apparent that many of the smaller aspects of construction are not consistent with the historical construction and are not acceptable to a museum-quality interpretation.

The current appearances of the Main Block, inside and out, are the products of a comprehensive effort in 1996-2003 to duplicate the appearance during Broward occupancy. The scope of work included the removal of the expanded first-floor porch and reconstruction of the porch to its first design. The work also included the reconstruction of a large number of early architectural features, badly deteriorated due to limited maintenance in preceding years. Unfortunately, the designs of many of those reproductions are not very accurate. At best, the reproductions are approximations of the early designs. In addition, the craftsmanship is not skilled and the chosen materials are frequently not very durable.

On occasion, too, assumptions were made regarding historic elements. Most notable was the retention of the board-and-batten shutters on the side and rear elevation windows. Though based on shutters in place, the existing shutters are mid-century replacements unlike the Governor Broward-era designs. Of some question, also, is the use of the ornate railing of the cupola, duplicating the design of the porch railing. A much simpler design was in place before the 1950s, though the 1897-1910 design is undocumented.

At the Rear Shed, a much smaller, less impressive and less noticeable portion of the house, the intent was different. Rather than aiming for historical

accuracy, the intent was to improve livability and minimize the frequency of future maintenance.

On the exterior of the Rear Shed particularly, a number of significant changes were made. Of greatest significance was the installation of weatherboard atop what appears to be the original flush-board siding. Also, on the west elevation, one door was retained; the other was replaced with a modern flush-panel door. On all three exterior elevations, small six-light window units were replaced with taller double-hung sash units of one-over-one light configurations.

In general, the results on the exterior are less than satisfactory in terms of historical accuracy. And many of these elements are now failing, especially at the Main Block, and will require prompt remedial action to avoid the inevitable escalation of repair costs as damage progresses.

On the interior, commendably, the historic floor plans of both the Main Block and the Rear Shed were maintained as repairs were implemented, incompatible mid-century elements were removed, and new functions were accommodated.

In the Main Block, the rooms underwent mostly cosmetic finishing of existing materials; unfortunately, the early finishes were largely stripped away in the process. The one major remodeling within the Main Block was the installation of two bathrooms on the second floor; again, commendably, the bathrooms were fitted into an existing secondary bedroom without much disturbance to historic building fabric or intrusion into the spatial characteristics of the adjoining rooms.

In the interior of the Rear Shed, the overall perimeter definition of the two rooms was maintained. However, the building materials themselves were largely covered or replaced. The kitchen space was reorganized and modern

appliances, equipment and cabinets installed.

Throughout the house, on the exterior and the interior, inaccurate reproduction hardware and occasionally mismatched salvage hardware were introduced also. Salvaged and refinished plumbing fixtures and some reproduction fixtures were installed in the two new bathrooms. And several reproduction lighting fixtures were introduced.

Compositely, the work campaign of 1996–2003 consisted of important repairs that made the building weathertight and in one way, with return of the front first-floor porch, brought the house into closer alignment with its historic Napoleon Bonaparte Broward-era form. The work that was implemented also presents some challenges to future maintenance and interpretation efforts. Nonetheless, the 1897–1910 occupancy by Napoleon Bonaparte Broward is the period of primary significance and an accurate representation of that time is desirable. The Main Block of the house, inside and out, is the best historical representation of the Broward era. In contrast, the Rear Shed retains the form but not many visible building materials that are consistent in design or scale with the house Broward knew.

Flexibility of design to accommodate new uses is also desirable. The spaces of the Rear Shed provide the opportunities for such flexibility. The large room can serve a number of functions for group gatherings. The modern kitchen adds the potential for at least warming, if not actually cooking foods.

Therefore, the Recommended Ultimate Treatment for the Napoleon Bonaparte Broward House includes the rehabilitation of the exterior and the interior of the Main Block and the preservation of the exterior and interior of the Rear Shed.

## Specific Exterior Recommendations

The premature deterioration of less than accurate reproduction elements on the exterior of the Main Block presents an opportunity to correct replacement elements that are unacceptable as historical reproductions or that are used in an inappropriate way. Of course the new replacement

elements should be historically accurate in design, well crafted to a quality comparable to those of the period of interpretation, and made of durable materials. Accordingly, the following actions should be taken:

- Remove the failed composition roofing material of the house and cupola roofs and replace with wood shingle roofing matching the original. (Samples remain in place beneath the cupola.)
- Remove eave vent and composite soffit boards and replace with correctly dimensioned boards.
- Remove board-and-batten window shutters of the side and rear elevations and replace with the appropriate louvered shutters and hardware as documented.
- Remove the three-panel louvered window shutters of the first-floor porch and replace with more appropriately scaled and detailed three-panel louvered shutters and hardware.
- Remove the two-panel louvered window shutters of the second-floor porch and replace with more appropriately scaled and detailed two-panel louvered shutters and hardware.
- Remove failing porch flooring of first-floor porch and replace with boards of appropriate historical dimension.
- Replace in the Main Block poorly scaled or crafted hardware of doors and windows with hardware of appropriate scale and design matching building evidence.
- Reapply finishes according to historic paint and finish analyses.

## Specific Interior Recommendations

- Maintain the modern kitchen of the Rear Shed.
- Retain the large meeting room of the Rear Shed.
- Replace in-kind sections of failed flooring in the large meeting room in the Rear Shed.

- Retain the first- and second-floor bathrooms.
- Replace in the Main Block reproduction hardware for doors and windows with hardware of appropriate scale and design matching building evidence.
- Reapply finishes according to historic paint and finish analyses.

## **General Recommendations**

- Coordinate ground archaeology beneath the Rear Shed and building archaeology to better determine configuration(s) of Ell and date(s) of modifications.
- Conduct more extensive investigation/perform analyses of historic paint and finishes.
- Conduct investigation for evidence of historic wallpapers.
- Prepare interpretive program according to results from the composite investigations.



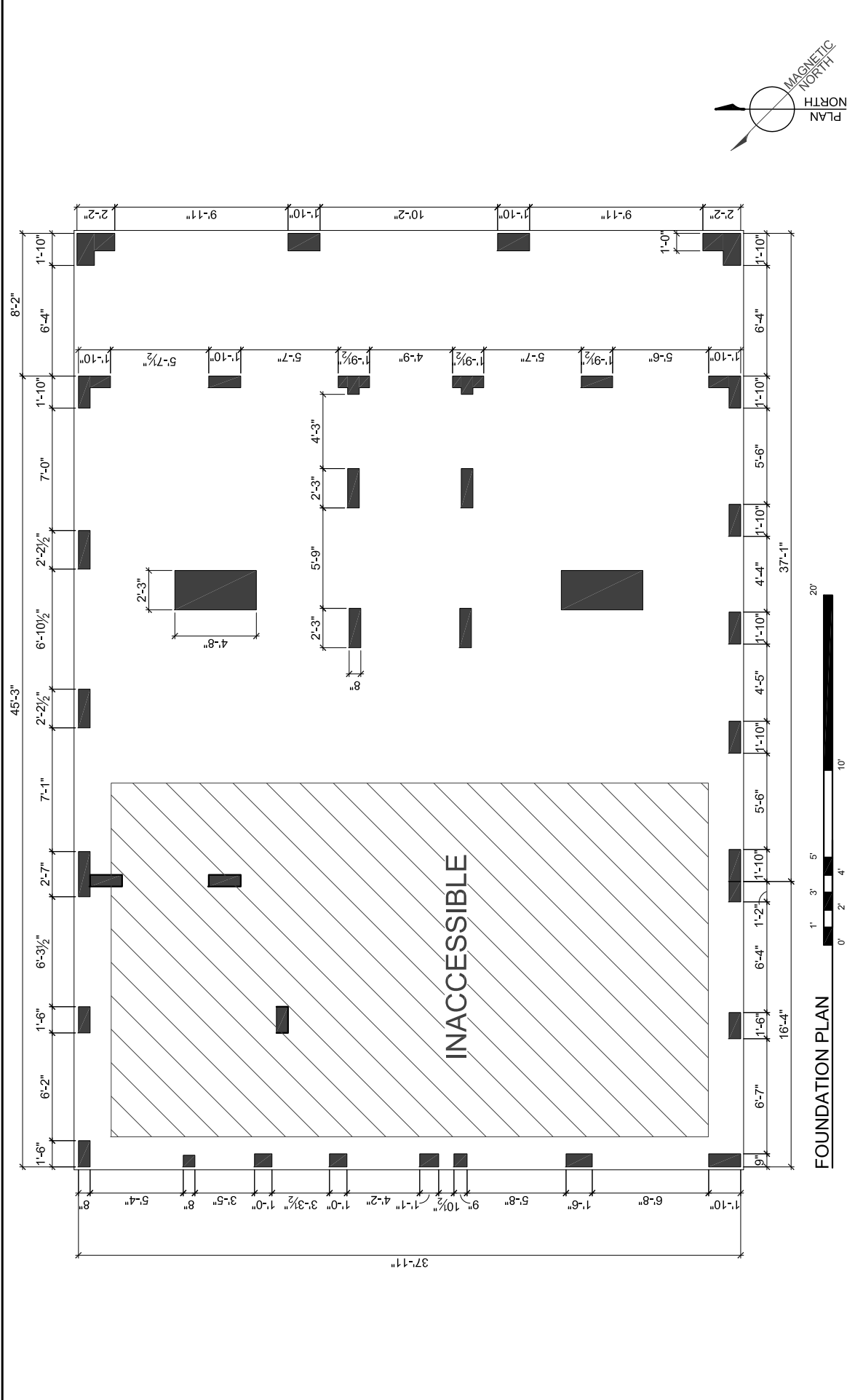
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# Appendix A:

## Documentation Drawings: As-Found

- Sheet 1: Foundation Plan
- Sheet 2: First Floor Plan
- Sheet 3: Second Floor Plan
- Sheet 4: Attic Plan
- Sheet 5: Widow's Walk Plan
- Sheet 6: Details: Interior Door First Floor (Original)
- Sheet 7: Details: Front Door (Original)
- Sheet 8: Details: Interior Door Casing (Original), Interior Window Apron (Original), Front Door Transom Bar (Original)
- Sheet 9: Details: First-Floor East Rooms Cornice (Original), Stair Hall Dividing Wall Cap (Original), First-Floor Baseboard with Cap (Original)
- Sheet 10: Details: Porch Balustrade, Fence Post
- Sheet 11: Details: Exterior Weatherboard (Original), Second-Floor Porch Ceiling Beadboard (Original), Porch Trim
- Sheet 12: Details: Roof Bracket, Cupola Bracket
- Sheet 13: Details: Shutter First-Floor East Elevation (1996-2003), Board-and-Batten Shutter
- Sheet 14: Details: Shutter in Attic (Assumed Original)
- Sheet 15: Details: Muntins

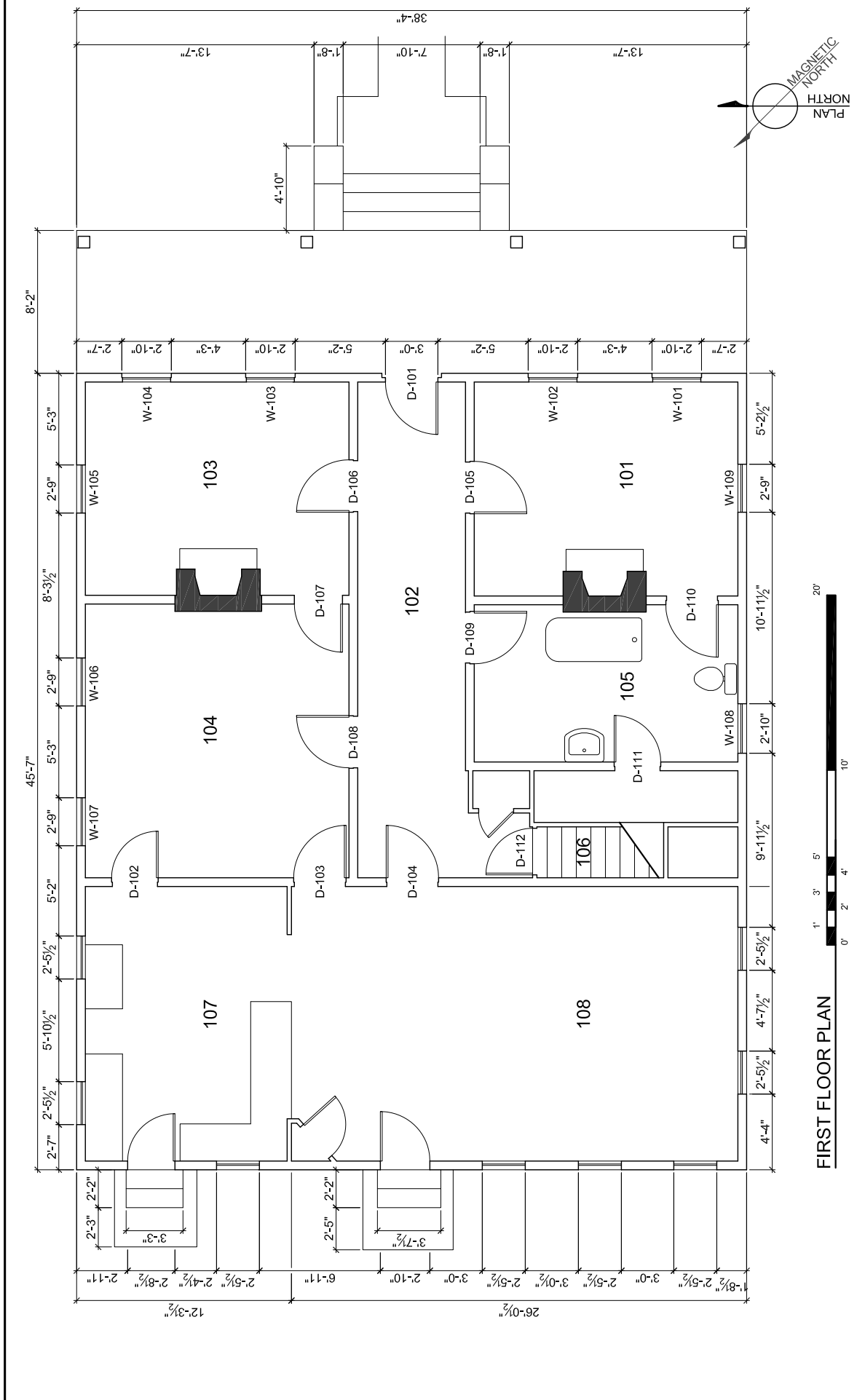




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 - BATTEN ISLAND, FLORIDA -

APPENDIX A  
 AS-FOUND DRAWINGS  
 SHEET 1 OF 15 SHEETS



APPENDIX A  
 AS-FOUND DRAWINGS  
 SHEET 2 OF 15 SHEETS

# NAPOLEON BONAPARTE BROWARD HOUSE

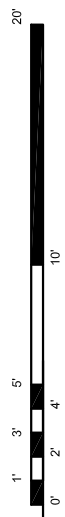
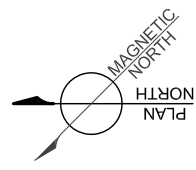
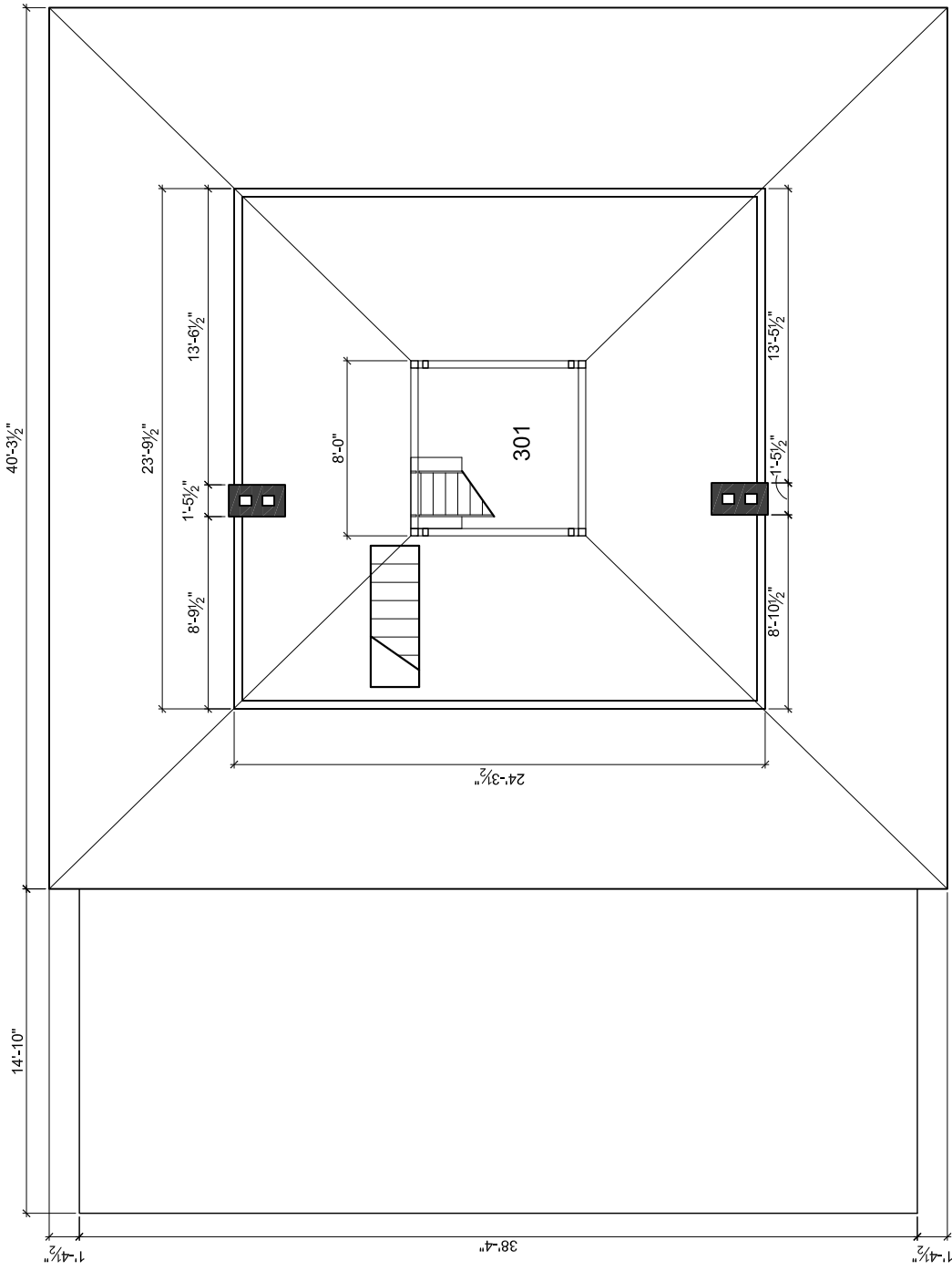
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FIRST FLOOR PLAN







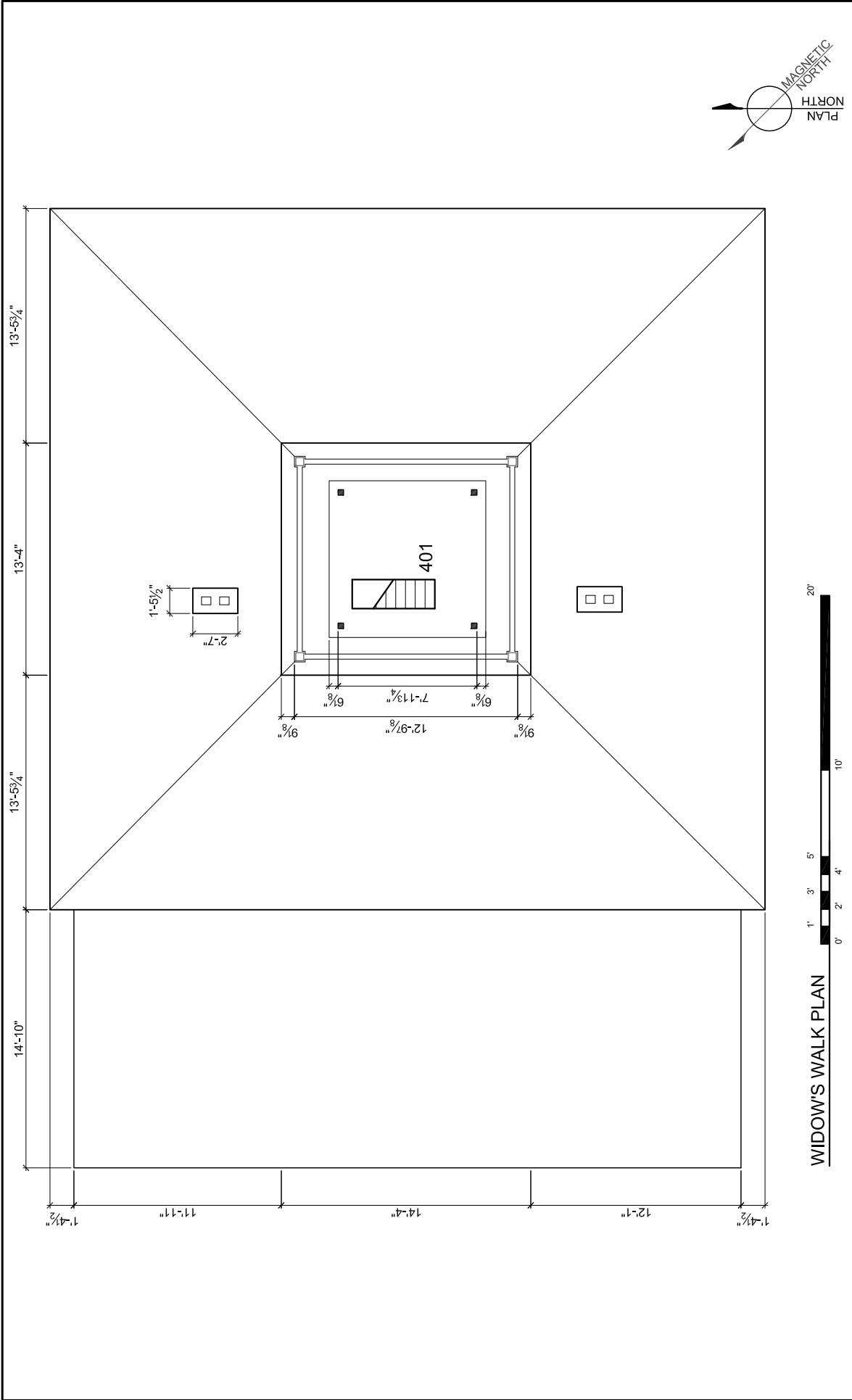
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APPENDIX A  
AS-FOUND DRAWINGS  
SHEET 4 OF 15 SHEETS

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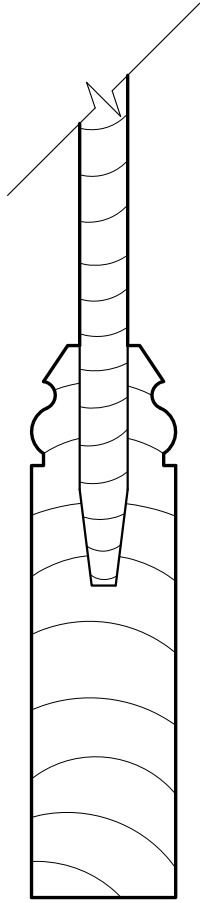


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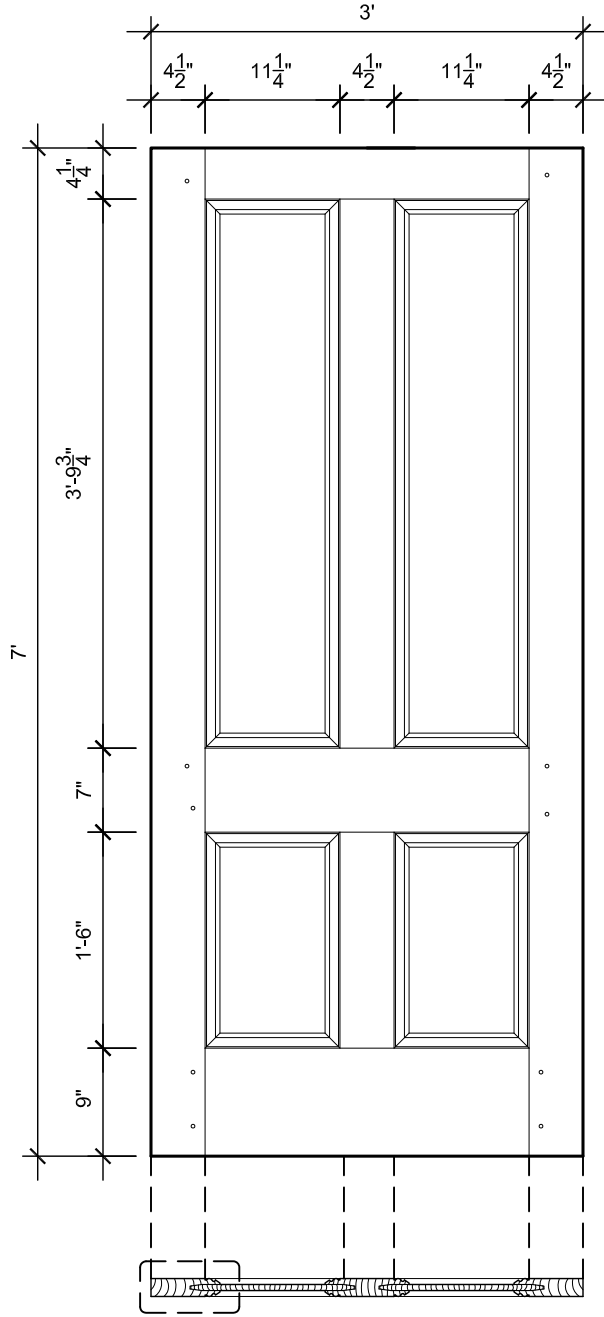
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APPENDIX A  
 AS-FOUND DRAWINGS  
 SHEET 5 OF 15 SHEETS

DETAIL



ELEVATION (BOTH FACES) -  
INTERIOR DOOR FIRST FLOOR (ORIG)

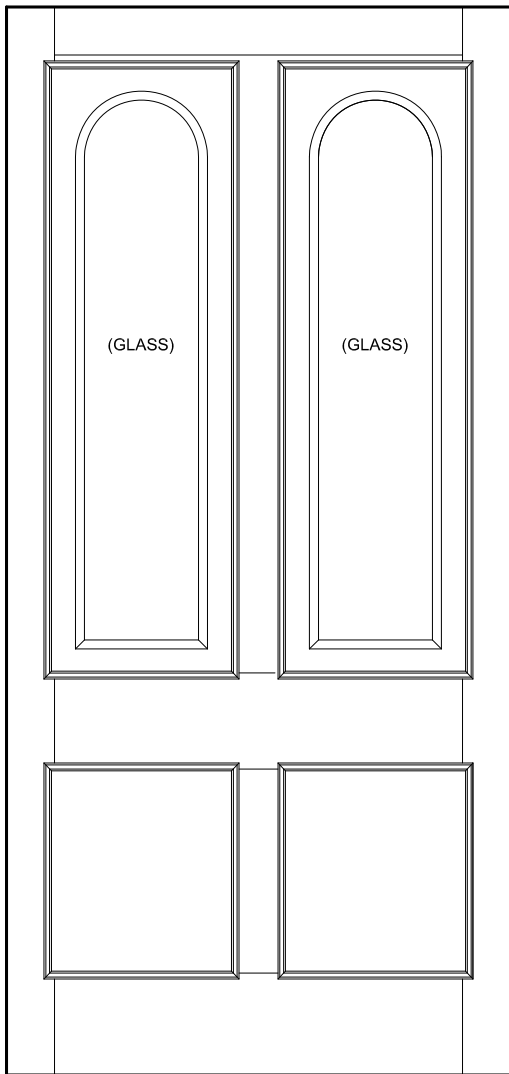


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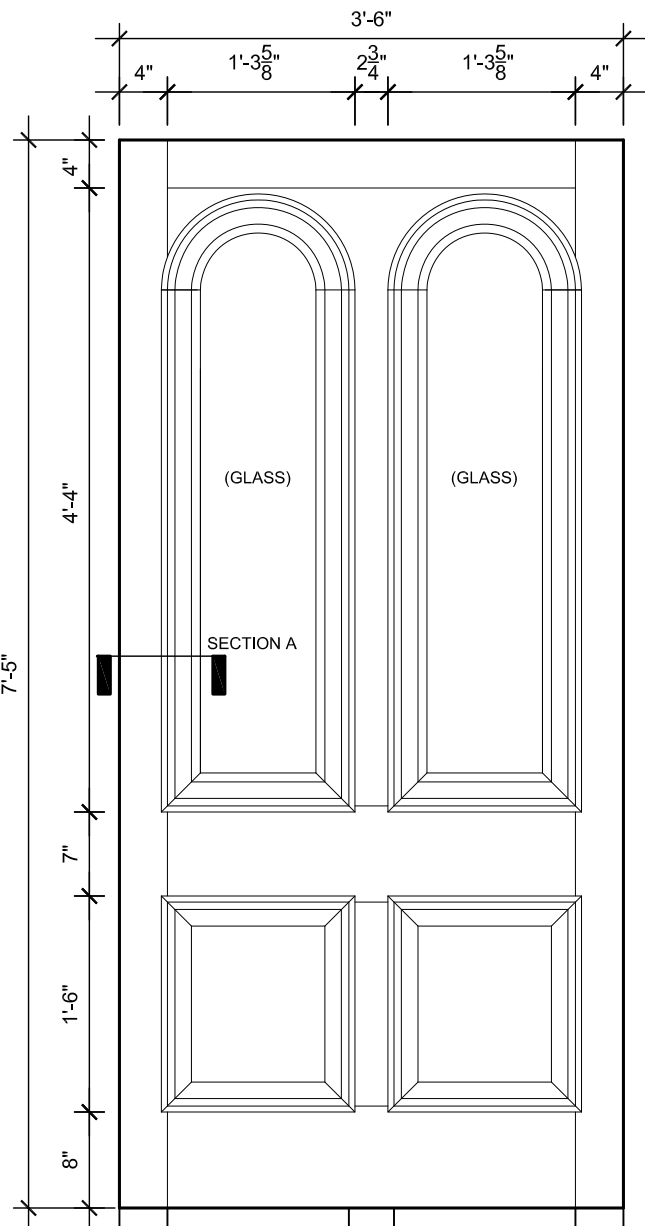
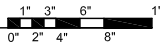
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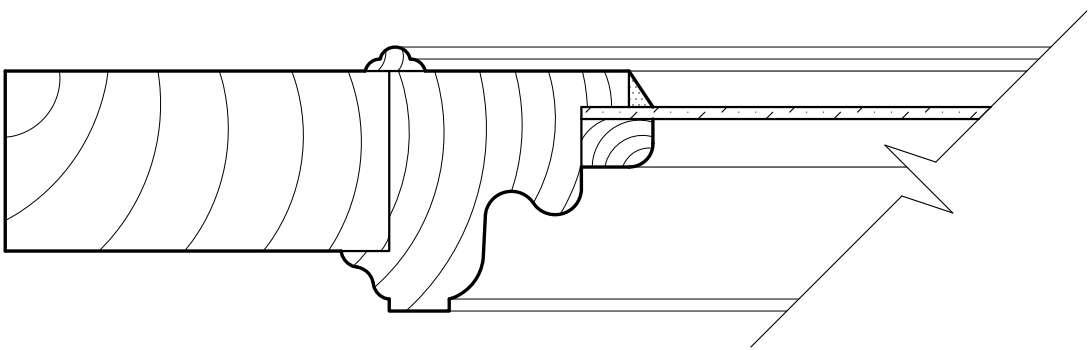
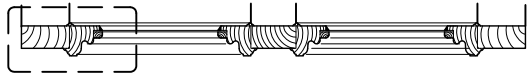
APPENDIX -  
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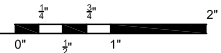
ELEVATION INTERIOR FACE  
FRONT DOOR (ORIG)



ELEVATION EXTERIOR FACE  
AND SECTION FRONT DOOR (ORIG)



SECTION A

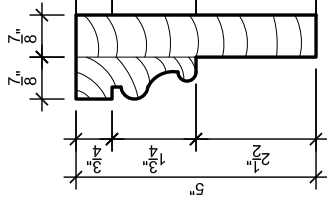


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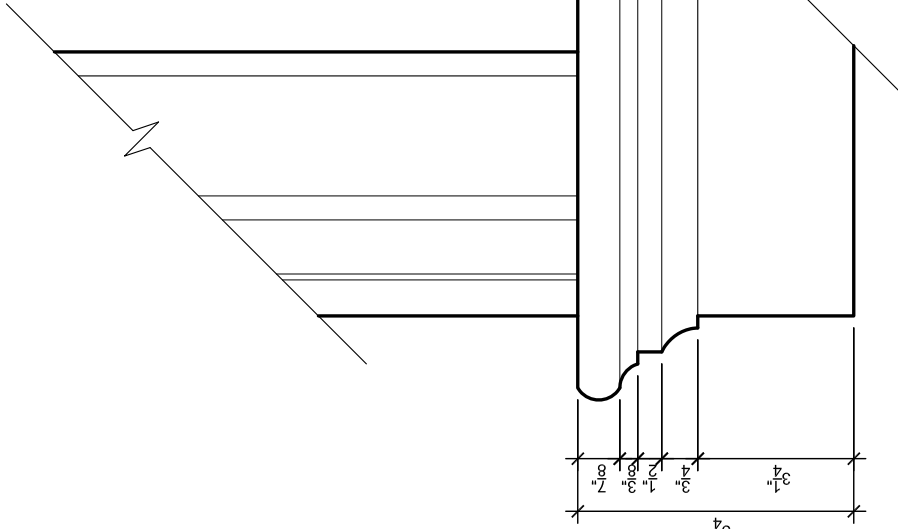
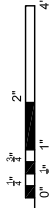
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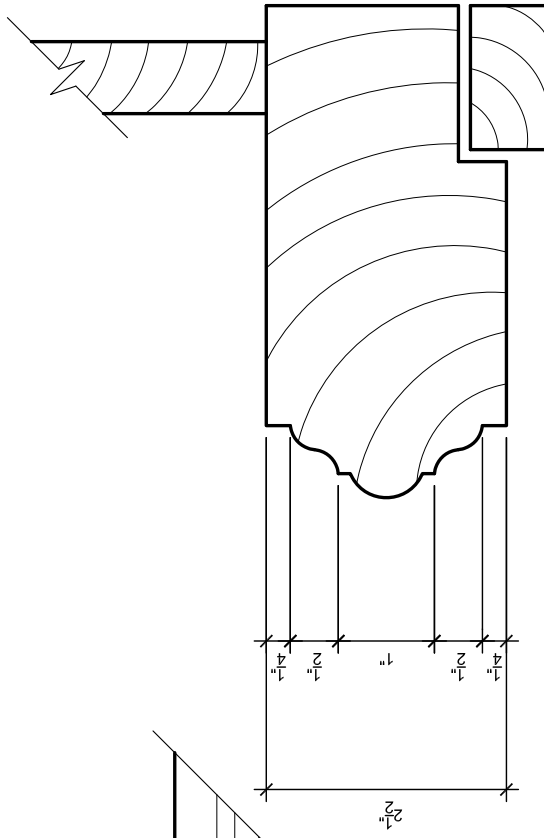
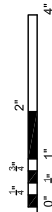
APPENDIX -  
AS-FOUND DRAWINGS  
SHEET 7 OF 15 SHEETS



INTERIOR DOOR CASING (ORIG)



INTERIOR WINDOW APRON (ORIG)



FRONT DOOR TRANSOM BAR (ORIG)

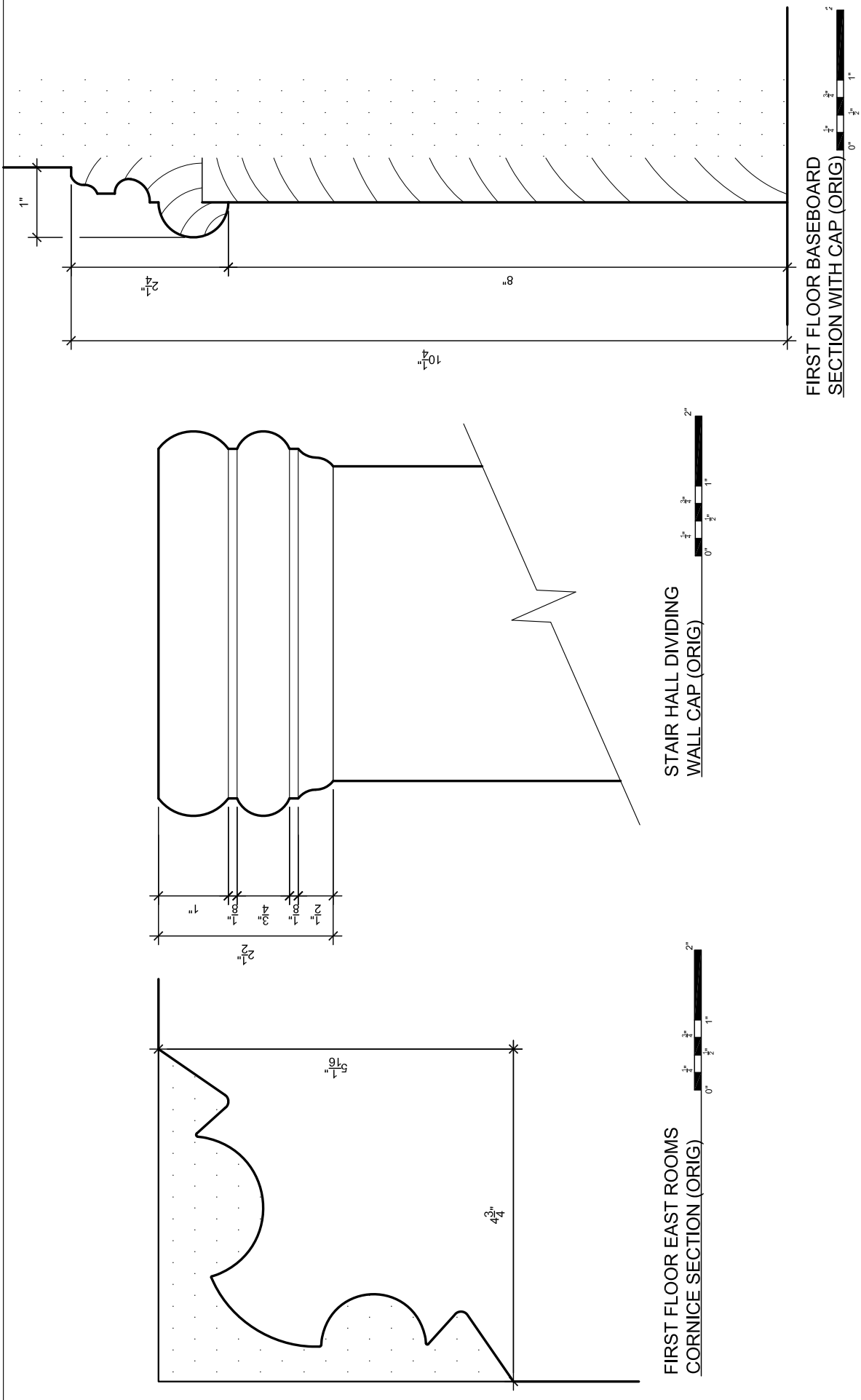


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 SHEET 8 OF 15 SHEETS



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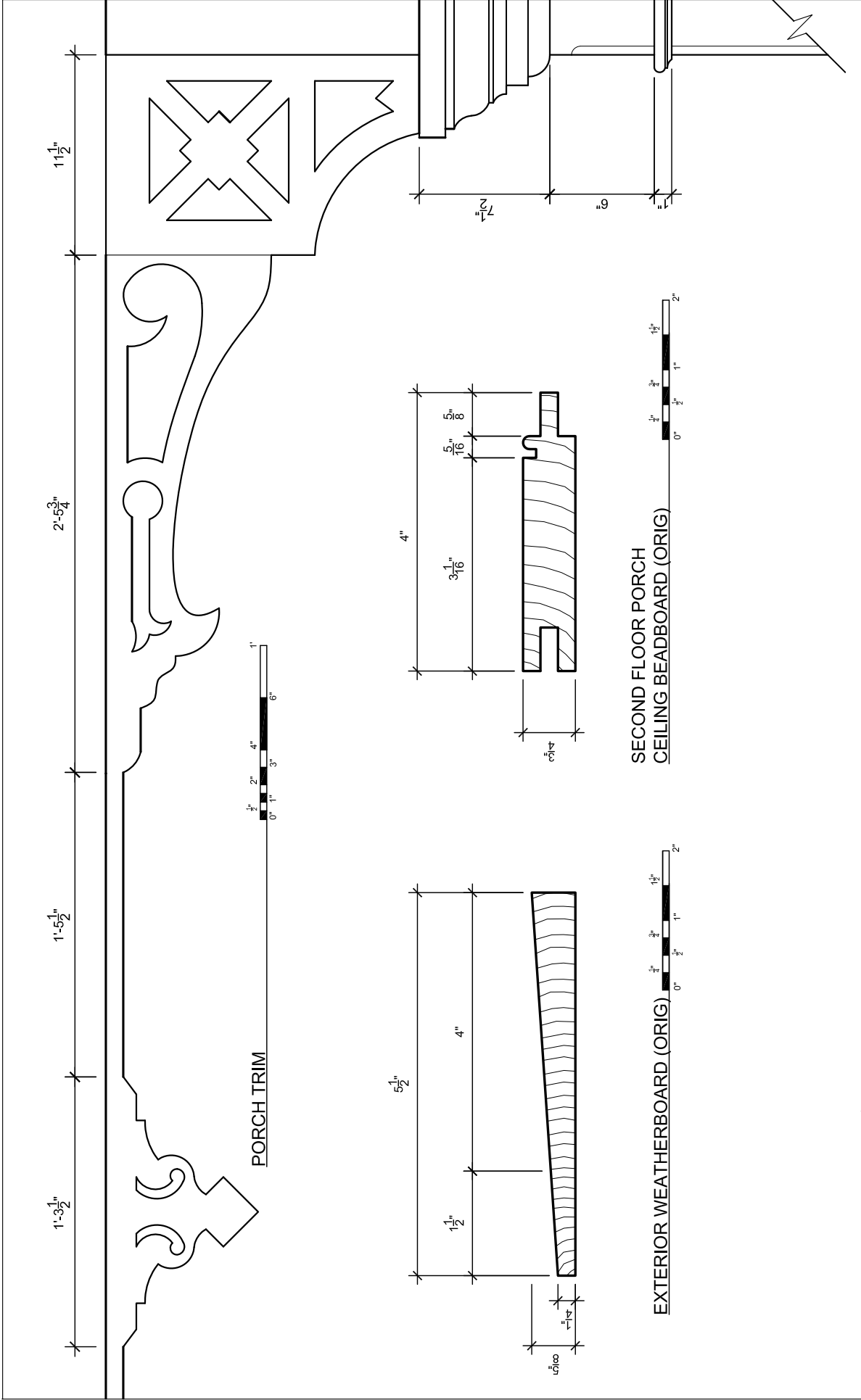
# NAPOLEON BONAPARTE BROWARD HOUSE

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APPENDIX -  
 AS-FOUND DRAWINGS  
 SHEET 9 OF 15 SHEETS



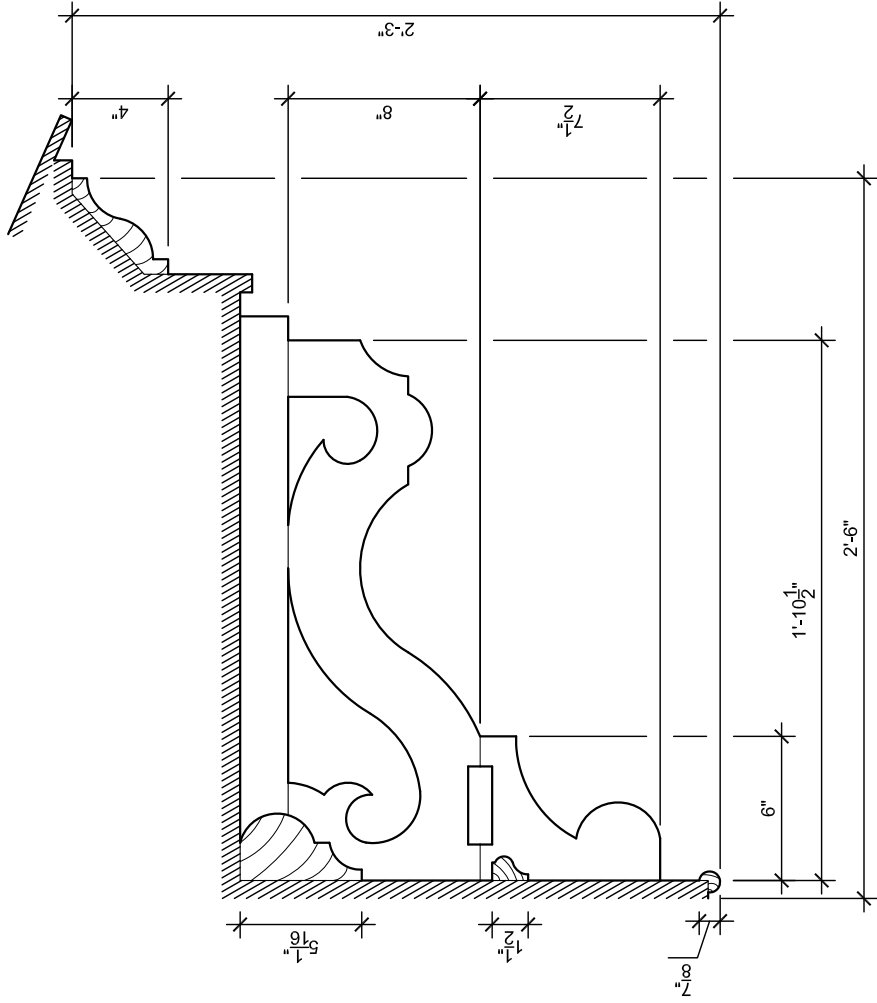




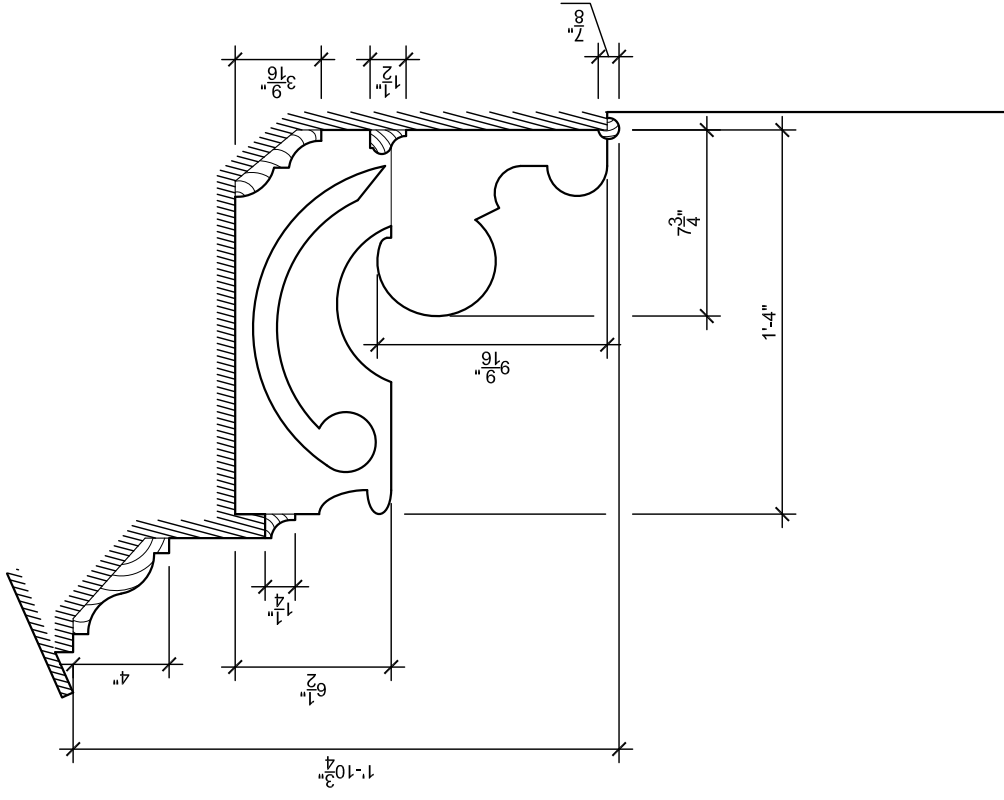
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 - BATTEN ISLAND, FLORIDA -

APPENDIX -  
 AS-FOUND DRAWINGS  
 SHEET 11 OF 15 SHEETS



ROOF BRACKET



CUPOLA BRACKET

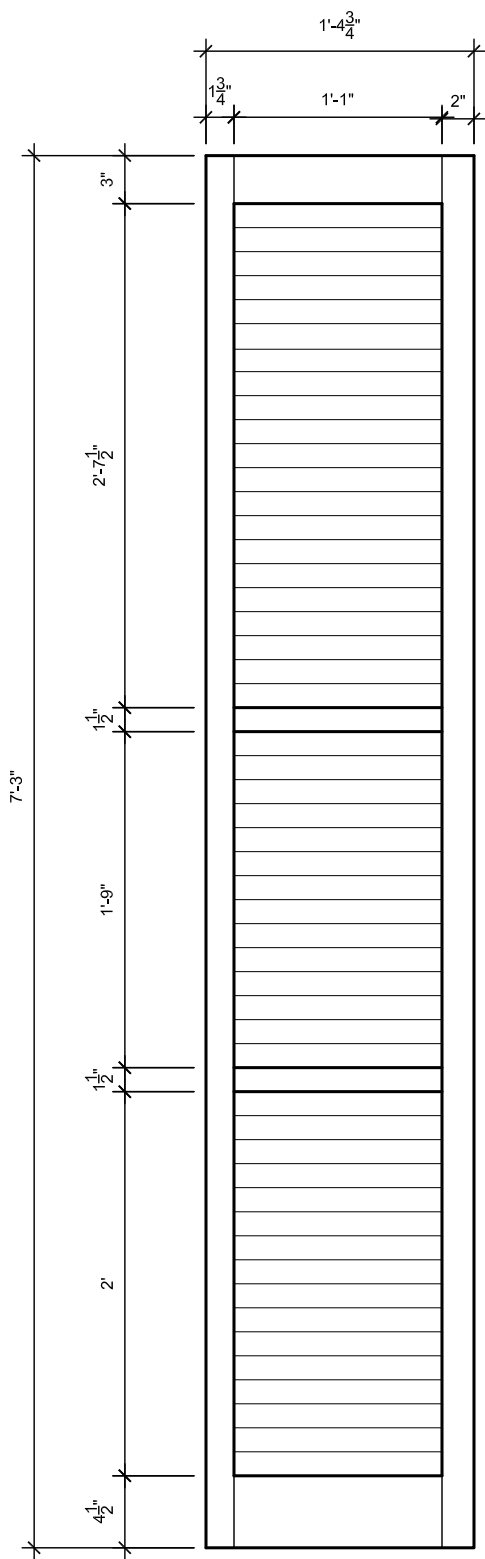


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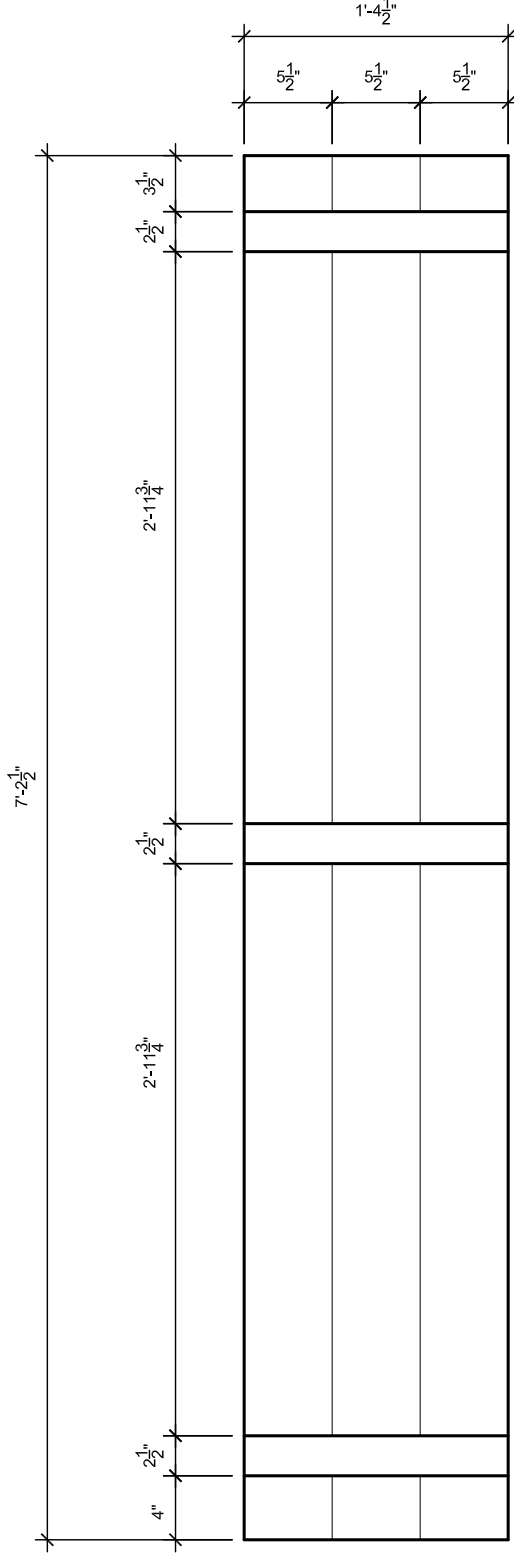
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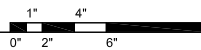
APPENDIX -  
 AS-FOUND DRAWINGS  
 SHEET 12 OF 15 SHEETS



SHUTTER OF FIRST FLOOR  
EAST ELEVATION (1996-2003)



BOARD-AND-BATTEN  
SHUTTERS



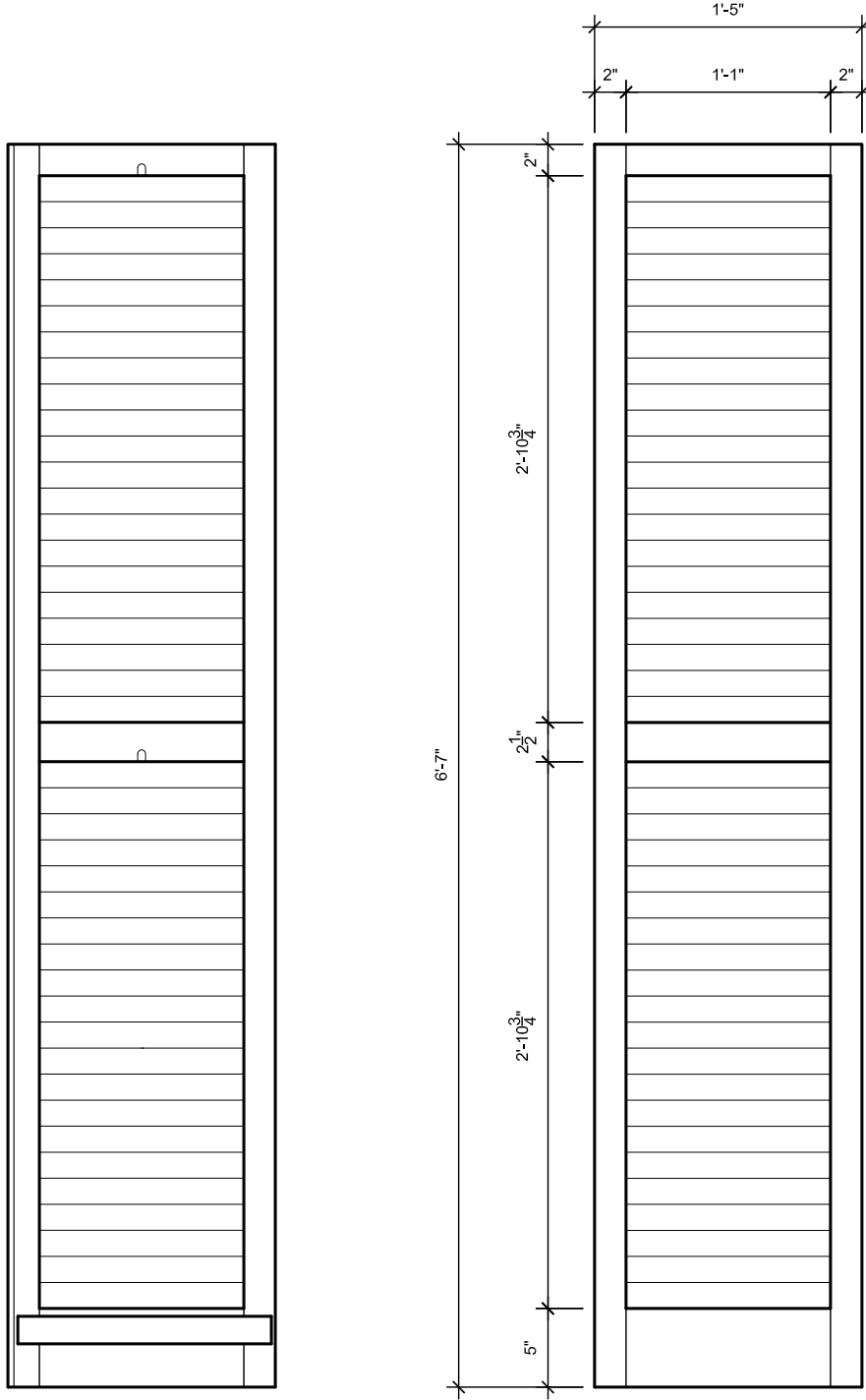
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APPENDIX -  
AS-FOUND DRAWINGS  
SHEET 13 OF 15 SHEETS

SHUTTER IN ATTIC (BOTH FACES)  
(ASSUMED ORIGINAL)

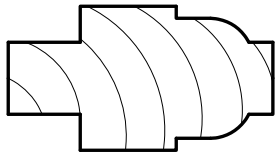


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LAURA BURGHARDT

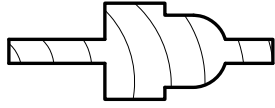
**NAPOLEON BONAPARTE BROWARD HOUSE**

- BATTEN ISLAND, FLORIDA -

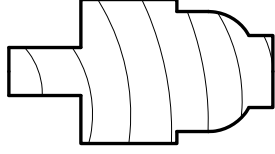
APPENDIX -  
AS-FOUND DRAWINGS  
SHEET 14 OF 15 SHEETS



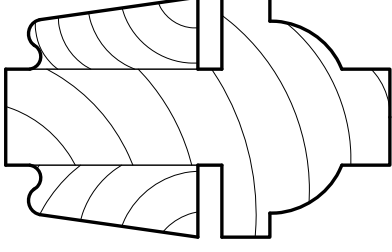
2-OVER-2 WINDOWS  
EAST ELEVATION (ORIG?)



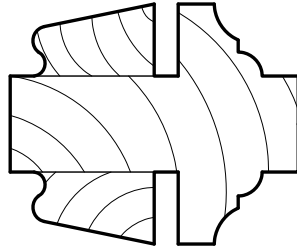
6-OVER-6  
WINDOWS (EARLY?)



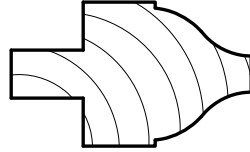
2-OVER-2 STAIRWAY  
WINDOW (ORIG?)



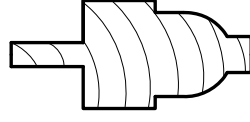
FIRST-FLOOR DOOR TO  
STAIRWAY (c.1950)



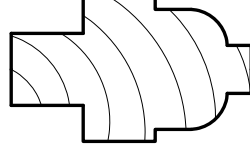
ROOM 107- KITCHEN NORTHWEST  
DOOR TO EXTERIOR (c.1950)



FIRST FLOOR FRONT  
DOOR TRANSOM (ORIG?)



SECOND FLOOR PORCH  
DOOR TRANSOM (ORIG?)



TRANSOM OF FIRST-  
FLOOR DOOR TO STAIRWAY

MUNTIN SECTIONS FULL SCALE

RECORDED BY  
JOSEPH K. OPPERMANN -  
ARCHITECT, P.A.  
JOSEPH K. OPPERMANN, FAIA  
REBECCA MCCORMICK

# NAPOLEON BONAPARTE BROWARD HOUSE

- BATTEN ISLAND, FLORIDA -

APPENDIX -  
AS-FOUND DRAWINGS  
SHEET 15 OF 15 SHEETS



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# Appendix B: Finishes Analysis





# Napoleon Bonaparte Broward House

## Finishes Analysis

Jacksonville, Florida



March 2010



BUILDING CONSERVATION ASSOCIATES INC

# Napoleon Bonaparte Broward House

## Finishes Analysis

Jacksonville, Florida

### **Prepared For**

Joseph K. Oppermaun - Architect P.A.  
Winston-Salem, North Carolina

### **Prepared By**

Building Conservation Associates, Inc.  
329 Race Street  
Philadelphia, Pennsylvania 19106

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## APPENDICES

Appendix A: Sample Stratigraphies and Photomicrographs

Appendix B: Sample List

Appendix C: Key to Sample Locations

## 1.0 INTRODUCTION

At the request of Joseph Oppermann, Building Conservation Associates, Inc. (BCA) has prepared a finishes analysis of the Napoleon Bonaparte Broward House outside of Jacksonville, Florida to be included in a Historic Structure Report.

According to the draft HSR, the Napoleon Bonaparte Broward House was built around 1878 on Fort George Island. The property was sold to the Broward family in 1897. Napoleon Bonaparte Broward owned the house until his death in 1910, and it remained in the Broward family until 1996. At that point, the house underwent significant restoration, including the removal of the porch additions made in the 1910s, and replacement of damaged exterior wood elements. The primary goal of this analysis is to examine the paint stratigraphies of select exterior and interior samples to aid in the understanding of the construction chronology of the building, and to establish the color schemes for select features. The period of significance for the house is the time of Napoleon Bonaparte Broward's ownership, 1897 – 1910.

The following report summarizes the findings of the finishes study, including identification of the earliest existing finish when possible. Following the introductory information regarding the study methodology, the report discusses the findings of the research and then makes recommendations for areas of additional research and restoration finishes. All mounted cross-sections have been labeled and permanently housed and will be archived at BCA's Philadelphia office unless otherwise requested by the client.

All samples examined for this finishes analysis were provided by the client. Sample preparation and interpretation was performed by Marlene Goeke, BCA Staff Conservator, with assistance from Dorothy Krotzer, BCA Regional Director.

## 2.0 METHODOLOGY

Samples were removed from the site by the client and mailed to BCA for initial examination. A total of 50 finish samples were removed from the interior and exterior of the building. cursory examination under low magnification identified samples with multiple paint layers that were recommended for further investigation. A list of selected samples is included at the end of this report.

The selected samples were mounted in a commercial polyester/methacrylate resin polymerized with a methyl ethyl ketone peroxide catalyst (Bioplast®). Embedded samples were sectioned on a Leco® VC-50 micro-saw for microscopic examination. The sectioned samples were dry-polished using a series of fine Micromesh® polishing clothes ranging from 6,000 to 12,000 grit. Sectioned samples were observed under a Nikon 50i compound microscope in both visible light filtered through a daylight correction filter and ultraviolet light. The ultraviolet light was generated by a mercury illumination system filtered through a violet filter cube (EF4 V-2A Ex400/40 Dm430 Bar 450). Photomicrographs of representative samples were taken using a 5 mega pixel Nikon DigiSight color digital camera system and are included in this report to illustrate specific observations.

Once the stratigraphies of every sample were deciphered, significant paint layers were identified and, when necessary, raw samples were manipulated in order to expose these layers for color matching purposes. The exposed layers were visually matched to the Munsell Color system and the commercial Benjamin Moore paint palette using a daylight simulating light source. All color matches are included in the Conclusions and Recommendations section of this report and stratigraphies for each sample are included in Appendix A.

### 3.0 SUMMARY OF FINDINGS

The client indicated that coastal house are rarely painted and that the harsh climate often damages both the wood substrate and the paint layers. This was found to be the case for the paint samples taken from the Broward House. Overall, most samples appear to have a small number of layers for the age of the house. Many of the substrates and paint layers also appear to be distressed in cross-section, either from early paint stripping or extreme weather conditions. This makes determination of early paint layers difficult as the evidence may be missing. In addition, painting over distressed layers can result in paint leaks from later layers down through earlier layers, further complicating the interpretation of the stratigraphy. In all cases, the first layer identified is the *earliest existing* paint layer, but is not necessarily the *earliest* finish.

The client identified four main goals for this paint analysis:

- *Comparison of Sash Types:* Determine if the 2-over-2 light window sashes at the front of the house date to the same period as the 6-over-6 light windows sashes on the rest of the house.
- *Comparison of Window 209 to other windows:* Determine if the 2-over-2 sash and opening of window 209 is original.
- *Exterior Colors:* Determine the exterior paint colors.
- *Interior Colors:* Determine the interior paint colors.

Fifteen samples were selected by the client for cross-sectional analysis to achieve these goals and the findings are discussed below. In some cases, several pieces of each sample were set and examined to ensure that the most complete portion of the sample was analyzed. Photographs of each sample and their stratigraphies can be found in Appendix A.

#### **Comparison of Sash Types**

The windows on the east elevation have 2-over-2 sash, while the rest of the building has 6-over-6 sash (with the exception of W209). To determine if the 2-over-2 sash date to the same period as the 6-over-6 windows, samples from several windows were examined for comparison. Sample 45 was taken from W203 (2-over-2 sash) on the east elevation. Sample 46 was taken from W205 (6-over-6 sash) on the north elevation. Both samples were taken from the interior. The two windows are both in Room 203 and would be expected to have similar stratigraphies if they were installed at the same time. However, as described above, it is difficult to determine the exact layer number of layers for these samples because the paint is distressed and only partial layers remain in some places.

Cross-section analysis revealed three main observations. The first observation is that the substrate of Sample 46 (the 6-over-6 sash) looks like it may have been stripped. The surface of this sample's substrate is rough and the earliest off-white paint layer has seeped into the wood cells. This indicates that the surface of the wood was either exposed for a period of time or stripped before application of the earliest paint layer, suggesting it may be older than Sample 45 (the 2-over-2 sash). However, additional samples would have to be examined for evidence of a stripped/weathered surface in order to confirm this.

The second observation is that the samples contain essentially the same paint layers. They clearly share a common green layer (layer 4 on the paint stratigraphy sheets). Working backwards from the green layer to the substrate, they appear to have the same number of layers.

The third observation is that the earliest existing paint layers on both samples are off-white in color. Although it is unclear if the earliest existing paint layers on these two samples are original, they are consistently off-white in color.

### **Comparison of Window 209 to other windows**

Window 209 is found at the landing between the first and second floors on the south elevation. It is the only 2-over-2 window on the north, south and west elevations. To determine if window 209 is original, a sample from its casing (NBBH.50) was compared to two samples from window 208 (NBBH.47, stile; NBBH.48, bankband), presumed to be original. Window 208 is located in the second floor hallway, so it is likely that the finishes for W208 are similar to W209.

Unfortunately, sample NBBH.47 only has two paint layers, and judging from the distressed surface of the wood substrate, was very likely stripped. These two white paint layers corresponded to the last two layers in samples NBBH.48 and NBBH.50 and are therefore thought to be modern paints.

In general, the paint layering sequences for sample NBBH.48 and 50 appear to be the same. The samples have approximately the same number of layers, but the substrates in both samples appeared distressed, and may be missing earlier layers.

Sample NBBH.48 was taken from the interior casing of W208. The sample has approximately ten layers. The substrate and early layers of the sample are somewhat distressed, making it difficult to clearly identify the layering. The three earliest layers are off-white. Dirt separates these early layers, indicating that they were exposed for a period of time and likely represented three campaigns. All paint layers are essentially off-whites, with the exception of layer 4, which is light yellow.

The sample from the interior window casing of W209 (NBBH.50) also shows some distress at the substrate. It has approximately nine layers. The first layer is off-white, and is very thin. There is dirt and separation between the paints after this layer, indicating that this first layer may have been a finish layer. The next layer is also off-white with a dirt layer, probably another campaign. The next layer is tan and thin. The tan is similar to the tan found at layer 5 in samples NBBH.34 and NBBH.21 (also interior window casing, but on the first floor). However, the tan layer here is the third layer. After the thin tan layer is a light yellow/tan, followed by several more off-whites.

Given the lack of evidence in sample NBBH.47, it is impossible to tell if the window sash in W209 are original. Samples NBBH.47 and 50, however, have similar stratigraphies, sharing several early off-whites and a common light yellow at layer 4. However, sample NBBH.48 does not have the thin tan layer seen in 50. In addition, the distressed substrate in both samples suggests that the earlier paint layers may be missing.

It should also be noted that Sample NBBH.47 contains remnants of a very thin, resinous layer that has seeped into the surface of the wood. This resinous layer, which is clear and light brown in color, was seen in many samples removed from both the interior and exterior. It is not always found directly on the wood's surface, sometimes appearing later in the layering sequence. This layer appears to be a clear coating that was applied as a sealer over weathered or otherwise distressed surfaces before re-painting.

### **Exterior Colors**

Nearly all of the exterior samples at the Broward House have distressed wood substrates. All of the early paint layers of the exterior samples are shades of white or cream, with the exception of the salvaged shutter (front version, NBBH.03). This sample has four visible layers, although some are only partial layers and the wood appears highly weathered. The earliest layer on the shutter sample appears to be a yellow-green. It has seeped into the wood substrate, and only exists in small traces on the sample. The other three layers are blue-greens. The fact that the yellow-green has seeped deep into the wood surface implies that the wood was already weathered before the green was applied. It is probably not the original finish on the shutters, but is likely an early paint finish.

The salvaged beaded board (sample NBBH.05) also has some later green layers, but the green is lighter than the green found on the shutter and fluoresced differently. It has a total of 9 layers. The early layers are off-whites and light gray. The green is found at the fourth or fifth layer. From cross-section examination, it appears that the green leaked through cracks in the early layers and in some places appears to be on the surface of the wood. Examination of the bulk samples revealed that the green is found on most of the surfaces of the wood. However, the damage to the off-white layers indicates that the green had been painted over earlier, exposed paints, and thus does not represent the original color. The earliest finishes are, in fact, off-whites.

The salvaged fascia and existing porch weatherboards (Samples NBBH.04 and NBBH.43, respectively) exhibited similar stratigraphies. Both samples have 8 layers, all off-whites. Sample NBBH.43 was taken from a corner, so the early layers only exist on part of the sample. Both appear to have an early translucent white layer that is heavily soiled. No colored layers were found in either sample, and likely were always painted a shade of off-white or light cream.

The front door transom bar (sample NBBH.10) also had many layers of whites and creams. Examination of the bulk sample revealed the resinous tan layer on the surface of the wood, then a layer of white. In cross-section, the previously mentioned resinous light brown coating is visible at later layers and appears to have leaked through to earlier layers and the surface of the wood.

Sample NBBH.29 was removed from the front door threshold. Care was taken to remove the sample from a protected area. The sample did contain a lot of layers, but unfortunately, there was no substrate on the sample to be able to identify the earliest layer and only limited early layers remained on the sample. Two separate pieces of the sample were set in case one piece contained more early layers. The first layer found was a white/cream followed by two brown colors, which may relate to the color of adjacent floor surfaces (either the painted front porch or the varnished pine floor of the central hallway). Both brown layers were thin and distressed, suggesting they were exposed for some time, and are likely an early finish. After the browns are



a gray, followed by a layer of cream that contains a lot of trapped sand and dirt. The next layer is a resinous brown, possibly a floor varnish, followed by several layers of orangish and reddish browns, then whites and grays. Unfortunately, without the substrate it is impossible to determine the original color.

Cursory examination of bulk samples from other salvaged exterior elements, including the crown molding of the entablature, an entablature bead, and a roof bracket, also contain only off-white/cream layers. The physical evidence found in the paint samples corresponds to historic documentation. An early photograph of the building, taken between 1910 and 1918 (likely shortly after N.B. Broward's death), confirms that the exterior trim, including the weatherboards, roof cornice and brackets, and porch columns and balustrade, were all light colors, while the exterior shutters were a dark color. (*Figure 1*) Another early photograph published in the HSR, circa 1903 and during Napoleon Bonaparte Broward's lifetime, also establishes the light color of the porch during the period of significance. It is possible that this light color is found on the rest of the building but it is not visible in the photograph.

### **Interior Colors**

Most of the interior samples exhibited distressed substrates, so there is a possibility that much of the interior woodwork was stripped of paint at some point in its life. All of early layers of the interior samples were shades of white or cream. Some of the interior samples exhibited color in later layers.

The sample removed from the interior muntin of W203 (NBBH.42) contained all creams/whites. The early layers in this sample, however, are distressed, making it difficult to tell which layer is first. The wood substrate appears worn, and may have been stripped. The resinous light brown layer found in other samples was also seen on the surface of the wood and between layers, suggesting its use as a preparatory sealer layer in later re-painting campaigns.

Samples NBBH.34 and NBBH.21 have similar stratigraphies. Both samples are from interior window casing – 21 is from the stool of W101 and 34 is from the apron of W109. Both samples separated before they were received, and were set as two separate samples (a and b, where a is the substrate and b is the paint layers). The only traces of a finish remain on sample NBBH.21a, and it is off-white. It may correspond to the first layer seen in NBBH.21b, also an off-white or cream layer. Similarly, sample NBBH.34a has a off-white layer on the wood substrate, which may correspond to the first off-white layer on sample NBBH.34b. The two "b" samples share similar stratigraphies. Examination of the bulk samples reveal that that both samples have traces of a thin layer of white on the substrate with traces of cream on top.

The sample from the front door transom (interior, sample NBBH.28) has many paint layers. All of the layers are off-whites, creams and light tans. The surface of the wood substrate looks distressed (some paint had seeped into the surface), and may have been stripped. The first layer is a light cream, is uneven, and appears to be a finish layer from the dirt on its surface. This layer also has a thin coating of the resinous light brown sealer, which may have leaked from above. The next two layers, both off-whites, appear worn and likely were exposed as finish layers. The next layer, layer 4, is a light tan. This tan is fairly thick and intact. The subsequent layers are all light tans and creams.

As discussed above, samples from the interior window sash (NBBH.45 and NBBH.46) and casing (NBBH.48 and NBBH.50) all had off-white early layers.

#### 4.0 CONCLUSIONS AND RECOMMENDATIONS

Numerous paint samples were examined as part of the current study in an effort to uncover information about the construction chronology of the Napoleon Bonaparte Broward House and the paint colors present on the building during its period of significance, 1897-1910. Unfortunately, the distressed nature of the samples prevents solid conclusions from being drawn about the building's historic finishes. However, some general observations can be made.

In general, the majority of the paint finishes on the interior and exterior are white or off-white in color. This is a trend that repeats several times (between 5 and 7 times), indicating that the interior and exterior wood portions of the building were painted off-white for most of the building's early history. The main exception to this observation is the paint color for the exterior shutters, which has only green paint layers. The prevalent use of white paint, combined with dark-colored shutters, is supported not only by the physical evidence but also the earliest complete photograph of the building, taken between 1910-1918, which shows the body of the house and its trim being a very light color (most likely white or off-white) and the shutters being a dark color (most likely green).

However, it is important to stress that the distressed nature of the paint and wood in the samples indicates that earlier layers have most likely been worn off or removed, and that the earliest existing paint colors may not be the original layer. Therefore, while the colors listed below represent the earliest existing colors on the provided samples, they do not necessarily relate to a particular period of the Broward House or its period of significance.

The only photograph of the house during the Napoleon Broward period confirms the light color of the exterior porch trim, and it is possible that the color of the rest of the house matched the porch, but this has not been definitively confirmed with physical evidence. To confirm the paint colors for a specific time period, comparisons between known additions or later elements would be required. For example, samples from the rear shed addition, porch extension or the first-floor closet door added in the 1920s could be compared with samples from original features. This could help determine if those features have been stripped and aid in developing a better understanding of how the paint chronology relates to specific time periods based on the comparison of the layers.

## Exterior Colors

### Shutters (salvaged)

*Finish:* Yellow-green  
*Munsell Color Match:* 5G 5/6  
*Benjamin Moore Color Match:* 566, Bunkerhill Green

chip included in  
hard copy

### Weatherboards

*Finish:* Off-white  
*Munsell Color Match:* 5Y 9/1  
*Benjamin Moore Color Match:* OC-33, Opaline

chip included in  
hard copy

### Fascia (Roof Cornice), Window Sash, Front Door Transom

*Finish:* Off-white  
*Munsell Color Match:* 10Y 9/1  
*Benjamin Moore Color Match:* OC-29, Floral White

chip included in  
hard copy

## Interior Colors

### Window Sash and Casing

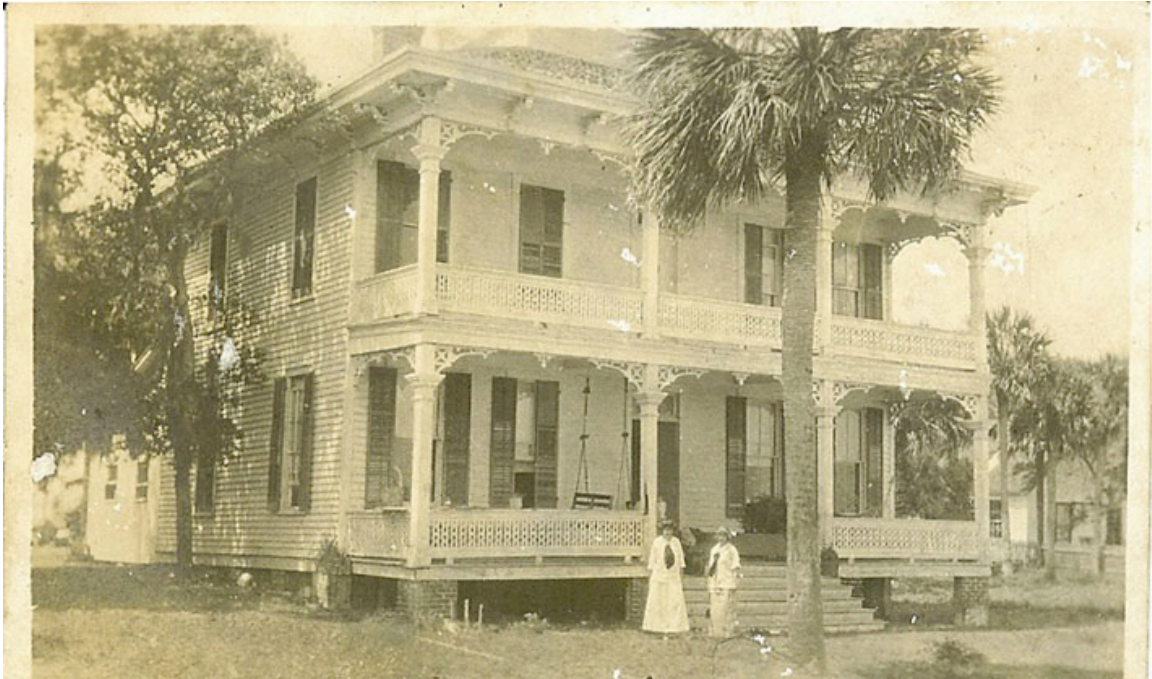
*Finish:* Off-white  
*Munsell Color Match:* 5Y 9/1  
*Benjamin Moore Color Match:* OC-33, Opaline

chip included in  
hard copy

### Front Door Transom

*Finish:* Off-white  
*Munsell Color Match:* 10Y 9/1  
*Benjamin Moore Color Match:* OC-29, Floral White

chip included in  
hard copy



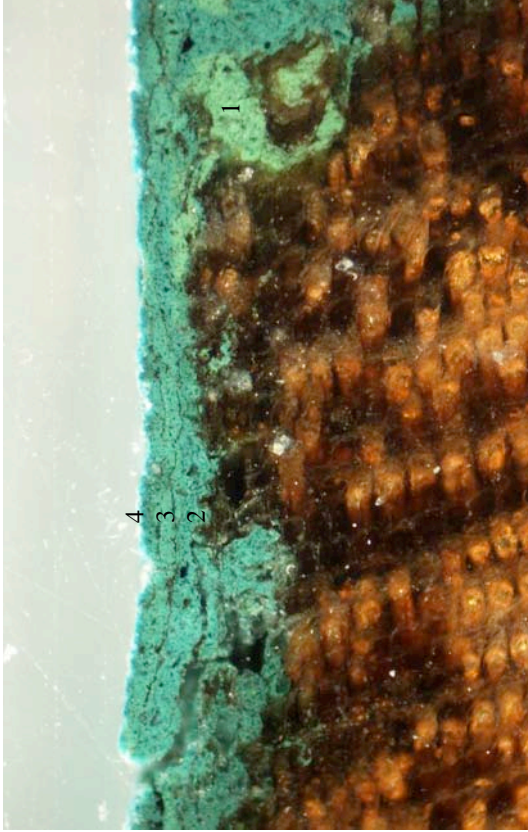
**Figure 1:** The earliest available photograph of the house, ca. 1915. Note the light-colored exterior weatherboards and trim and the dark shutters. (From the Napoleon Bonaparte Broward House Historic Structure Report. Photograph courtesy of Mary Weisenburgh,)



**APPENDIX A.**

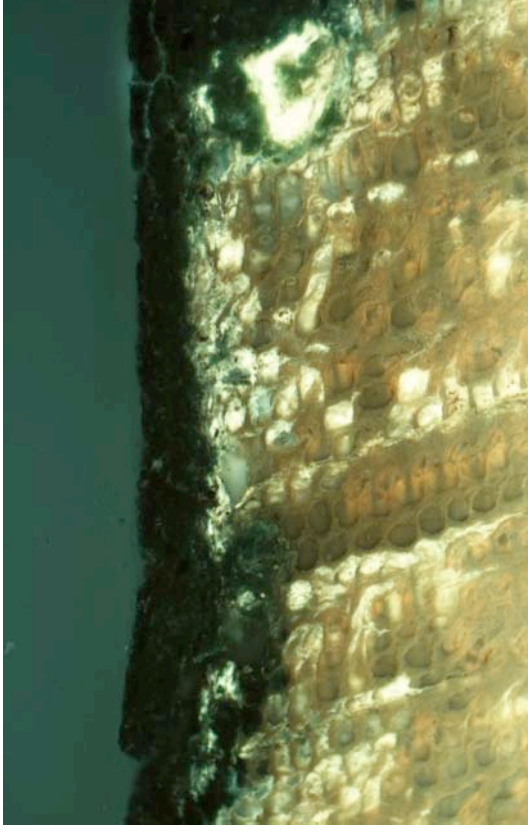
**SAMPLE STRATIGRAPHIES AND  
PHOTOMICROGRAPHS**

Appendix A



Visible light, 100x

<b>SAMPLE NO:</b>	NBBH.03
<b>LOCATION:</b>	Salvaged shutter, front version



UV Light, 100x

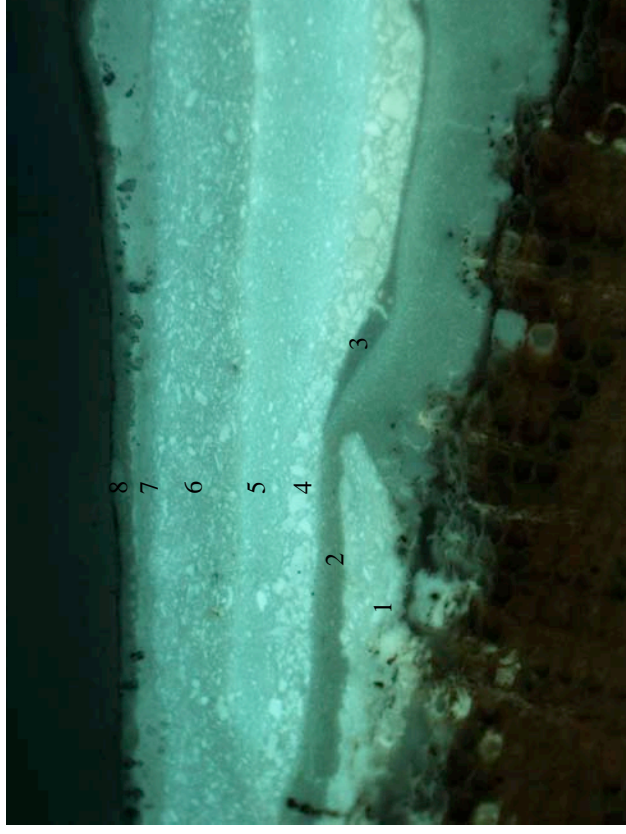
LAYER*	COLOR	NOTES
Substrate	Wood	Surface worn – stripped or weathered
1	Yellow-green	Only traces – seeped into wood substrate
2	Blue-Green	Uneven; does not fluoresce
3	Blue-green	Does not fluoresce
4	Blue-green	Does not fluoresce
5		
6		
7		
8		
9		



# Appendix A



Visible light, 100x

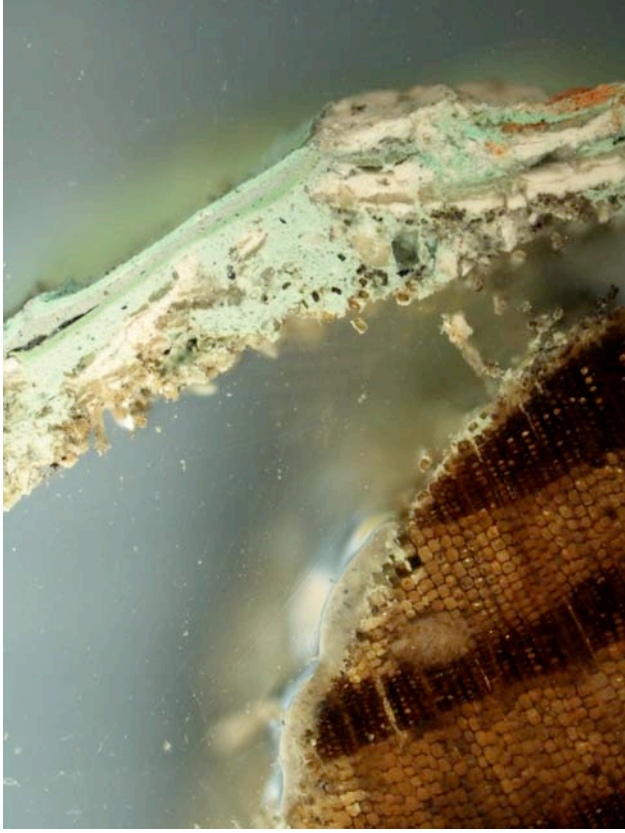


UV light, 100x

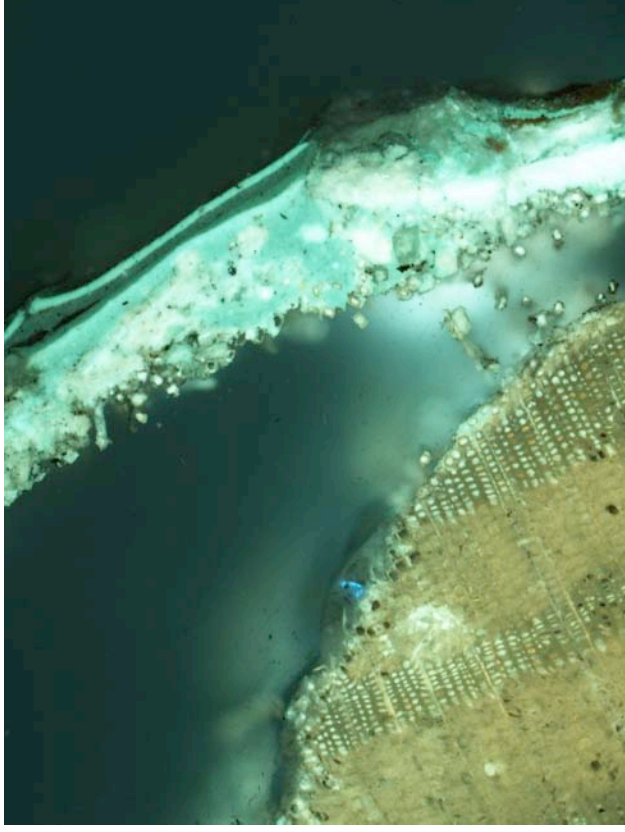
<b>SAMPLE NO:</b>	NBBH.04
<b>LOCATION:</b>	Salvaged fascia at bead

LAYER*	COLOR	NOTES
Substrate	Wood	Looks worn – stripped or weathered
1	White	Partial (visible only in UV); looks seeped into wood
2	White	Looks like it may have separated from wood
3	White	Partial, thin and uneven
4	White	Fluoresces bright white with lots of translucent particles
5	White	Fluoresces bright blue green
6	White	Fluoresces blue green
7	Translucent White	Possible protective coating
8	White	thin
9		
10		
11		

Appendix A



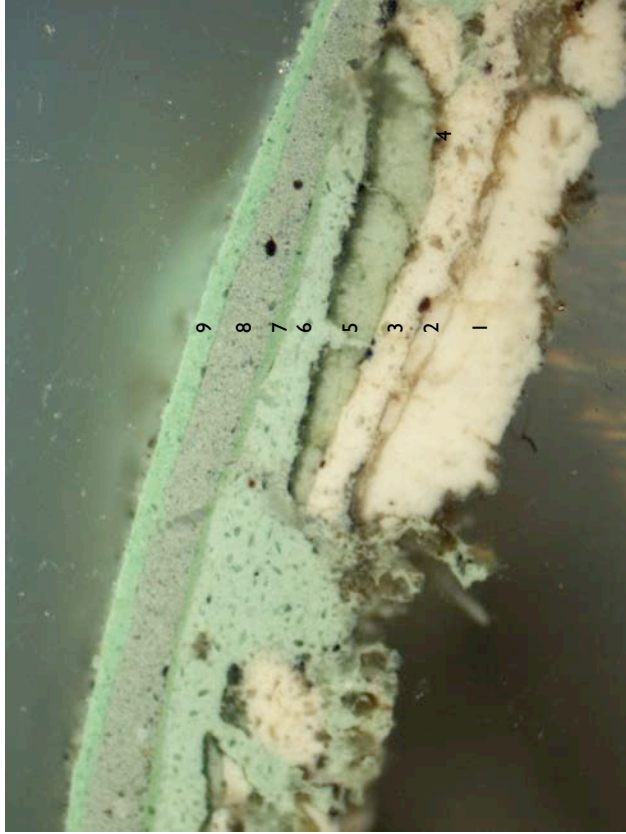
Visible light, 100x



UV light, 100x

<b>SAMPLE NO:</b>	NBBH.05(1) (1 of 2 pieces of provided sample set)
<b>LOCATION:</b>	Salvaged beaded board

LAYER*	COLOR	NOTES
Substrate	Wood	Paint has split from substrate
1	White	Partial
2	Gray	Partial
3	Translucent white	Partial (possible protective coating)
	Dirt/separation	
4	White	
5	Pale green	Leaked down through white layers – difficult to see early layering
6	Green	
	Partial separation	
7	Blue-gray	
8	White	Traces only
	Partial separation	
9	Pale green	



Visible light, 100x



UV light, 100x

<b>SAMPLE NO:</b>	NBBH.05(2) (1 of 2 pieces of provided sample set)
<b>LOCATION:</b>	Salvaged beaded board

LAYER*	COLOR	NOTES
Substrate	none	
1	White	Partial; cracked – green from layer 5/6 has leaked through
2	White	Partial, thin, worn
3	White	Partial – rough, with lots of cracks and crevices
4	Translucent tan	Possible protective coating; may have leaked into earlier layers
5	Light green	Partial, cracked
6	Pale green	Leaked down into earlier layers
7	Green	thin
8	Blue-gray	
9	Bright green	

Appendix A



Visible light, 40x



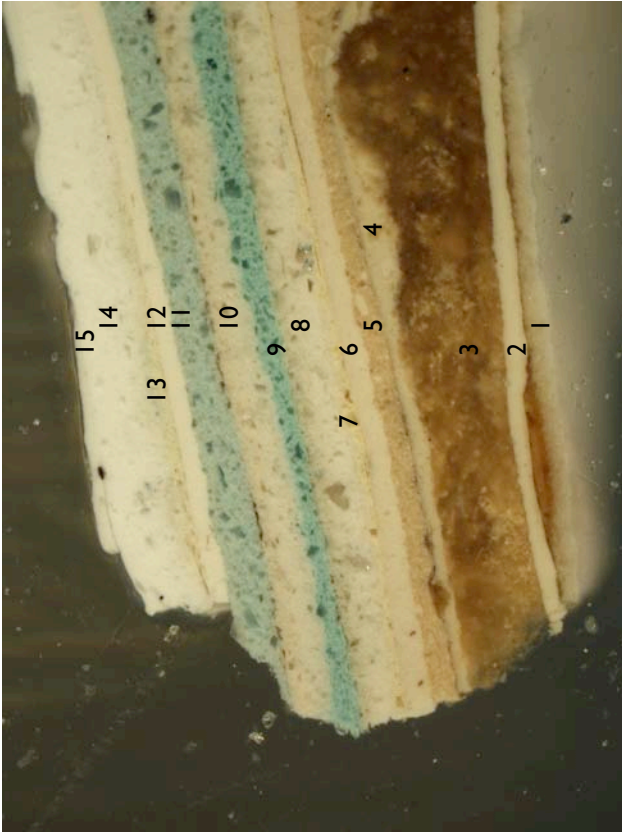
UV light, 40x

<b>SAMPLE NO:</b>	NBBH.10(1) (1 of 2 pieces set from same sample)
<b>LOCATION:</b>	East elevation, D101, front door transom bar

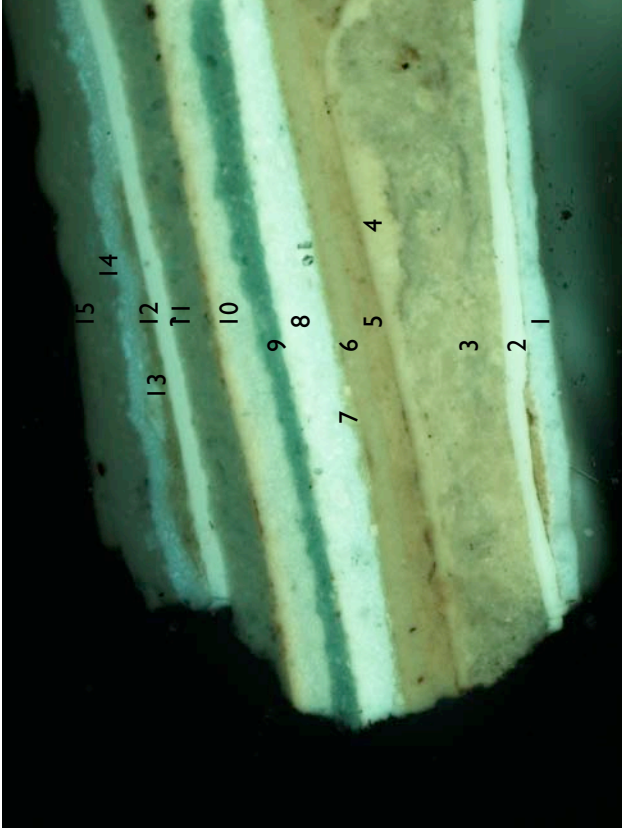
LAYER*	COLOR	NOTES
Substrate	Wood	
1	Cream/White	Fluoresces bright white, partial
2	White	Partial
3	Dirt	
4	White	Partial, thin
5	Dirt	
6	White	Partial, thin
7	Dirt	
8	Translucent tan/brown	Possible protective coating: leaked down through earlier layer
9	White	

LAYER	COLOR	NOTES
8	Dirt	
9	White	
10	White	
11	Separation	Leak from layer 11
12	White	
13	Dirt	
14	White	
15	White	Leaked down to b/t 15 & 16
16		

Appendix A



Visible light, 40x



Visible light, 100x

<b>SAMPLE NO:</b>	NBBH.21b
<b>LOCATION:</b>	Room 101, W101 stool, south end

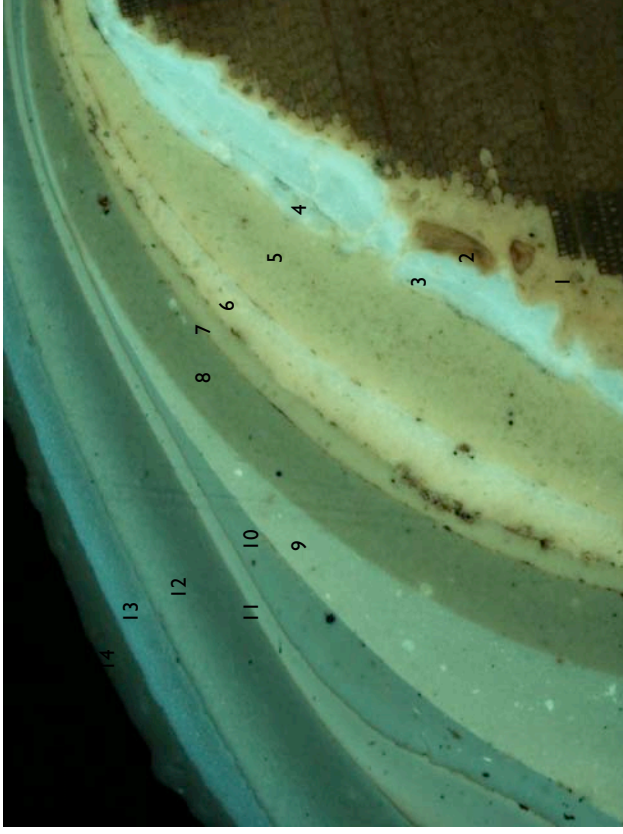
LAYER*	COLOR	NOTES
Substrate	Wood	Separated – set separately
1	Cream/White	
2	Dirt/discoloration	
3	Cream/White	
4	Translucent tan	Possibly protective coating
5	Cream	
6	Dirt	
7	Light tan	
8	Cream/White	
9	Dirt/separation	
10	Yellow	Thin
11	White	

LAYER	COLOR	NOTES
9	Dirt/Discoloration	
10	Blue-green	
11	Cream/white	
12	Dirt/Discoloration	
13	Light blue-green	Partial
14	Cream	Thin
15	Yellow	
16	White	
17	White	
18		
19		

Appendix A



Visible light, 40x



UV light, 40x

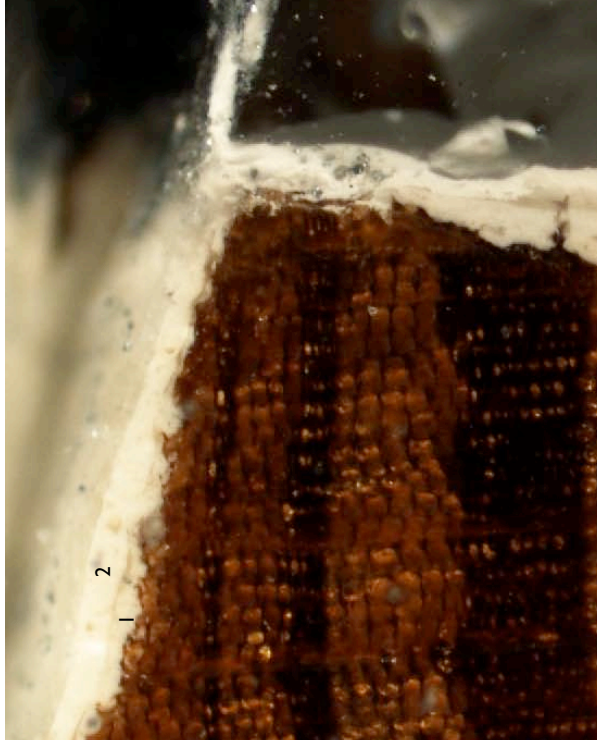
<b>SAMPLE NO:</b>	NBBH.28
<b>LOCATION:</b>	Room 102, front door, interior face of transom

LAYER*	COLOR	NOTES
Substrate	Wood	Surface distressed – possibly stripped
1	Off-white/cream	Thin, seeped into wood
2	Translucent tan	Possible protective coat; only traces
3	White	
4	Dirt	
5	White	Thin, partial
6	Dirt	
7	Light tan	
	Dirt	
	Tan	
	Dirt/Discoloration	
	Cream	

LAYER	COLOR	NOTES
	Dirt	
8	Peachy cream	
9	Cream	
	Dirt	
10	Light Cream	
	Dirt	
11	Cream	
	Dirt	
12	Light tan	
	Dirt	
13	White	
14	White	



Appendix A



Visible light, 40x



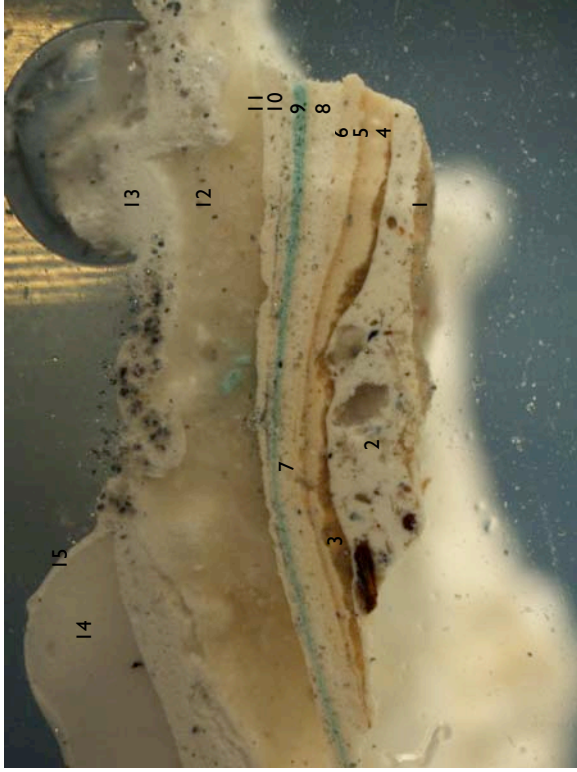
UV Light, 40x

<b>SAMPLE NO:</b>	NBBH.34a
<b>LOCATION:</b>	Room 101, WI09, apron trim at W end

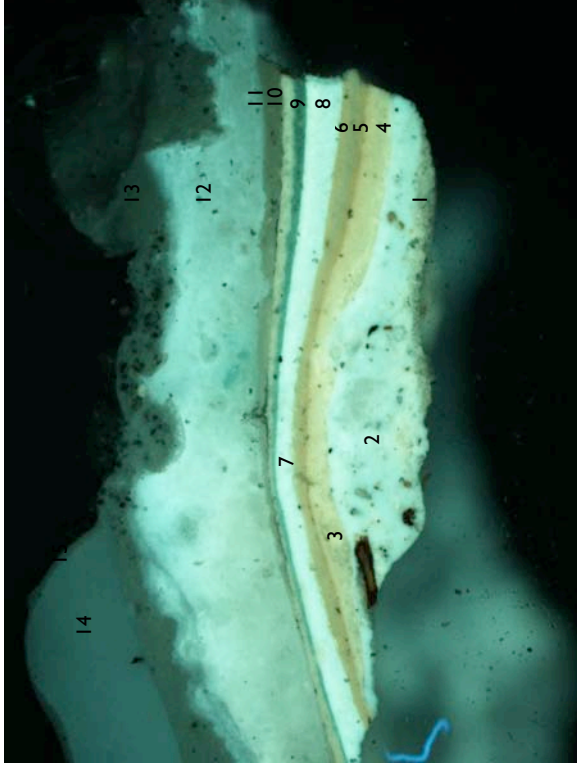
LAYER*	COLOR	NOTES
Substrate	Wood	Looks distressed – possibly stripped; sample separated so set separately
1	Cream	Very thin
	Dirt	
2	Cream	
3		
4		
5		
6		
7		
8		
9		
10		



Appendix A



Visible light, 40x



UV Light, 40x

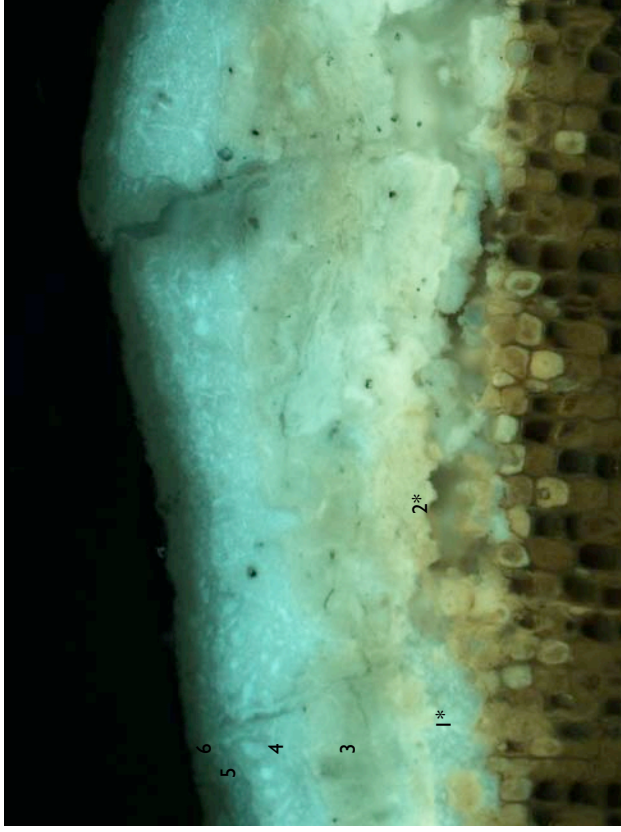
<b>SAMPLE NO:</b>	NBBH.34b
<b>LOCATION:</b>	Room 101, WI09, apron trim at W end

LAYER*	COLOR	NOTES	LAYER*	COLOR	NOTES
Substrate	No substrate		11	Cream	Thin, uneven
1	Cream		12	Dirt/discoloration	
2	Cream		13	Translucent white	Thick, uneven
3	Translucent tan	Possible protective coat	14	White	Thick, partial
4	Cream		15	Translucent white	thin
5	Light tan	Thin		White	
6	Cream				
7	Yellow	Very thin, partial			
8	Cream				
9	Blue-green				
10	White/cream	Thin, uneven			
	Dirt				

Appendix A



Visible light, 100x



UV Light, 100x

<b>SAMPLE NO:</b>	NBBH.42
<b>LOCATION:</b>	East elevation, W203, bottom sash, interior muntin

LAYER*	COLOR	NOTES
Substrate	Wood	Worn – likely stripped
1	Off-White*	Partial - difficult to tell if layer 1 or 2
2	Translucent tan*	Uneven, partial – looks like it seeped into wood substrate – difficult to tell if layer 1 or 2
3	Off-White	
4	Off-White	
5	White	
6	White	
7		
8		
9		
10		
11		

Appendix A



Visible light, 40x

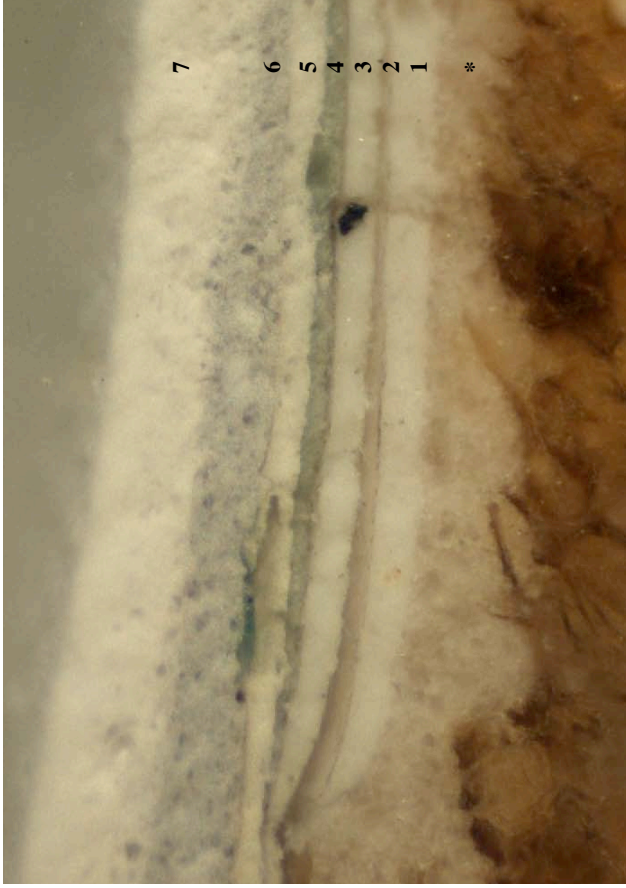


UV Light, 40x

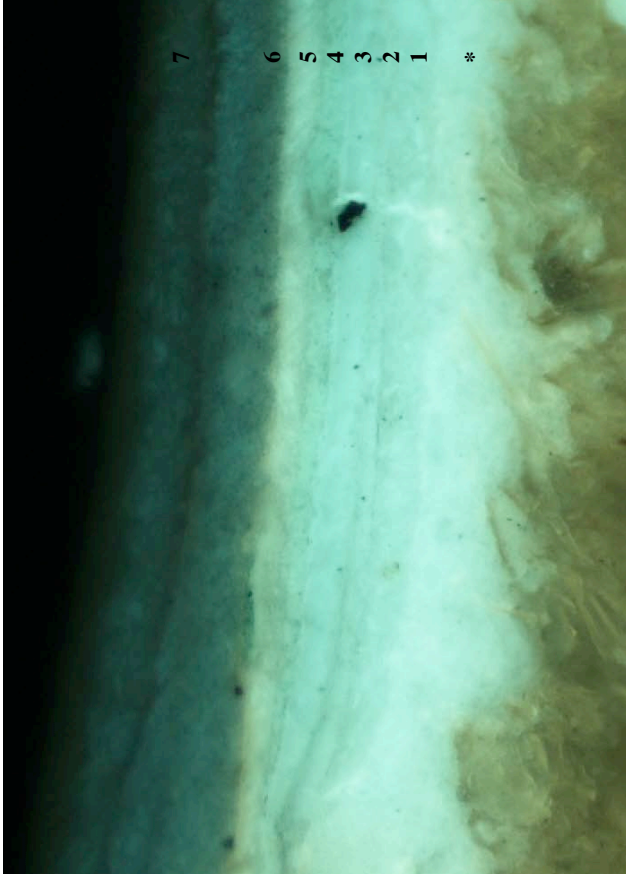
<b>SAMPLE NO:</b>	NBBH.43
<b>LOCATION:</b>	East elevation, porch weatherboards

LAYER*	COLOR	NOTES
Substrate	Wood	Weathered/
1	Translucent white/brown	Discolored – fluoresces yellowish; only on one side of sample
2	Cream/White	Only on one side of sample; thick but uneven
	Dirt	
3	Cream/White	Only on one side of sample
	Dirt	
4	Cream/White	
5	Cream/White	
6	Light cream	
7	Cream/White	Very thin; partial
8	Cream/White	
9		

Appendix A



Visible Light, 200x



UV light, 200x

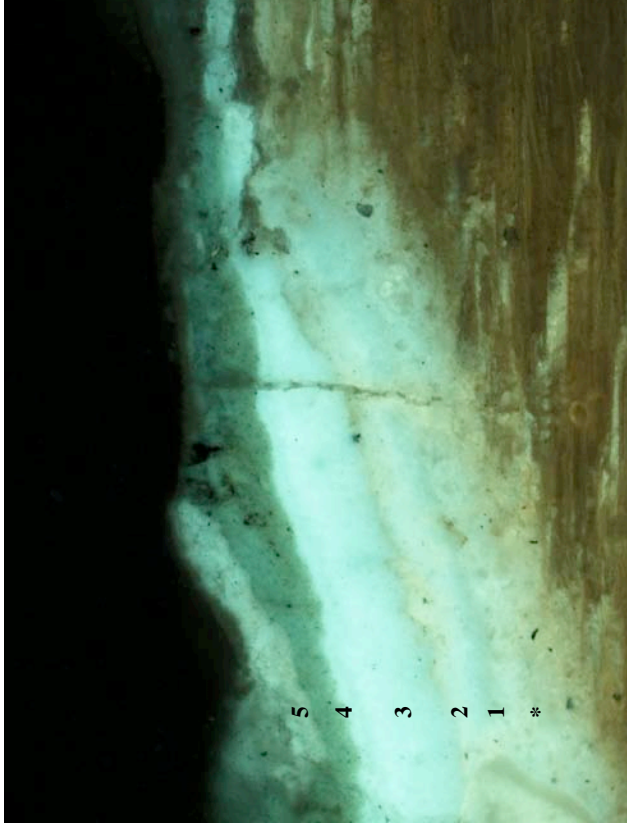
<b>SAMPLE NO:</b>	NBBH.45
<b>LOCATION:</b>	Room 203, W203, bottom sash interior muntin

LAYER*	COLOR	NOTES
Substrate	Wood	
1	White	
	Dirt	
2	Translucent tan	Possible protective coating; seeped in below layer 1
	Dirt	
3	White	
	Dirt	
4	Green	
5	White	
6	Blueish-gray	
7	White	

Appendix A



Visible light, 200x



UV Light, 200x

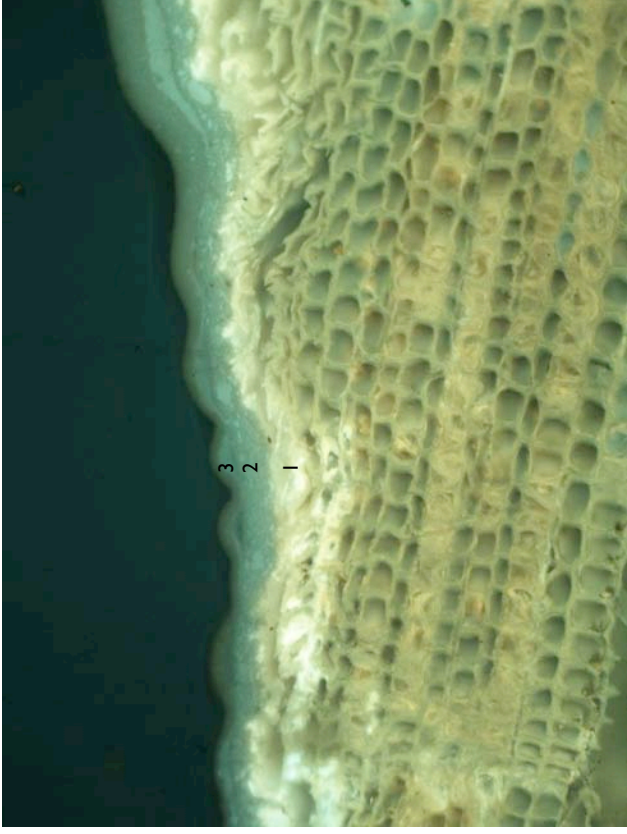
<b>SAMPLE NO:</b>	NBBH.46
<b>LOCATION:</b>	Room 203, W205, east stile, interior

LAYER*	COLOR	NOTES
Substrate	Wood	
1	White	
2	Translucent tan	Possibly protective coating; seeped into earlier layer and through fracture
3	White	
	Dirt	
4	Pale green	
5	White	
6		
7		
8		
9		
10		

Appendix A



Visible light, 100x

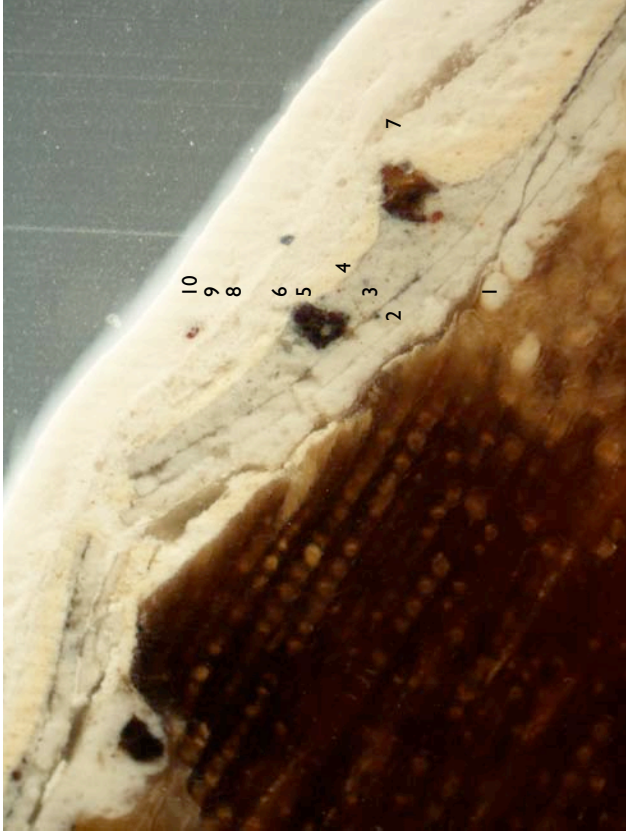


UV light, 100x

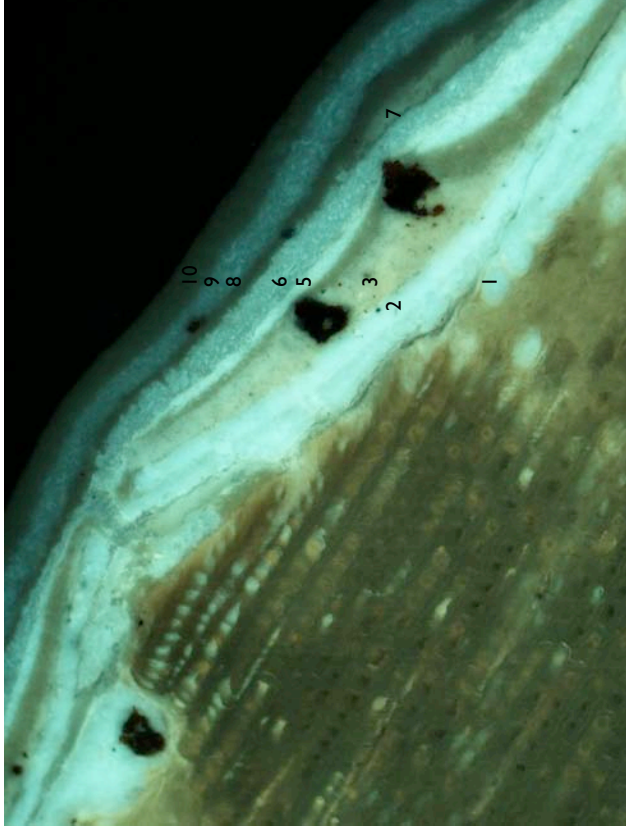
<b>SAMPLE NO:</b>	NBBH.47
<b>LOCATION:</b>	Room 202, W208, bottom sash interior, N stile at meeting rail

LAYER*	COLOR	NOTES
Substrate	Wood	Surface distressed – likely stripped
1	Translucent tan/cream	Thin, seeped into wood
2	White	Looks modern
3	Separation	
4	White	Looks modern
5		
6		
7		
8		
9		
10		

Appendix A



Visible light, 100X



UV light, 100X

<b>SAMPLE NO:</b>	NBBH,48
<b>LOCATION:</b>	Room 202, W208, backband, E top corner

LAYER*	COLOR	NOTES
Substrate	Wood	Looks distressed – possibly stripped
1	Off-white	Partial; uneven; distressed (cracked); fluoresces bright white
2	Dirt	
2	Off-white	Uneven, distressed (cracked); fluoresces bright white
3	Dirt-separation	
3	Grayish-white	uneven
4	Dirt/separation	
4	Light yellow	Doesn't fluoresce
5	White	
6	White	
7	Translucent white	partial
8	White	Doesn't fluoresce
9	White	Fluoresces blue-green
10	White	Doesn't fluoresce

Appendix A



Visible light, 40x



UV light, 40x

<b>SAMPLE NO:</b>	NBBH.50
<b>LOCATION:</b>	VV209, interior casing backband, E top corner

LAYER*	COLOR	NOTES
Substrate	Wood	Looks distressed – possibly stripped
1	Off-White	Thin, fluoresces bright white
2	Dirt/separation	Fluoresces bright white
3	Off-White	
4	Dirt	
5	Tan	
6	Light yellow/tan	Doesn't fluoresce
7	White	Fluoresces bright white
8	Dirt/separation	
9	White	Thin, fluoresces blue-green
	White	Extremely thin; doesn't fluoresce
	White	fluoresces blue-green
	White	Doesn't fluoresce





**APPENDIX B.**

**SAMPLE LIST**

NAPOLÉON BONAPARTE BROWARD HOUSE  
Fort George Island, Florida

Sample Number	Location			Description	Wood Weathered/Stripped?	Earliest Existing Color	Number of Layers*	Later Colors	Munsell Match	Benjamin Moore Match
	Elevation/Room	Floor	Item							
NBBH.03	Salvaged	2nd	n/a	shutter, front version	worn/weathered	Yellow-green	4	blue greens (3)	2.5G 5/6	566; Bunker Hill Green
NBBH.04	Salvaged		n/a	fascia at bead	worn/weathered	Off White	8	Whites (7)	10Y 9/1	OC-29; floral white
NBBH.05	Salvaged			beaded board	no substrate	White/gray	9	greens	n/a	n/a
NBBH.10	East	1st	D101	front door transom bar	worn/weathered	Off White	12	Whites	10Y 9/1	OC-29; floral white
NBBH.42	East	2nd	W203	bottom sash exterior muntin	worn/weathered	Off White	4	Whites	10Y 9/1	OC-29; floral white
NBBH.43	East	2nd	Porch	weatherboards	worn/weathered	Off White	4	Whites	5Y 9/1	OC-33; Opaline
NBBH.28	Interior - Room 102	1st		front door, transom interior face	likely stripped	Off White	14	Light tans, creams, white	10Y 9/1	OC-29; floral white
NBBH.29	Interior - Room 102	1st		front door, door threshold (hall side)	no substrate	Light Cream	16	gray, reds, oranges - many layers	n/a	n/a
NBBH.34	Interior - Room 101	1st	W109	apron trim at W end	substrate separated	Light Cream	2/15	Tan/yellow, blue	5Y 9/1	OC-33; Opaline
NBBH.21	Interior - Room 101	1st	W101	stool, south end	substrate separated	Light Cream	1/15	White, creams, yellow, blues	5Y 9/1	OC-33; Opaline
NBBH.45	Interior - Room 203	2nd	W203	bottom sash interior muntin		Light Cream	7	green, blue	5Y 9/1	OC-33; Opaline
NBBH.46	Interior - Room 203	2nd	W205	East stile, interior	possibly stripped	Light Cream	5		5Y 9/1	OC-33; Opaline
NBBH.47	Interior - Room 202	2nd	W208	bottom sash interior, N stile at meeting rail, N end	Very likely stripped	Light Cream	3	White (2)	n/a	n/a
NBBH.48	Interior - Room 202	2nd	W208	backband, interior S top corner	possibly stripped	White	10	Light blue, light yellow	10Y 9/1	OC-29; floral white
NBBH.50	Interior	2nd	W209	interior casing backband, E top corner	likely stripped	Light Cream	9	Tan, Light yellow	7/5Y 9/2	OC-33; Opaline

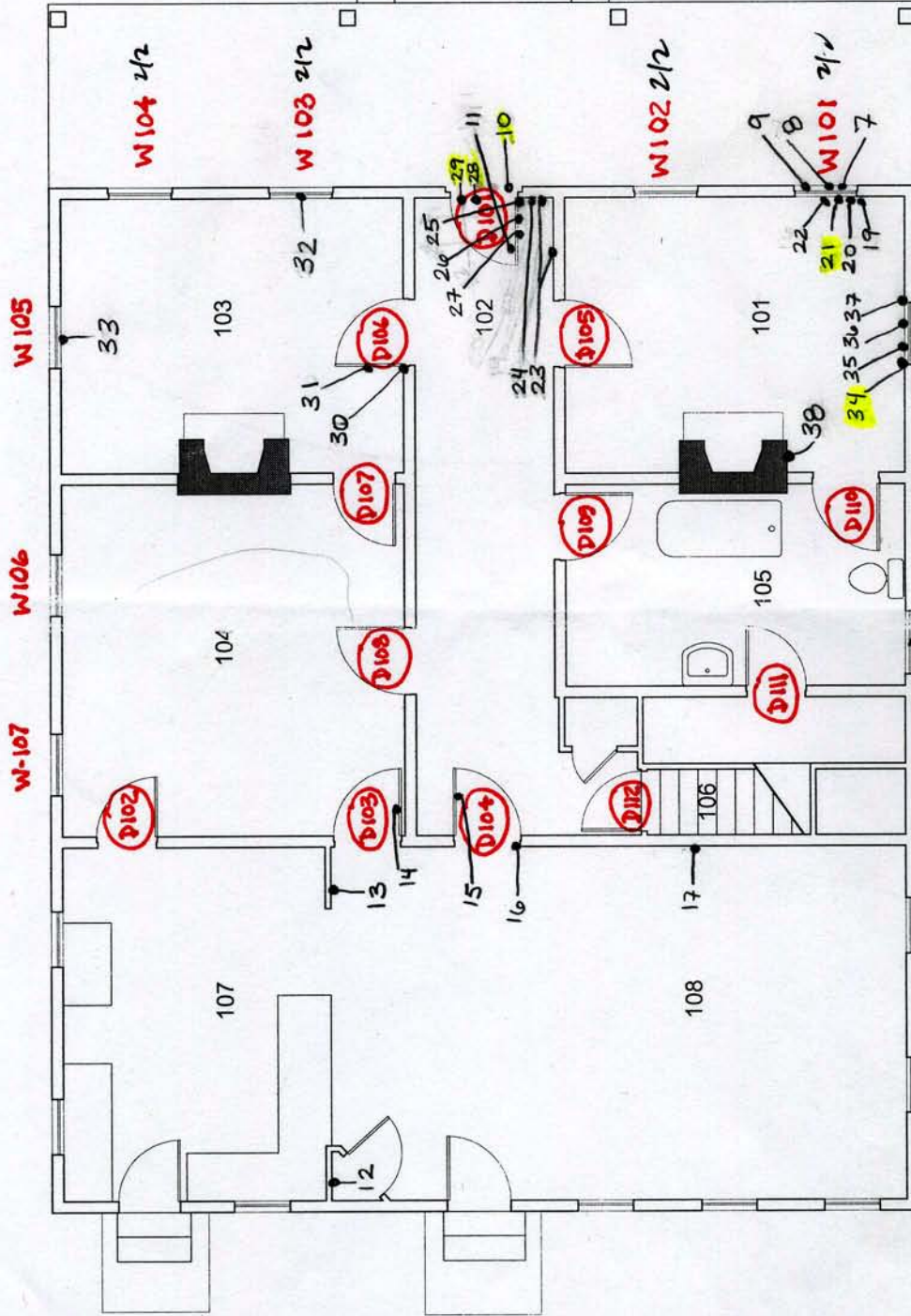
\*number of layers is approximate because of the weathered nature of the samples - some layers may have worn off



**APPENDIX C.**

**KEY TO SAMPLE LOCATIONS**

Samples 7-38



FIRST FLOOR PLAN 1 3 5 20



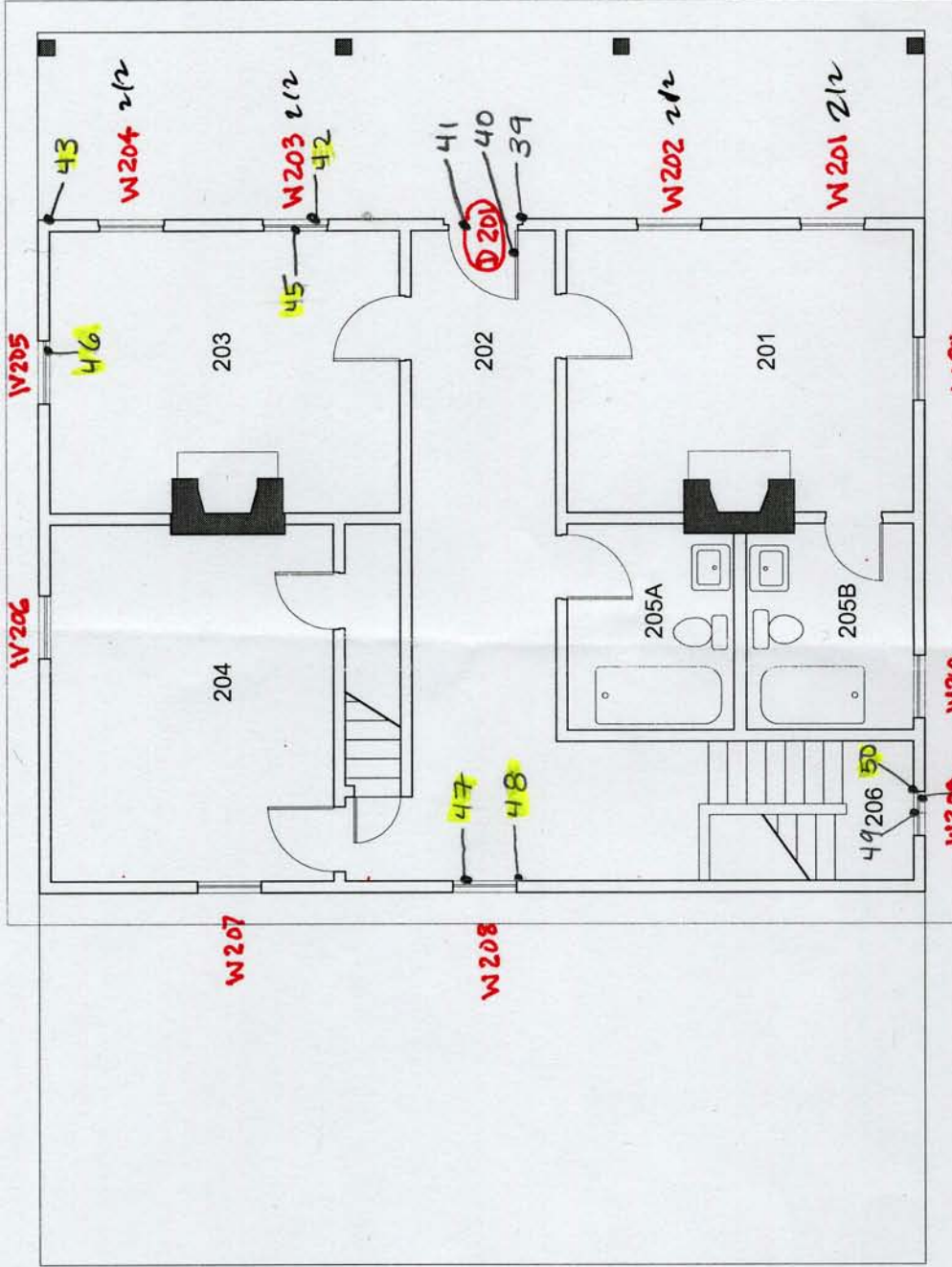
RECORDED BY  
 JOSEPH K. OPPERMANN -  
 ARCHITECT P.A.  
 JOSEPH K. OPPERMAN, FAIA  
 REBECCA MCCORMICK

# NAPOLEON BONAPARTE BROWARD HOUSE

- BATTEN ISLAND, FLORIDA -

APPENDIX A  
 AS-FOUND DRAWINGS  
 SHEET 2 OF -- SHEETS

Samples 39 - 50



SECOND FLOOR PLAN 1" = 8' 0"



APPENDIX A  
 AS-FOUND DRAWINGS  
 SHEET 3 OF -- SHEETS

# NAPOLEON BONAPARTE BROWARD HOUSE

- BATTEN ISLAND, FLORIDA -

RECORDED BY  
 JOSEPH K. OPPERMANN -  
 ARCHITECT P.A.  
 JOSEPH K. OPPERMAN, FAIA  
 REBECCA MCCORMICK





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# Appendix C: Chain of Title

NAPOLEON BONAPARTE BROWARD HOUSE  
CHAIN OF TITLE  
page 1 of 2

**House Property (Parcel A)**

Date of Instrument	Date Recorded	Book/Page	Grantee	Grantor	Instrument	Description	Notes
7/29/2004	8/6/2004	11976/914	United States of America (National Park Service)	The Trust for Public Land	Warranty Deed	Parcels A & B	2.9 acres
7/29/2004	8/6/2004	11976/911	The Trust for Public Land	Karl A. Zillgitt	Warranty Deed	Parcels A & B	
10/18/1996	10/25/1996	8468/418	Karl Zillgitt	D. Broward Craig	Warranty Deed	Parcel A	
12/27/1991	1/8/1992	7248/0138	D. Broward Craig	Vivian Ann Broward	Warranty Deed	Parcel A	Grantor retains life estate.
	3/23/1989	6675/1294		Napoleon Bonaparte Broward	Death Certificate		
6/24/1897	3/30/1901	128/776(?)	N. B. Broward	Mary G. Gilbert, widow	Warranty Deed	Parcel A	Typed abstract, no source. Deed book burned 1901.
2/28/1877		D/663	Laura M., wife of Jonathan Gilbert	John Johnson and wife Ruth W.	Warranty Deed	Parcel A	Archibald Abstract Deed book burned 1901.

**Parcel A** is the house tract.

**Parcel B**, as described in 9281/2395 (5/6/1999) and as shown on the attached 2004 Boundary Survey Map, was not added to the Broward House property until 1999 when acquired by Zillgitt from Dennis C. and Melody C. McDaid. Zillgitt sold Parcels A and B to the Trust for Public Land on 7/29/2004 (11976/914). Both parcels were acquired by the National Park Service on 7/29/2004 (11976/914).

**Parcel C**, as described in 13513/1728 (9/12/2006) and as shown on the attached 2004 Boundary Survey Map, was not added to the Broward House property until 2006 when acquired by the National Park Service from Craig W. and Terasina Beene on 9/12/2006.

NAPOLEON BONAPARTE BROWARD HOUSE  
CHAIN OF TITLE  
page 2 of 2

**Other Related Documents**

Date of Instrument	Date Recorded	Book/Page	Grantee	Grantor	Instrument	Description	Notes
7/22/2004			Memo to File	National Park Service	Administrative Determination	Concerning grave on Parcel A	Not a recorded instrument.
12/3/2003	1/22/2004	11593/384	The Trust for Public Land	Karl A. and Tracy Zillgitt	Memorandum of Option	Option to purchase 2.82 acres (Parcel A and B)	
10/25/1999	10/27/1999	9450/2061	City of Jacksonville	Karl A. and Tracy Zillgitt	Historic Preservation Property Tax Exemption Covenant		
8/26/1997	8/26/1997	8707/2209	Karl Zillgitt	State of Florida	Notice of Commencement	Parcel A	"Renovation to roof, widow's walk, porch, back addition, siding, and windows."
3/14/1997	3/4/1997	8559/2494	Karl Zillgitt	State of Florida	Notice of Commencement	Parcel A	"The property will be renovated significantly."
12/9/1996	12/9/1996	8500/110	Karl Zillgitt	State of Florida	Notice of Commencement	Parcel A	"The property will be renovated significantly."
5/ /1994	6/2/1994	7865/2167		Vivian Ann Broward	Death Certificate		
		7865/2166	D. Broward Craig	Vivian Ann Broward	Notice of Termination of Life Estate	Parcel A	
1/25/1991	6/7/1991	7118/1756	Vivian A. Broward	Broward Craig; Louis B./ Mary B. Weisenburgh	Boundary Settlement Agreement	V.B. Parcel A , L.W. Parcel B, B.C. Parcel north of A	Survey Map of 5/6/2004
10/18/1988		refers to 2471/1029			Letter	Parcel A	Atty to Title Ins Co.: NBB & wife believe themselves to be owners in fee simple.
7/24/1965	7/27/1965	2471/1029	Napoleon B. Broward & Vivian A. Broward	Elizabeth Broward Crawford	Quit-Claim Deed	Parcel A (As purchased by N.B. Broward)	
10/21/1964	11/3/1964		Napoleon B. Broward and Vivian A. Broward	Enid Broward Hardee	Quit-Claim Deed	Parcel A (As purchased by N.B. Broward)	







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*Florida Times Union*, 11/7/1993.

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"Descendants of Governor Broward from the Great State of Florida," group on [www.facebook.com](http://www.facebook.com).

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The Florida Master Site File of the Florida State Historic Preservation Office, Tallahassee.

Jacksonville City Directories.

Jacksonville Department of Public Works (early maps and plats), with assistance of Raymond Rountree, Survey Research Analyst.



Jacksonville Historic Preservation Commission, Jacksonville Planning and Development Department, with assistance of joes McEachin, City Historic Preservation Officer.

Jacksonville Historical Society, with assistance of Emily Lisska, Director.

Records of the Timucuan Ecological and Historic Preserve and Fort Caroline National Memorial, with assistance of John Whitehurst, Cultural Resources Specialist.

USGS map, Mayport Quad, 1918. United States Geological Survey, GPO.

## **Interviews**

Whitney Blausen, Costume Society of America.

Robert C. Broward, family genealogist.

Elizabeth Broward Calhoun, granddaughter of Governor Broward.

John Ferguson, president, the Southern Genealogist's Exchange.

Linda Hancock, Museum of Early Southern Decorative Arts.

Juretta Heckscher, Library of Congress archivist and great-granddaughter of the Ribault Club's Stevens Heckscher.

Stevens Heckscher, grandson of the Ribault Club's Stevens Heckscher.

Elsie Broward Kienast, granddaughter of Governor Broward.

Pamela Moore, Johnson family genealogist.

John Segrest, great-grandson of Governor Broward.

Joan Severa, Costume Society of America.

Annie Lee Hardee Tate, granddaughter of Governor Broward.

Mary Broward Weisenburgh, granddaughter of Governor Broward.

Karl A. Zillgitt, former owner.





As the nation's principal conservation agency, the Department of the Interior has responsibility for most of our nationally owned public lands and natural resources. This includes fostering sound use of our land and water resources; protecting our fish, wildlife, and biological diversity; preserving the environmental and cultural values of our national parks and historical places; and providing for the enjoyment of life through outdoor recreation. The department assesses our energy and mineral resources and works to ensure that their development is in the best interests of all our people by encouraging stewardship and citizen participation in their care. The department also has a major responsibility for American Indian reservation communities and for people who live in island territories under U.S. administration.

006/105053 August 2010