

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Name of Property

County and State

Section number _____ Page _____

Name of multiple property listing (if applicable)

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 16000269

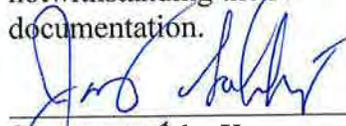
Date Listed: 5/18/2016

Property Name: Green Gables

County: Brevard

State: FL

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.



Signature of the Keeper

5-18-2016

Date of Action

Amended Items in Nomination:

Section 8: Significant Dates

The Period of Significance is hereby changed to 1896-c.1910 to reflect the initial construction of the house and the significant remodeling into its present form.

C. 1950 is hereby deleted as a significant date.

The Florida State Historic Preservation Office was notified of this amendment.

DISTRIBUTION:

National Register property file

Nominating Authority (without nomination attachment)

RECEIVED 2280

269

United States Department of the Interior
National Park Service

APR 08 2016

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

Nat. Register of Historic Places
National Park Service

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name GREEN GABLES

other names/site number WELLS HOUSE; Florida Master Site File #BR1454

2. Location

street & number 1501 South Harbor City

N/A not for publication

city or town Melbourne

N/A vicinity

state FLORIDA

code

FL

countv

Brevard
Melbourne

code

009

zip code 32935

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Glissa Totame 8/30/16
Signature of certifying official/Title Date

Florida Department of State, Division of Historical Resources, Bureau of Historic Preservation
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register See continuation sheet
- determined eligible for the National Register See continuation sheet.
- determined not eligible for the National Register See continuation sheet.
- removed from the National Register.
- other, (explain) _____

Signature of the Keeper

Date of Action

Jon Salter

5-10-2016

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

- buildings
- district
- site
- structure
- object

Number of Resources within Property

(Do not include any previously listed resources in the count)

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	total

Name of related multiple property listings

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/Single Family

Current Functions

(Enter categories from instructions)

VACANT

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19TH & 20TH CENTURY REVIVALS/Queen Anne

Materials

(Enter categories from instructions)

foundation Brick

walls Wood

roof Asphalt Shingles

other

Narrative Description

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

8. Statement of Significance**Applicable National Register Criteria**

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

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

Criteria Considerations

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

Property is:

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

Narrative Statement of Significance

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

9. Major Bibliographical References**Bibliography**

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

Previous documentation on file (NPS):

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

- recorded by Historic American Engineering Record

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

Period of Significance

1896

Significant Dates

1900

c. 1950

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Builder

Arch: Unknown

Blder: Baker and Bell

Primary location of additional data:

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

Name of Repository

10. Geographical DataAcreage of Property 1.5 apprx.**UTM References**

(Place additional references on a continuation sheet.)

1	1 7	5 3 8 7 7 9	3 1 0 6 6 3 4
	Zone	Easting	Northing
2			

3			
	Zone	Easting	Northing
4			

 See continuation sheet**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared Byname/title Carl Shiver, Historic Preservationistorganization Bureau of Historic Preservationdate March 2016street & number 500 South Bronough Streettelephone (850) 245-6333city or town Tallahasseestate Floridazip code 32399-0250**Additional Documentation**

Submit the following items with the completed form:

Continuation Sheets**Maps**A **USGS map** (7.5 or 15 minute series) indicating the property's location.A **Sketch map** for historic districts and properties having large acreage or numerous resources.**Photographs**Representative **black and white photographs** of the property.**Additional items**

(check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name John B. Dalystreet & number P.O. Box 500856telephone (321) 482-6818city or town Malabarstate Floridazip code 32950**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and amend listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 1

GREEN GABLES//WELLS HOUSE
MELBOURNE, BREVARD COUNTY, FLORIDA
DESCRIPTION

SUMMARY

The two-story Queen Anne style house known as Green Gables is located at 1501 South Harbor Boulevard in Melbourne, Florida on the northeast corner of the intersection of Harbor City Boulevard/U.S. Highway 1 and Riverview Drive. This 3140 square foot single family home has six bedrooms and 2 bathrooms. The property is also known as the W.T, Wells House, its original owner who was one of the most influential men in Melbourne at the turn of the 20th century. It is also known as Green Gables due to the green color of the shingle siding in the gables. The house was built in 1896 by builders Baker and Bell just eight years after the City of Melbourne was incorporated in 1888. Green Gables started as a large Frame Vernacular house which was modified over the years. Green Gables is one of the earliest Queen Anne style residences in Melbourne and is one of the few remaining buildings from pre-1900 Melbourne. The house is set back approximately 140 feet from South Harbor City Boulevard and 130 feet from Riverview Drive. The main entrance is located on South Harbor City Boulevard; however, the primary facade of the building is oriented towards Riverview Drive.

SETTING

Melbourne is a city in Brevard County, Florida. As of the 2010 census, the population was 76,068.¹ The municipal area is the second largest by size and by population in the county. Melbourne is a principal city of the Palm Bay – Melbourne – Titusville, Florida Metropolitan Statistical Area. In 1969 the city was expanded by merging with nearby Eau Gallie. Melbourne is located approximately 60 miles southeast of Orlando on the Space Coast, along Interstate Highway 95. It is approximately midway between Jacksonville and Miami. According to the United States Census Bureau, the city has a total area of 39.6 square miles. The east-west street named Brevard Drive was historically the "center" of town; with addresses called "north" and "south" of this street. The north-south Babcock Street provided the same centerline for "east" and "west" directions. Melbourne Beachside has a small presence on the South Beaches barrier island. It is often confused with Melbourne Beach, a separate political entity. Tropical flora typical of more southerly locations may be grown in the Melbourne area (coconut palms, royal palms, Christmas palms, and bananas), but may be damaged or killed when subjected to infrequent light freezes.

DESCRIPTION

Exterior

The original house was characterized by a simple rectangular floor plan, pitched hipped roof, and symmetrical facade (Photo 1). The most significant change was the addition of the octagonal tower and porch on the southeast corner of the house sometime around 1897 (Photo 2). Green Gables is a two-story wood frame Queen

¹ U.S. Census Bureau, American Factfinder. Retrieved January 30, 2012.

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**NATIONAL REGISTER OF HISTORIC PLACES
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GREEN GABLES//WELLS HOUSE
MELBOURNE, BREVARD COUNTY, FLORIDA
DESCRIPTION

Anne style home with a front and side porch (Photos 3-4). The main architectural and site features of the property include a two-story main house, a post supported balcony and wraparound porch with Chippendale style trim, 2/2-light double-hung wood sash windows, a hexagonal tower a complex (Photo 5), a gazebo porch (Photo 6), steeply pitched roof, decorative wood patterned shingles, decorative brackets on the tower cornice, diamond shaped window panes, a brick chimney.

According to the Indian River Advocate, the house was built in 1896 by Baker and Bell (builder) for W.T. Wells.² This was just 8 years after the City of Melbourne was incorporated in 1888. The original design was a basic Frame Vernacular style dwelling, which was a popular building style between 1880 and 1900. Newspaper clippings from the East Coast Advocate indicates that major additions were completed in 1901, 1902, and 1910.³ These initial improvements transitioned the house from the Frame Vernacular style to a Queen Anne style house. The most significant change was the addition of the octagonal tower and “The octagon” porch on the southeast corner of the house. A bathroom was also added on the second floor (Photo 7) between the two south facing bedrooms, taking a portion of the balcony/walkway. Shortly after the completion of the tower addition, the front porch was redesigned and expanded to the west elevation (Photos 8-10). The wood deck was replaced with concrete and fitted with an open-work brick wall topped with concrete slabs. Concrete steps were constructed on the west side and a walkway extended to transverse hall (Photo 11) that bisects the front and rear sections of the house. The second floor was expanded eastward on the northeast corner of the house to accommodate another bathroom, and resulting space underneath this addition was made into a porch with trim that matches the original porch. A cross gable was added to the roof to cover this expansion. It is rumored that the house was originally wired for electricity at construction, prior to the availability of electric service in Melbourne, and powered by a generator and an artesian well (Couch Pump in Grant, Florida is known to have made private generators that were designed to be driven from an artesian well).⁴ However, the current wiring/fuse box is most likely from the early 1900s.

When built in 1896, Green Gables sat alone about a mile north of downtown Melbourne. Wells laid out roads running north, west, and south from his home. The estate fronts on the Indian River to the east, and travel in that direction would have been by boat. Indian River Drive, the road to the south, initially served as the entrance to the estate. Indian River Drive has gone through several name changes and is now known as Riverview Drive. The road to the west is now Hibiscus Avenue. The road to the north became part of the Federal Highway which is now known as U.S. Highway 1. The house is presently vacant but has been under the care of a local member of the family; however, it has been vacant for many years. The roof in one section has sustained hurricane damage; water intrusion will continue to deteriorate the house unless repaired. The original plumbing system will require an overhaul to comply with current codes. Portions of the original plaster ceilings have fallen,

² Indian River Advocate, October 9, 1896.

³ East Coast Advocate, November 18, 1910.

⁴ Indian River Advocate, September 14, 1896.

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

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GREEN GABLES//WELLS HOUSE
MELBOURNE, BREVARD COUNTY, FLORIDA
DESCRIPTION

exposing the flooring on the second floor. The house itself is almost completely hidden from the adjacent rights-of-way due to the mature trees and unmaintained landscape.

The primary building is setback approximately 140 feet from South Harbor City Boulevard and 130 feet from Riverview Drive. The main entrance is located on South Harbor City Boulevard; however, the primary facade of the building is oriented towards Riverview Drive. When built in 1896, Green Gables sat alone about a mile north of downtown Melbourne. The estate faces the Indian River, and travel would have originally primarily occurred via boat. The structure has been largely unchanged since the 1920s, other than the addition of the mother-in-law suite on the northeast corner of the house in the 1950s.

2. Additions and Alterations

There were additional changes to the house that may have been made during the 1910s or possibly even later. A laundry room/pantry was added to the west of the kitchen. The existing bay window on the west elevation was extended up to the second floor. The southern portion of the balcony was enclosed, and the railing for the remaining balcony on the east elevation was removed. While many renovations were made in the early years of the house, these improvements match the original style and building materials of the house. Additional additions and alterations were completed in the 1950s, including the addition of a mother-in-law suite (Photo 12) on the north end of the house (shown on the 1954 Sanborn Map) and the expansion of the living room eastward, which resulted in the addition of a modern window (Photos 13-14).

3. Construction Materials

The building is a two-story wood frame Queen Anne style home with a front and side porch. The Queen Anne style is seen in the gable roof, conical tower, brackets, and a veranda with a hip roof which is supported by posts. The external wall is clapboard siding. Fenestration consists of 2/2-light double-hung sash windows. The interior of the house retains the original plaster walls and ceiling. The house includes unique fretwork between the foyer and the living room. The living room has suffered the most significant damage within the house. Water has intruded at the seam where the room was extended, which caused damage to the original plaster ceiling. There is a standing seam metal roof on the main structure and pressed metal roof over the tower. The original roof material was wood shingles. The structure is raised on piers of mixed masonry materials (brick, concrete block, and fired clay hollow blocks). The original foundation consisted of brick piers with wood lattice infill. Today, the brick piers have been finished in stucco and the lattice replaced with masonry units finished with stucco. A few of the original wood lattice panels remain behind the masonry infill. The original steps, wraparound porch, and handrails were constructed in wood. The current steps and porch are concrete with brick lattice between masonry posts.

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Section number 7 Page 4

GREEN GABLES//WELLS HOUSE
MELBOURNE, BREVARD COUNTY, FLORIDA
DESCRIPTION

Interior

The interior of the structure has remained largely unchanged with many of the original details remaining. Interior details such as doorknobs, hinges, and light fixtures remain throughout the house. The entry foyer features a staircase on the west side and a fireplace on the east side (Photos 15-16). The original picture rail can also be seen in these photographs. The screen work/fret work between the foyer and living room and along the staircase is a distinctive feature of the house and is believed to have come from India. The screen work/fret work remains in the house. The fireplace in the entry foyer features wood spindles and carving on the facing and the mirror. Cast iron trim surround the firebox with brown and cream colored glazed tiles beyond that. The hearth is also covered in glazed tiles that match the surround. The fireplace in the foyer was one of two fireplaces that provided heat for the home (as the kitchen stove was in the other wing). A vent adjacent to the fireplace in the foyer carried heat upstairs. Both the fireplace in the foyer and the fireplace in the living room are served by a single chimney. The original mantels have survived on both fireplaces, and the original mirrors remain over the foyer and living room fireplaces, although they appear to have been switched from their original locations. The spindle work on the mirror in the living room matches the wood work of the foyer fireplace.

The bathrooms (Photo 17), both which are located upstairs, feature many of the original fixtures. It was rumored that Green Gables had either the first or second bathtub in Melbourne. Another local legend holds that this was the first or second bathtub in Brevard County.

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 1 GREEN GABLES//WELLS HOUSE
MELBOURNE, BREVARD COUNTY, FLORIDA
SIGNIFICANCE

SUMMARY

Green Gables is significant at the local level under Criterion C in the Area of Architecture. Constructed in 1897 as a large two-story Frame Vernacular style dwelling, it was redesigned around 1901 to be a Queen Ann style residence which was a popular building style between 1880 and 1900 by the construction of a hexagonal two-story tower that was integrated into a hexagonal one-story porch. The house was built by William Twining Wells, who came to Melbourne in 1896 from New Jersey where he was owner of the Wells Rustless Iron Company, makers of oxidized iron. Due to his wife's tendency to pneumonia, he sought a winter home in Florida. After traveling over the state looking for a location, Melbourne was chosen as being the most desirable. The structure appears on the historic maps produced by Sanborn Map Company in 1926, 1944, and 1959. The Sanborn maps also indicate four additional structures located on the property. None of the other buildings still exist, although remains of an out building can still be seen in the northwest corner of the property.

HISTORIC CONTEXT⁵

The city of Melbourne, Florida, is located on the banks of the Indian River Lagoon some 85 miles south of Daytona Beach and 60 miles east Orlando. The present city limits encompass several historic settlements, including the former town of Eau Gallie, which consolidated with Melbourne in 1969. With nearly 60,000 residents, Melbourne is the most populous city in Brevard County. The city is located in an area that has one of the most extended periods of prehistoric and historic development in the United States. The history of the region ranges from the glacial period to the events associated with the establishment of the space industry at Cape Canaveral in the 1950s. Substantive development did not begin, however, until the late nineteenth century, when steamboats and railroads made the previously isolated southern peninsula accessible. Melbourne is located on a natural harbor on the Indian River Lagoon, which was originally named "Crane Creek." The initial settlers of "Crane Creek" were Captain. Peter Wright, Balaam Allan, and Wright Brothers, all freedmen who came in 1867. The first concerted attempt to settle the Melbourne area was initiated by William H. Gleason, who purchased a large tract of land along the Indian River in 1869. Gleason was born in Tioga County, New York, in 1829. At the age of fifteen he moved with his family to Wisconsin, where he studied to become a civil engineer. Gleason's business pursuits ultimately encompassed a number of fields, including land speculation, lumbering, banking, and law. During the Civil War, Gleason served in the Union army as an engineer. In 1865, he was sent to Florida by the War Department to tour the southern portion of the state to determine the feasibility of establishing a colony for former slaves there. Accompanied by Freedmen's Bureau agent Colonel George F. Thompson, Gleason traveled extensively throughout the peninsula, logging some 1,500 miles on the expedition. Although he reported that the area was unsuited for the proposed colony, Gleason recognized the potential the area held for agricultural development. He was granted concessions by the

⁵ Barile, Diane. "The Elizabeth Eaton Residence Designation Report", October 2007

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Section number 8 Page 2 GREEN GABLES//WELLS HOUSE
MELBOURNE, BREVARD COUNTY, FLORIDA
SIGNIFICANCE

Florida Internal Improvement Board to drain swamplands east of Lake Okeechobee. For every 50,000 cubic feet of canal dug, Gleason was permitted to purchase 640 acres of land for a discounted price of forty dollars.⁶

With a reputation for shrewdness and a vision for the developmental potential of Florida, In 1868 Gleason won election to the post of lieutenant governor under Harrison Reed. Resigning in 1870 Gleason turned his attention to developing a town on the tract of land he had purchased in 1869, some 16,000 acres along the Indian River. The area chosen by Gleason for the community was originally known as Arlington. He renamed the place Eau Gallie, which presumably translates from the French as “bitter water,” a reference to the high saline content of the Indian River. Gleason was initially successful in advancing the growth of the nascent community. In the 1880s, the first official subdivisions were recorded in the Village of Eau Gallie and the Town of Melbourne. In 1884, William Gleason filed the Eau Gallie Village Plat, and in 1886 William Camp filed the first plat of Melbourne⁷ the development of which was guided by a group of settlers of diverse backgrounds. The Town of Melbourne was incorporated on December 22, 1888, adopting a corporate seal that included a pineapple plant, a crane and a palmetto tree.⁸ The town was named for its first postmaster, Cornthwaite John Hector, an Englishman who was said to have come from Melbourne, Australia.⁹

As in many other Florida cities, the growth of Melbourne and neighboring Eau Gallie would not begin in earnest until the arrival of the railroad. Henry Flagler’s Florida East Coast Railway arrived in Eau Gallie in 1893 and just months later was extended to Melbourne. Flagler’s tracks would continue their march down the east coast, arriving in Miami in 1896, and to Key West in 1912. The railroad brought tourists, settlers and an inestimable boost to the region’s economy, as produce and timber could now be shipped to out-of-state markets.

Melbourne developed steadily during the 1880s and first half of the 1890s. The financial profit in the citrus grove industry attracted a number of settlers to Melbourne. During the 1890s, a large number of residential buildings were built along Riverview Drive and Melbourne Avenue. To service the community’s needs, Melbourne’s commercial area started growing north of Crane Creek along Front Street. Some of the businesses included merchandise stores, a meat market, a newspaper, lumber yards, hotels, a telegraph office and a post office. The local economy, however, suffered serious devastating freezes during the winter of 1894-1895, which killed citrus groves and other crops in the area.

⁶ East Coast Advocate, obituary of W.H. Gleason, November 14, 1902; William W. Davis, The Civil War and Reconstruction in Florida (Gainesville, 1964) 523; Florida, Its Climate, Soil, and Productions... (Jacksonville, 1868) 64; Jerrel H. Shofner, Nor is it Over Yet: Florida in the Era of Reconstruction, 1863-1877 (Gainesville, 1974) 118.

⁷ Olausen, Stephen, Page 9

⁸ www.melbourneflorida.org/info/history

⁹ Other sources say that Hector was actually from New Zealand.

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 3 GREEN GABLES//WELLS HOUSE
MELBOURNE, BREVARD COUNTY, FLORIDA
SIGNIFICANCE

In the early 1900's Melbourne was a popular winter destination for The Chautauqua of the Tropics. The natural beauty of Melbourne and the surrounding area was promoted to visitors as seen in Figure 13. Their annual events in Melbourne would last from one to two weeks at a time.

Between 1896 and 1920, the area recovered from the devastating effects of the freezes. The replanting of orange groves along with the development of other industries, such as commercial fishing, lumbering and ranching helped the local economy recover. The Union Cypress Lumber Company at Hopkins was the most important industrial complex constructed near Melbourne. George Hopkins established it in 1912, south of Crane Creek. The Union Cypress Mill not only propelled Melbourne into the Industrial Revolution but it also provided Melbourne's first electricity, out-patient hospital and moving picture house.

In 1919, a devastating fire destroyed the commercial district along First Street in downtown Melbourne. On August 31st of the same year, another fire partially destroyed the Union Cypress Sawmill in Hopkins, leaving hundreds of workers out of jobs. The fires, along with the national economic depression during World War I, ended a prosperous period of development.

The end of World War I, however, brought a wave of new settlers to Florida, and by the 1920s, the State was poised for the phenomenon dubbed as the "Florida Real Estate Boom." In a 1925 book, "The Truth about Florida," author Charles Donald Fox explains that the Boom in Florida eclipsed all other mass migrations, including the California Gold Rush in 1849:

There is reflected in the great migration to Florida the natural result of the knowledge, that here, within thirty-six to forty hours' train travel, sixty million members of our population lies a land of upwards of thirty million acres. Two-thirds of this immense area is capable of agricultural development, and because Nature has cast her favoring smile upon it above practically all other sections of our country, it is capable of producing scores of varieties to satisfy the demands and needs of half the population of the United States.¹⁰

By 1923, Melbourne had made significant strides toward civic improvement, including the construction of paved roads, concrete sidewalks, electric street lamps and improved water and sewer systems. A new commercial area was developed along Melbourne and New Haven Avenues to replace the old commercial area along First Street that was destroyed by the 1919 fire. After the completion of Dixie Highway from Montreal to Miami in 1915, the number of automobile tourists increased dramatically every year. Newly mobile northerners and adventurous men and women from around the nation came to see Florida's unique sites and communities. Melbourne's landscape began to change as a plethora of auto related businesses appeared along Dixie Highway between Crane Creek and the current location of Line Street. According to a 1959 Sanborn map, there were still 7 automobile related developments along this same short stretch of Dixie Highway.

¹⁰ Fox, Charles Donald. The Truth about Florida, pages 10-11.

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Section number 8 Page 4 GREEN GABLES//WELLS HOUSE
MELBOURNE, BREVARD COUNTY, FLORIDA
SIGNIFICANCE

From early automobiles, modified to carry sleeping quarters, kitchen equipment, and barrels of water, to the sophisticated campers as luxurious as nice homes, Florida's vacationer-explorers used their vehicles to find out-of-way locations of interest and comfortable places to live for a few days or weeks. Adventure bound tourists came to the Melbourne area and slept in tents beside the road or in their cars. Tent Cities and Tourist Camps evolved in both Eau Gallie and greater Melbourne. In 1919 a group of these tourists met in Tampa and formed an organization known as the Tin Can Tourists. They pioneered camper travel and although this organization died out between 1980 and 1989, there was a comeback and it is still in existence to this day. The Tin Can Tourist and other visitors would often vacation at Midway Colony on the grounds of the current Riverview Park. What started as Midway Camp, a Tent City in 1922, gradually became Midway Colony which grew to include 140 cottages, a swimming pool, and a 1,200 foot fishing pier, as well as a recreation hall. The tourist related growth along Dixie Highway continued until the area was filled with cottages, motels and trailer parks.

The tremendous increase in tourism and record breaking citrus crops attracted many people to the Melbourne area. Due to the increase in the population along with the increasing demands for expansion, the Town of Melbourne and Eau Gallie reincorporated as cities in 1923 and 1925, respectively.

Between 1921 and 1926, Melbourne experienced tremendous development in the commercial and residential areas. Mediterranean and Florida Vernacular were the dominant building styles. Several new subdivisions were platted in areas north and west of Melbourne's commercial district based on the tenets of the National City Beautiful Movement. Indian River Bluff and Country Club Colony were some of the subdivisions that were designed by incorporating curvilinear streets and irregular building lots to produce "more interesting building sites."¹¹

After World War II, Melbourne experienced dramatic growth with the development of the National Aeronautics and Space Administration (NASA) facilities in Cape Canaveral. In 1969, the City of Eau Gallie merged with the City of Melbourne and formed the largest city in Brevard County at the time.

Green Gables

Green Gables is the northern-most home in the Historic Riverview Village, which is Melbourne's first neighborhood and oldest residential district. Riverview Village is a neighborhood of old historic homes located between the Indian River Lagoon bluff and South Harbor City Boulevard (U.S. Highway 1) that stretches north of the Melbourne Causeway for four blocks. The older homes on the river side of Riverside Drive were mostly built in the period from 1890 to 1905. Riverboat crews, laying over in Melbourne, often worked as carpenters on these homes. These historic homes mark the transition of Melbourne from a settlement of pioneers into a "modern" city. Many of the early settlers and the community's leaders, like W.T. Wells and family, made their

¹¹ Olausen, p. 19.

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Section number 8 Page 5 GREEN GABLES//WELLS HOUSE
MELBOURNE, BREVARD COUNTY, FLORIDA
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homes along this street. The Carleton Hotel (1887), which was known as the town's finest hotel was once located at the southern end of Riverview Village near the present day Melbourne Causeway (1921). The predecessor of the Melbourne Causeway was a public pier, which stretched over 1,000 feet into the Indian River Lagoon. According to the Indian River Advocate newspaper the Wells would pick up tourists staying at the Carleton and take them to Melbourne Beach for the day.

South of the Carleton Hotel was a set of steps known as the Trysting Steps (Figure 13). These originally wooden steps mounted the 25-foot high river bluff, providing a means for pedestrians to go from the Front Street business section to the hotels and residences in Riverview Village. The steps traversed an Indian mound or shell midden which continued along the bluff. They were later replaced with concrete steps. The Bluff Walk (Figure 14), an unpaved riverside promenade, stretched from the top of the Trysting Steps to Green Gables. The steps were a popular place for the young people of Melbourne to meet during their courtships and the Bluff Walk was the local "Lover's Lane" on cool evenings, if the mosquitoes weren't too bad. The Bluff Walk ended at the Well's property. Both the Trysting Steps and the Bluff walk have been lost now. The steps and Indian mound were cleared for development on the site and the public lost access to the water front. In 1903 a fire destroyed both The Carleton Hotel and the neighboring Idylewild Hotel. The rebuilt New Carleton Hotel reopened a year later only to burn again in 1925.

William Twining Wells

William Twining Wells was born in Brooklyn, New York, on Aug. 6, 1854. He was educated at the city schools until he prepared for college, when he entered the School of Mines at Columbia University, showing a talent for metallurgy and its kindred subjects. Wells came to Melbourne in 1896 from New Jersey where he was owner of the Wells Rustless Iron Company, makers of oxidized iron. He had married Miss Nora Stanford, eldest daughter of Senator Charles Stanford of Schenectady, New York, and niece of the Honorable Leland Stanford, Civil War governor of California, U.S. senator and builder of the Central Pacific Railway and donor of the Stanford University at Palo Alto, California. Wells resided in Hackensack, N.J. for a number of years, and the three children were born there. He soon became well known as the inventor and developer of the Wells process of rustless iron, with furnaces at Little Ferry New Jersey, and business offices in New York. Due to his wife's tendency to pneumonia, he sought a winter home in Florida. After traveling over the state looking for a location, Melbourne was chosen as being the most desirable.¹²

The Strobah property, comprising 150 acres, all within the city limits, was bought and Green Gables cottage built, the family occupying it in October, 1897. It seemed very remote to the townspeople, as all life centered around the old Carleton Hotel and Congregational Church at that time. There were no streets, simply a block or

¹² Melbourne Times, April 4, 1896.

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two by the hotel. Mr. Wells soon remedied the situation, as he enjoyed surveying and had the necessary instruments. He laid out streets in each direction from the house, bought horses and plows, put men in and grubbed them, then shelled them at his own expense and gave them to the town. He owned at that time 154 acres in the city and 2,000 acres south of town between Malabar and Palm Bay.

According to the East Coast Advocate, William T. Wells and his family generally spent November-May at Green Gables between 1896 and his death in 1930. Wells maintained a 10-12 acre pineapple plantation on the east side of the Indian River, and had an orange grove on his home site. When they were not in Florida, they often traveled to a family home in New York, but were also known to go on trips around the world. Elements within the home reflect materials that may have been brought back from their travels, such as the fret work between the foyer and the living room which is rumored to be from India.

The son of W.T. Wells, Stanford, lived at Green Gables until his death. Wells was a college trained metallurgical engineer. Most of his fortune came from his patent on an improvement on the method for producing "Rustless Iron" in 1888. W.T. Wells Patents for a part of a locomotive engine as well as the process of coating iron and steel with rustless oxide can be seen in Figure 8. The patent for rustless iron and his subsequent production of rustless iron is where the Well's wealth was acquired.

Contribution to Melbourne

W.T. Wells was one of the most prominent men in Melbourne during his lifetime. His generous contributions to society and the city endure today in Wells Park and numerous roadways. During his time in Melbourne, Wells built an auditorium and library within Melbourne and also provided land to the city for a public park (Wells Park). Newspapers during this period also indicate that W.T. Wells surveyed and graded roads, planted shade trees along local roadways, established the high school, hired teachers, and organized a Chatauqua group for the community. The Chatauqua Institute was founded in 1874 near Chatauqua Lake in southwestern New York state and provided adult education events with speakers, teachers, musicians, entertainers, preachers, and specialists. As seen in Figure 11, Mr. Wells was once the Vice-President of Chatauqua. By 1907, Wells was the President of the Chatauqua. He also assisted in bringing the railroad to Melbourne. William Twining Wells, pioneer settler of Melbourne, passed away at his home, Green Gables, on the Dixie Highway and Indian River Drive, at 10 o'clock Sunday evening, July 6. He was 75 years of age and his health had been failing for some time. W.T. Wells son Stanford Wells lived in the family home until his death in September 1971, dying at the age of 90. His mother died in New Jersey May 1975. William and Nora are buried at the Bolton Cemetery, Town of Bolton, Warren County, Bolton Road, New York. Subsequent owners of the property included Gladys L. McClung (1972), Charles Roy McClung, Trustee (1982), Lois L. Fletcher and David R. Fletcher (1997), and David R. Fletcher and Lyman T. Fletcher (2000).

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ARCHITECTURAL CONTEXT

Queen Anne was a popular residential building style in the United States between 1880 and 1900 and remained popular through the first decade of the 20th Century. The name of the style is misleading. It draws most heavily upon earlier Jacobean and Elizabethan precedents rather than the more restrained Renaissance architecture of the reign of Queen Anne (1702-1714). English architect Richard Norman Shaw is most often credited for developing the style in his designs for grand manor houses during the mid-nineteenth century. The first American example is generally considered to be the Watts-Sherman House in Newport, Rhode Island. The Queen Anne style was very popular in northern Florida between 1880 and 1910, as it was in most states in the South. Unfortunately, the buildings were often built close to commercial districts or along major transportation arteries. As towns grew into cities, many of the Queen Anne structures were razed to create space for modern buildings. Examples of the style are now relatively scarce. Identifying features of the Queen Anne style include steeply pitched roof lines with intersecting extensions; irregularly shaped floor plan; decorative truss work and patterned shingles in the roof gables; veranda porches with spindle work or decorative brackets between turned porch roof supports; canted bay extensions; polygonal or conical towers; various exterior fabrics, often different from one story to the next; multi-paned double-hung sash windows with decorative glazing patterns; and massive corbelled chimneys with decorative brick work.

ARCHITECTURAL SIGNIFICANCE

The Queen Anne style is seen in the gable roof, conical tower, brackets, and a veranda with a hip roof which is supported by posts. The external wall is clapboard siding. Fenestration consists of 2/2-light double-hung sash windows. The interior of the house retains the original plaster walls and ceiling. The house includes unique fretwork between the foyer and the living room. There is a standing seam metal roof on the main structure and pressed metal roof over the tower. The original roof material was wood shingles. The structure is raised on piers of mixed masonry materials (brick, concrete block, and fired clay hollow blocks). The original foundation consisted of brick piers with wood lattice infill. Today, the brick piers have been finished in stucco and the lattice replaced with masonry units finished with stucco. A few of the original wood lattice panels remain behind the masonry infill. The original steps, wraparound porch, and handrails were constructed in wood. The current steps and porch are concrete with brick lattice between masonry posts.

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MELBOURNE, BREVARD COUNTY, FLORIDA
MAJOR BIBLIOGRAPHICAL REFERENCES

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MELBOURNE, BREVARD COUNTY, FLORIDA
MAJOR BIBLIOGRAPHICAL REFERENCES

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GEOGRAPHIC DATA

Verbal Boundary Description

Lot 3, Block 3, W.T. Wells Plat No. 5 and that portion of street lying between Block 3 and new location of State Road No. 4 by Project 608-5440 as described in Deed Book 265, page 55, Public Records of Brevard County, Florida, except that portion of the above described real property conveyed to Katherine L. Craft by Warranty Deed recorded in Deed Book 407, page 256, of the public records of Brevard County, Florida; and except that portion of the above described real property conveyed to Gladys L. McClung, a single woman, by Warranty Deed recorded in Official Records Book 1086, at page 398, of the public records of Brevard County, Florida; and except that portion of the above described real property conveyed to Katherine L. Craft, a single woman, by Warranty Deed recorded in Official Records Book 1096, page 397 of the public records of Brevard County, Florida; and except that portion of the above described real property conveyed to Lois L. Fletcher, a widow, by Warranty Deed recorded in Official Records Book 1100 at page 639 of the public records of Brevard County, Florida; and except any portion thereof lying within U.S. Highway No. 1, a/k/a Harbor City Blvd.

The site is approximately 1.15 acres in size. The parcel identification number of the property is 28-37-03-FG-3-3.01.

Boundary Justification

All of the historic resources associated with the property known as Green Gables are found within the above described boundaries, and the concise boundaries are shown of the site and floor plans that accompany this National Register nomination proposal.

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MELBOURNE, BREVARD COUNTY, FLORIDA
LIST OF PHOTOGRAPHS

LIST OF PHOTOGRAPHS

1. Green Gables/Wells House
2. 1501 South City Boulevard, Melbourne (Brevard County), Florida
3. Unknown
4. 1897
5. Green Gables at Historic Riverview Village, Inc.
6. Main (South) Facade, Looking Northwest
7. Photo 1 of 17

3. Unknown
4. 1897
5. Green Gables at Historic Riverview Village, Inc.
6. Main (South) Facade, Looking Northwest
7. Photo 2 of 17

Current Photographs

Numbers 1-3 and 5 are the same for the remaining historic photos are the same unless otherwise noted.

3. Unknown
4. 2014
5. Green Gables at Historic Riverview Village, Inc.
6. Main (South) Facade, Looking North
7. Photo 3 of 17

6. Main (South) Facade and West Elevation, Looking Northeast
7. Photo 4 of 17

6. View of the Main (South) Facade and East Elevation, Looking Northwest
7. Photo 5 of 17

6. Gazebo Porch, Looking Northwest
7. Photo 6 of 17

6. East Elevation, Bathroom Extension, Looking West
7. Photo 7 of 17

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LIST OF PHOTOGRAPHS

- 6. West Elevation, Porch Steps Looking East
- 7. Photo 8 of 17

- 6. West Elevation, Porch Steps Looking Southeast
- 7. Photo 9 of 17

- 6. Front Porch, Looking West
- 7. Photo 10 of 17

- 6. West Elevation, Storeroom Extension, Looking East
- 7. Photo 11 of 17

- 6. Mother-in-Law Addition, Looking Southwest
- 7. Photo 12 of 17

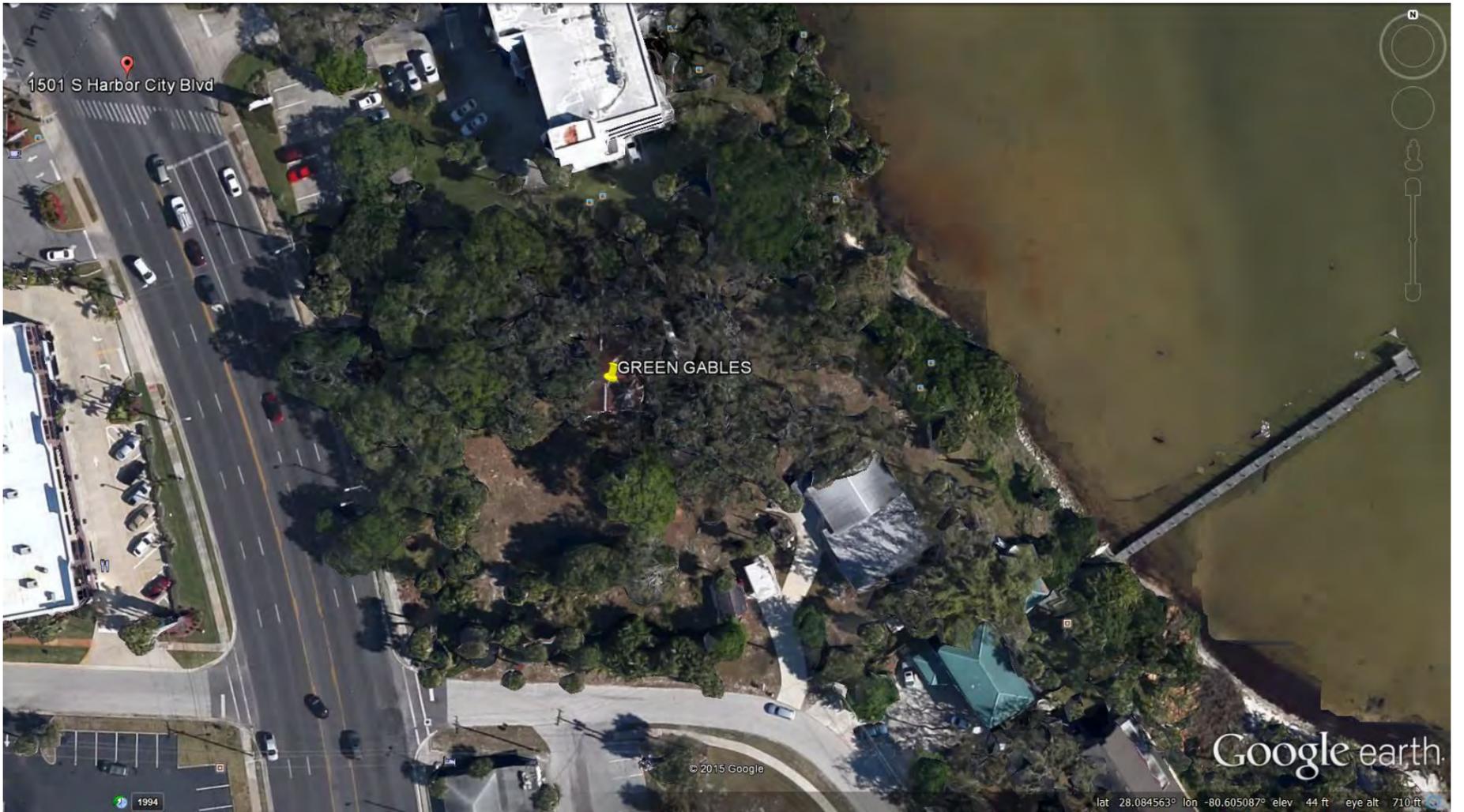
- 6. East Elevation, Living Room Extension, Looking Southwest
- 7. Photo 13 of 17

- 6. Mother-in-Law and Living Room Additions, Looking South
- 7. Photo 14 of 17

- 6. Interior, Foyer, Looking Southwest
- 7. Photo 15 of 17

- 6. First Floor Fireplace, Looking Northeast
- 7. Photo 16 of 17

- 6. Interior, 2nd Floor Bathroom, Looking Northeast
- 7. Photo 17 of 17



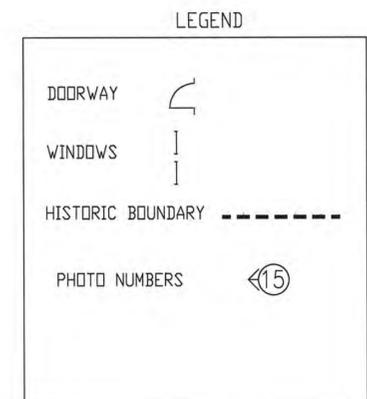
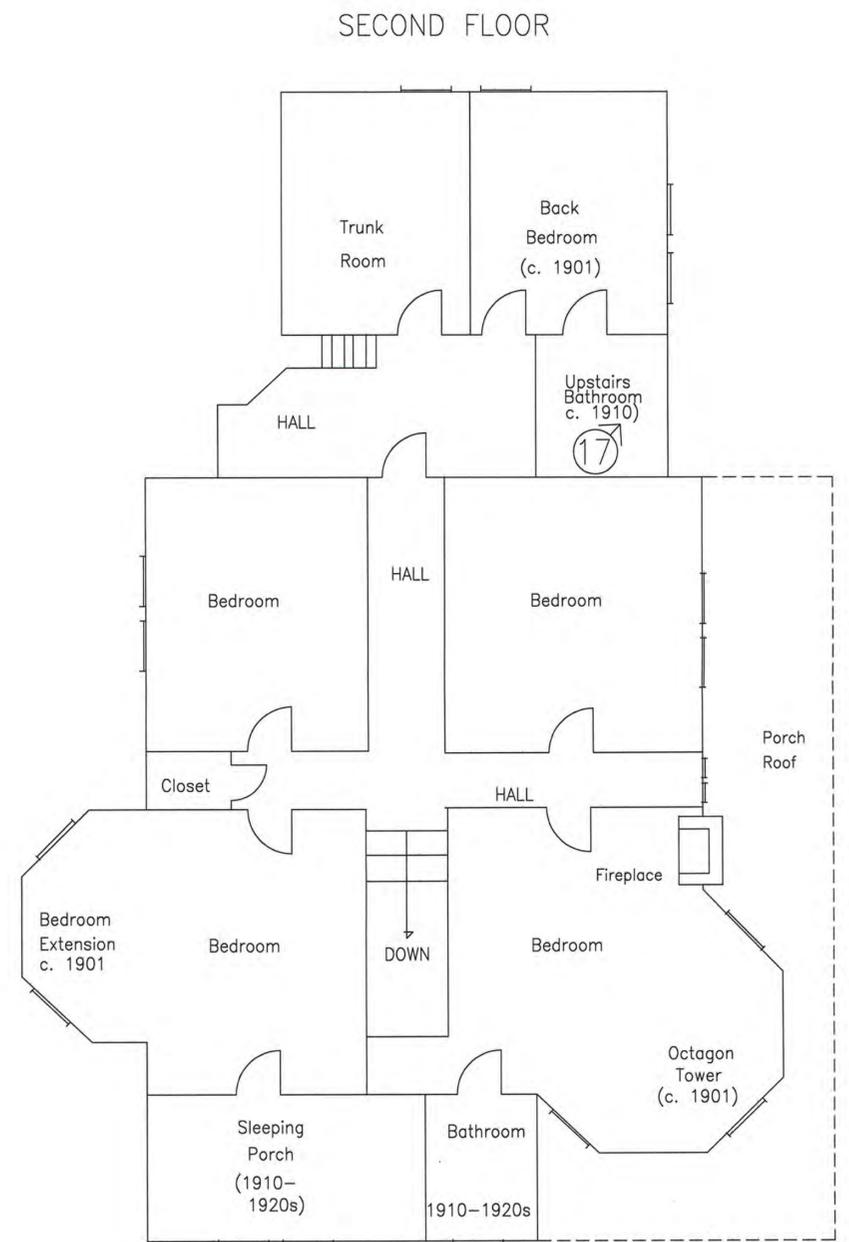
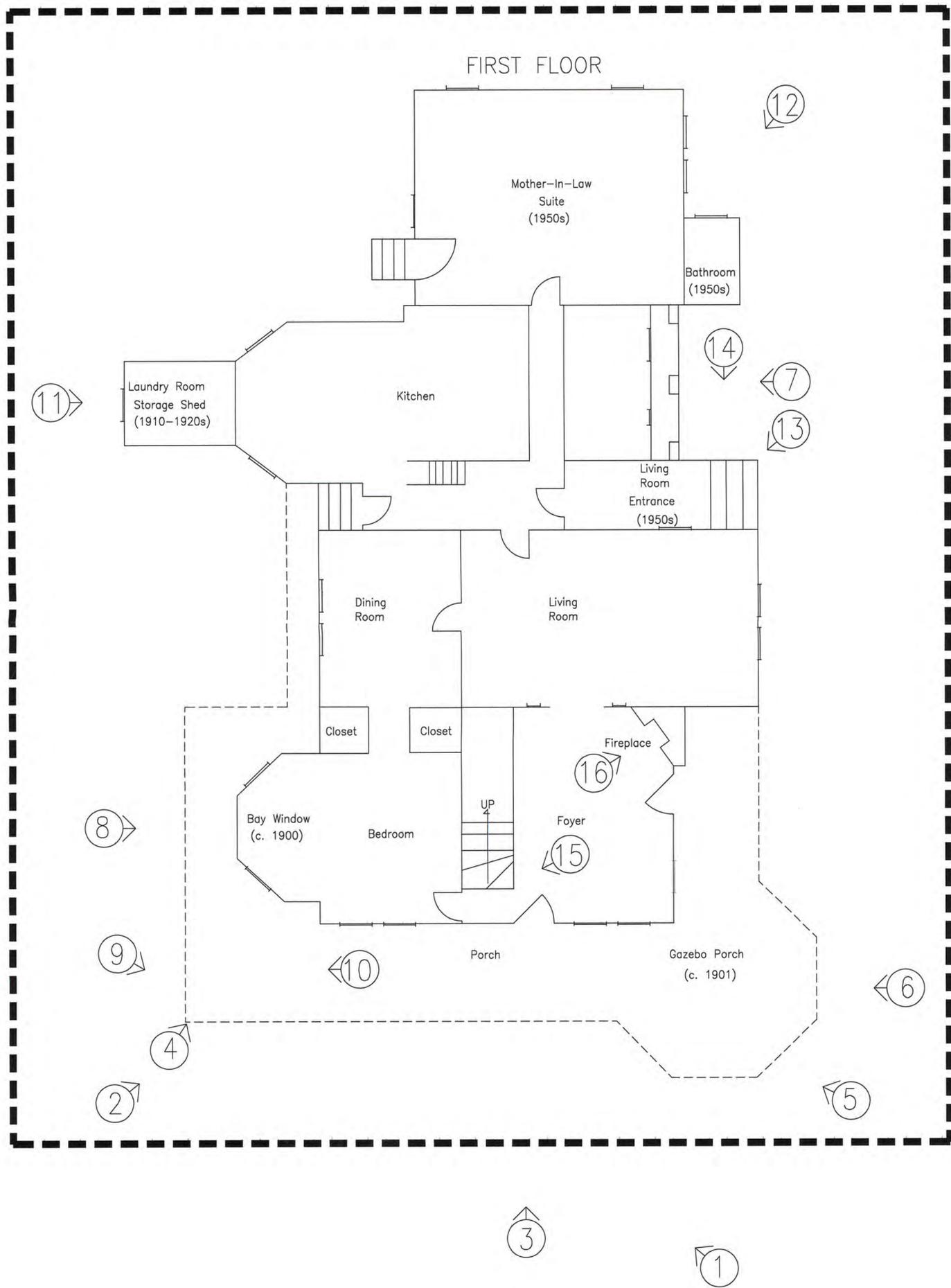
GREEN GABLES/WELLS HOUSE
1501 SOUTH HARBOR CITY BOULEVARD
MELBOURNE, BREVARD COUNTY, FLORIDA

Latitude: 28.08461°
Longitude: 80.605279°

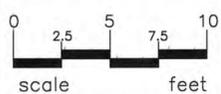
UTM References

<u>Zone</u>	<u>Easting</u>	<u>Northing</u>
17	538779	3106634





GREEN GABLES
 1501 SOUTH HARBOR BOULEVARD
 MELBOURNE (BREVARD COUNTY), FLORIDA



Owner
 David Fletcher, Lyman Fletcher et al c/o Coy A. Clark
 330 N. Babcock Street, Suite 103
 MELBOURNE, FLORIDA 32935

DRAWN BY: W. Carl Shiver
 DRAWING DATE: MARCH 2016

THE GREEN GABLES SITE & FLOOR PLANS WERE DRAWN USING A VARIETY OF VISUAL RESOURCES INCLUDING SURVEY MAPS, COUNTY PROPERTY APPRAISER GIS MAPS, AERIAL AND HISTORIC PHOTOGRAPHS AND ON-SITE VIEWS. THE PLANS HAVE BEEN DRAWN TO APPROXIMATE SCALE BUT VARIATIONS WERE ALLOWED FOR THE PURPOSE OF CLARITY. THIS MAP WAS PREPARED USING THE AUTOCAD COMPUTER DRAWING PROGRAM.

PLANS REVIEWED BY: CARL SHIVER
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DRAWING NUMBER: N/A
 SHEET NO. 1 OF 1
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SITE & FLOOR PLANS

SCALE IS APPROXIMATE AND INTERIOR DIVISIONS BASED ON AVAILABLE PHOTOS AND WINDOW LOCATIONS.























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