

**Timucuan Ecological and Historic Preserve
Kingsley Plantation**

KITCHEN HOUSE

**HISTORIC STRUCTURE
REPORT**



January 31, 2005

Prepared by



Project Team

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Methodology

The contract for this Historic Structure Report restricted the amount of background research for this report to only the information provided by the National Park Service. Extensive research into the background of this site has already been conducted by the National Park Service, and the Florida Department of Natural Resources Division of Recreation and Parks also conducted several archaeological investigations at the site, the results of which the National Park Service made available to the Hartrampf, Inc. research team. To supplement the material initially provided, members of the project team visited the Southeastern Regional Office in Atlanta, Georgia, to select additional pertinent material from the library, and investigated the contents of the document folders and photo-archives at the Ranger Headquarters of the Kingsley Plantation site at the Timucuan Ecological and Historical Preserve near Jacksonville, Florida. The project team is indebted to Amy Hite and John Whitehurst of the Park for their help in locating appropriate materials and making copies, as well as oral descriptions of work recently performed at the site. To augment the contribution of the National Park Service in providing research materials, a limited amount of additional research was conducted in the print media and on the internet. The scope of the investigative materials may be found in the Bibliography at the end of this report.

The project team conducted three site visits to Kingsley Plantation for the purposes of taking photographs and measurements to aid in the physical description and assessment of the property. The first site visit was made in late April, 2004. A second site visit was conducted in August, 2004 to conduct a more extensive document investigation at the Park and to augment the physical information collected earlier. A final site visit was made in October, 2004 to verify earlier data.

Draft versions of this report were submitted to the National Park Service for review at the 50%, 75%, 95%, and complete milestones, and comments, changes, and additional information incorporated as necessary during the draft phases of the project. In addition, a Value Analysis was conducted in September, 2004, to aid the Park in determining the focus of interpretive and treatment efforts.

Acknowledgements

The authors would like to express their appreciation to Amy Hite and John Whitehurst at the Kingsley Plantation site for their help in locating and copying pertinent documents relating to the Main House, the Kitchen House, and the larger site. They were also instrumental in understanding the maintenance and repair work that has been undertaken since the National Park Service came into possession of the park. Amy and her staff cheerfully unlocked buildings, provided ladders and flashlights for the investigative work, and made useful suggestions regarding possibilities for further investigation. We would also like to thank Barbara Goodwin and Norman Williams for their leadership during this research and reporting process. Tommy Jones, of the Southeast Regional Office provided helpful comments and suggestions in his reviews of the draft versions of this report, as did the staff at the Timucuan Ecological and Historic Preserve. This report is the better for the interest and help of all of these people, and it is our hope that it will be a valuable addition to the body of material regarding Kingsley Plantation and its environs and will aid the National Park Service in the preparation and implementation of plans to treat the Kitchen House and interpret it to the public.

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- 1787 Land Grant Map of Fort George Island for Richard Hazard
- 1792 Land Grant of Fort George Island to John McQueen
(transcribed and translated)
- 1822 Charles Vignoles' Map of Fort George Island
- 1843 Last Will and Testament of Zephaniah Kingsley
(transcribed)
- Diary of Hannah Rollins
- Notebook of John Rollins
(copied by Gertrude Rollins Wilson)
- Fort George Island in the 1870's
(compiled writings)
- 1878 Fort George Island Association Handbook
- 1934 HABS Report and Photographs
- Kingsley Plantation State Historic Site Structural and Site
Improvements: Phase I, by Shepard Associates, Architects
& Planners, Inc. and Gomer E. Kraus & Associates, Inc., 1981

Management Summary

Historical Summary

Kingsley Plantation is located on the north end of Fort George Island in Jacksonville, Florida. Fort George Island is at the southern end of a chain of barrier islands known as the “Sea Islands,” typically associated with the coast of Georgia and South Carolina. After the Spanish laid claim to the island along with what is now Florida and subdued the native tribes living there, the St. Johns River area and the island became a site of frequent struggles for control between many groups, including the Spanish, the French, and the Americans, not to mention the native people who remained or were driven there from their own homeland.

John McQueen (1751-1807) acquired the Island as a reward from the Spanish Government and moved there in 1791 to establish a timbering operation on the St. Johns River. Although there has been considerable question as to when McQueen built his residence on the north end of the island, recent scholarship indicates that it was likely during 1797 and 1798. Shortly thereafter, other buildings were added to the plantation. Among these additional buildings were the Kitchen House and the Barn. McQueen began growing cotton on the island in 1797; his first crop was ready for shipment in February of 1798.

In 1804, John Houston McIntosh (1773-1836) purchased Fort George Island plantation from John McQueen, whose health was failing. McIntosh became embroiled in the Patriots’ Rebellion in 1812, a plot ultimately designed to annex East Florida to the United States. However, McIntosh fled Florida in 1813 during the disintegration of that movement, and was later banned from returning by the Spanish government. Unable to inhabit his Florida plantation, McIntosh rented it to Zephaniah Kingsley, Jr. (1765-1843), for whom the plantation is currently named.

Kingsley, with his wife, Anna, and their three children, moved to Fort George Island in 1814. Kingsley purchased the island outright from McIntosh in 1817. The Kingsley family remained at Fort George Island, continuing to grow cotton, oranges, and staple crops, until 1837, when they emigrated to Haiti. After taking his family to Haiti, Kingsley sold the Fort George Island plantation to two nephews, Ralph King and Kingsley Beatty Gibbs (1810-1859) in 1839.

Ralph King did not have much interest in the island plantation and eventually sold his share to his cousin, Kingsley Beatty Gibbs. Gibbs moved to the island in 1841 after his marriage to Laura Williams of Savannah. Gibbs’ slaves worked the soil to produce cotton, but the land was beginning to play out, with

fewer and fewer bales recorded every year. The Gibbs family left Fort George Island in 1852 and sold it the next year to John Lewis.

Fort George Island was sold by John Lewis to Charles R. Thomson (1794-1855) in 1854, and Thomson sent slaves to the island to cultivate cotton, though he, himself, never moved there. Thomson died intestate in 1855, and his estate went into probate. In 1860, the island was finally purchased from the estate by Thomson's daughter and her husband, Charles Hayward Barnwell. The newlyweds moved to Fort George Island just in time for the Civil War to make it impossible to realize a profit from the produce of the plantation. After the war, in 1866, Barnwell found himself unable to continue farming without his slave force and sold the property to two northern investors, George W. Beach and Abner Keeney.

Beach and Keeney were ready to sell the property in 1868, when John Rollins first visited Fort George Island. John Francis Rollins (1835-1905) purchased the island in late 1868 and moved his family there in April, 1869. His intentions were to revive the plantation, but his efforts at obtaining labor were ineffective. He planted acres of orange groves that eventually proved fruitful, but he was obliged to engage other means to provide for his family. In 1874, Rollins began to subdivide the island, selling building lots and constructing two tourist hotels as part of a business strategy to market the island as a vacation resort. Although this early effort to make a tourist attraction of Fort George Island ultimately proved unsuccessful, it marked the beginning of the end for commercial agricultural production on

Fort George Island, and a hard freeze in the winter of 1894-1895 that killed the citrus trees and grape vines sealed its fate.

John Rollins died in 1905, and his wife, Hannah, died in 1906. Their daughter, Gertrude Rollins Wilson (1872-1956) and her husband, John Millar Wilson (1860-1938), purchased the property from the estate. However, Wilson, a retired chemist, preferred sailing to farming, so any efforts they made to revive the agricultural production of the plantation, by this time only a portion of the island, were unsuccessful. The Wilsons moved away from Fort George Island in 1912, though they retained possession of the property until 1923 and may have used it as a summer retreat.

In 1923, the Fort George Corporation, Inc. purchased 208 acres of Fort George Island land, including the plantation buildings on what is now Kingsley Plantation, for the purpose of organizing a private club on the island. The Corporation then leased 58 acres of Fort George Island land, including the buildings and surrounding land of Kingsley Plantation, to the Army and Navy Country Club of Florida. However, the Army and Navy Country Club of Florida was re-organized under a new charter in 1926 and named the Fort George Club. The Fort George Club constructed a new clubhouse with guest accommodations on the grounds and used the plantation Main House, and possibly the Kitchen House, as overflow accommodations for guests. By 1927, some club members were beginning to build cottages for their own use on the grounds.

The Fort George Club remained functional until 1947, by which time death and resignations had reduced the dues-paying membership to the point that it could no longer operate. The Club opened its doors to the public in 1948, but, after the end of the season, the membership voted to close the club rather than subject themselves to hobnobbing with the general public again. The Club went on the market, but there were no viable purchasers in the early 1950s. The State of Florida expressed an interest but objected to the price. However, by 1955, a price had been negotiated and the Fort George Club property was sold to the Florida Department of Natural Resources Division of Recreation and Parks.

The State of Florida immediately established Kingsley Plantation as a state park and made the Main House “presentable,” opening it for public tours in 1958. In 1970, Kingsley Plantation was listed in the National Register of Historic Places as a site of statewide significance. In 1971, the Kitchen House was also opened for public tours.

In 1988, President Ronald Reagan signed Public Law 100-249 establishing the Timucuan Ecological and Historic Preserve, and the Kingsley Plantation site was added to the preserve in 1991. The National Park Service opened a Visitor Center in the Main House. Concerns regarding structural stability of the house caused the National Park Service to move the Visitor Center into the Kitchen House in 2003, closing the Main House to visitors until structural evaluations could be made. The Main House is currently still closed to visitors, and the Kitchen House still functions as the Visitor Center to the Kingsley

Plantation unit of the Timucuan Ecological and Historic Preserve.

Architectural Summary

When and for whom the Kitchen House at Kingsley Plantation was built has been the subject of much debate. Early histories suggest it was built on the tabby ruins of a Spanish mission, but there is no physical or documentary evidence to support this claim. Later, it was believed to have been the first house built on the north end of the island by John McQueen, one to which his son refers in letters home. However, this is also unlikely based on physical and documentary evidence. Other scholars have suggested that Zephaniah Kingsley, Jr. built the Kitchen House for his wife, Anna Jai Kingsley, about 1820. However, the rationale behind this theory is unconvincing.

Based on physical and documentary evidence, as well as historical tradition, the Kitchen House was most likely originally built as a dependency to the Main House by John McQueen about 1798 and enlarged by Zephaniah Kingsley, Jr. after 1814. Archaeological and architectural investigations in the 1980s revealed that the first floor of the Kitchen House was constructed at two different times, with the earliest section constructed of brick of a slightly later manufacturer than the earliest clay brick used in the Main House. The later section of the first floor was constructed of formed tabby. This method of construction is found elsewhere on the plantation and is attributed to Kingsley based upon its occurrence in the developmental history of the plantation.

Around 1876-1877, John Rollins connected the Kitchen House to the Main House by constructing a breezeway between them. The Kitchen House was modified by Rollins in the 1870s and 1880s and used as a kitchen, dining room, laundry room, and office space. Rollins remodeled the roof and front porch, added new exterior siding, created a second attic space west of the second floor rooms, added closets to the first and second floor and installed several new finishes throughout the house.

After 1923, the Fort George Club likely modified the upstairs spaces of the Kitchen House for bedrooms as indicated in the 1934 Historic American Building Survey (HABS) drawings, though no records survive to document this activity. (See Drawings section of this report.) The Florida Department of Natural Resources Division of Recreation and Parks renovated the Kitchen House in 1971 and opened it to the public. Some of the work undertaken on the house included introducing an air conditioning system, removing the room known as the Stores from the first story, closing a window on the south wall of the first story and refinishing Room 203 (the south room on the second story). The State of Florida maintained the building until the portion of the Kingsley Plantation that served as the core area of the Park was sold to the National Park Service in 1991 to become part of the Timucuan Ecological and Historic Preserve established in 1988.

Since 1991, little has been done to the building except for required maintenance. In 2003, the National Park Service relocated the Visitor Contact

Center from the Main House to the Kitchen House.

Summary of Recommendations

In concert with the preparation of the Historic Structure Reports for this building and the Main House, a Value Analysis Study was conducted in September 2004. This study was completed to assure that all viable project alternatives were considered, evaluation factors were sound, solutions were cost effective, an independent opinion was provided, and all project objectives were satisfied by the chosen alternative. From this study, preferred alternatives for Interpretation, Treatment and Use were selected. It is these alternatives that are considered the guiding forces in the Ultimate Treatment and Use of the Kitchen House.

Ultimate Treatment

Based on the findings of the Value Analysis, the optimum interpretive theme and treatment for the site and the Kitchen House was determined to be *Alternative 4: Total Preservation and Conservation, with Interpretation of All Periods of History*.

This alternative would not remove any existing interior and exterior finishes, and provides for the preservation of the house through the repair of deteriorated structural members and through the continued maintenance of the building fabric. While preservation is the least invasive of all treatments as defined by the Secretary of the Interior's Standards for the Treatment of Historic Properties, it can result in the introduction of new materials in order to maintain the

existing. Therefore, it is recommended that a Materials Analysis be completed, including a Paint Analysis, prior to any painting or plastering work required to preserve the historic fabric of the house.

Ultimate Use

The optimum use for the site and the House was determined to be *Alternative 1: Limit number of people in building to 10-20 people in the house at a time.*

Retain the Visitor Center/Bookstore use in the first floor. Access to Main House would flow through the Visitor Center.

No public access would be permitted on the second floor.

Implementation of this use will require consideration, and, in some cases, treatment, of the existing structural, electrical, mechanical, and fire and life safety systems, as well as the current accessibility of the building to the public.

Administrative Data

Locational Data:

Building Name: Kitchen House

Building Address:

11676 Palmetto Avenue

Jacksonville, FL 32226

LCS No.:

Related Studies:

Baker, Henry A. *Roads and Walkways at the Kingsley Plantation, An Archaeological Study*, Tallahassee: Bureau of Archaeological Research, Division of Archives, History and Records Management, Florida Department of State, Division of Recreation and Parks, Florida Department of Natural Resources, 1985.

Close, Bernard W., District Officer, Historic American Buildings Survey. "House of Anna Madgigine Jai and Slave Quarters – Driver's Cabin: Photographs and Written Historical and Descriptive Data." Jacksonville, FL: HABS, 1934. Includes scaled drawings.

Hammersten, Susan. *An Archeological Overview and Assessment of Sites Within and Adjacent to the Proposed Boundaries of the Timucuan Ecological and Historic Preserve – Duval County, Florida*, Tallahassee: Southeast Archeological Center, National Park Service, 1988.

Meyer, Michael J. *Archeological Investigations Conducted for the Installation of a Water Line and Demonstration Garden at Kingsley Plantation*, Tallahassee:

Southeast Archeological Center, National Park Service, 1994.

Scheidt, Dan. *Kingsley Plantation: Kitchen House Historic Structure Assessment Report*, Atlanta: National Park Service Southeast Region Historic Architecture Division, 1999.

Stowell, Daniel. *Timucuan Ecological and Historical Preserve Historic Resource Study*, Atlanta: Southeast Regional Office, National Park Service, 1996.

Cultural Resource Data:

National Register of Historic Places: Listed.

Period of Significance:

According to the existing General Management Plan, the management objective of the park for the Kingsley plantation is to convey the feeling of the site during the period of its agricultural operation, which is late 1700s to early 1920s. This report recommends that the Period of Significance be expanded further to include the period to 1955, when the property was last owned privately.

Proposed Treatment and Use:

The proposed treatment and use are based upon the results of the Value Analysis conducted September 21, 2004. The approved proposed treatment is preservation, in which the existing layers of historic and

non-historic material will be retained, maintained, and preserved for interpretation. The proposed use is to open the building to the public, retaining the bookstore use in one room of the lower level and interpreting the rest. The second floor will not be opened to the public, and ranger-led tours will not be supplied in this building, though a ranger or volunteer will be available to answer questions.

PART I

DEVELOPMENTAL HISTORY

Historical Timeline

1513 – Juan Ponce de Leon claims Florida for Spain.

1564 – The French begin construction of Fort Caroline at the mouth of the St. Johns River.

1565 – King Phillip II of Spain sends Pedro Menendez de Avilez to Florida to retake the territory from the French. Menendez succeeds.

1751 – John McQueen is born in Philadelphia, Pennsylvania.

1763 – Spain cedes Florida to Britain at the end of the Seven Years' War.

1765 – Zephaniah Kingsley, Jr. is born in Bristol, England. Fort George Island (known as Fort St. George Island at the time) is surveyed to Richard Hazard.

1770s – The Kingsleys move to Charleston, South Carolina.

1773 – John Houstoun McIntosh is born.

1776 – The American Revolution begins. The Loyalist family of Zephaniah Kingsley, Sr. moves to Nova Scotia.

1783 – Britain cedes Florida back to Spain as part of the Treaty of Paris formally ending the American Revolution.

1791 – John McQueen moves to Florida and begins a timbering operation on the

St. Johns River. Fort George Island is given to him as a reward for his efforts to capture the British privateer William Augustus Bowles.

1792 – Fort (St.) George Island is surveyed to John McQueen, who builds a house there, probably close to his sawmill. John Houstoun McIntosh marries Eliza Bayard of New York.

1793 – Zephaniah Kingsley, Jr. establishes a home in St. Thomas, Virgin Islands and becomes a Danish citizen. Anna Madgigine Jai is born about this time.

1794 – The Spanish set fire to McQueen's first house on Fort George Island in order to prevent it from being seized and used by French-inspired revolutionaries.

1797-1798 – Probable construction date for the Main House at Kingsley Plantation.

1798-1799 – Probable construction date for lower eastern portion of Kitchen House.

1798 – McQueen plants cotton on Fort George Island.

1801 – John McQueen is named Judge of the “Banks of the St. Johns and St. Mary's Rivers.” The inhabitants of this area are ordered to obey him as if he was the Governor.

1802 – John McQueen’s sawmill on the St. Johns River is destroyed by bad weather and high tides.

1803 – Zephaniah Kingsley purchases land in East Florida, 2,600 acres eventually known as Laurel Grove Plantation, and moves there.

1804 – John McQueen sells Fort George Island and other properties to Georgia planter John Houston McIntosh.

1806 – Anna Madgigine Jai is captured in a slave raid in her native village and transported to Gorée Island on the coast, where she is sold for shipment to the Americas. She arrives in Havana, Cuba, and is purchased by Zephaniah Kingsley. He transports her to his Laurel Grove Plantation. By the time she arrives, she is his wife and pregnant with his child.

1807 – George Kingsley, son of Zephaniah and Anna Kingsley, is born at Laurel Grove Plantation. John McQueen dies.

1809 – Martha Kingsley, daughter of Zephaniah and Anna Kingsley, is born at Laurel Grove Plantation.

1810 – Kingsley Beatty Gibbs, nephew of Zephaniah Kingsley, Jr. born in New York.

1811 – Mary Kingsley, daughter of Zephaniah and Anna Kingsley, is born at Laurel Grove Plantation. Zephaniah Kingsley, Jr. emancipates Anna and his three children.

1812 – Zephaniah Kingsley, Jr. constructs two new homes at Laurel Grove, one for himself and one across the St. Johns River for Anna and her

children and slaves. The Patriots’ Rebellion begins. Spanish troops burn all the buildings at McIntosh’s Fort George Island plantation except the Main House.

1813 – The Main House is likely uninhabited after John Houston McIntosh returns to Georgia.

1814 – John Houston McIntosh rents his Florida plantations to Zephaniah Kingsley, Jr. Kingsley moves to Fort George Island.

1814-1820 – Probable date of expansion of the Kitchen House.

1817 – Sale of Fort George Island by John Houston McIntosh to Zephaniah Kingsley, Jr. becomes final.

1819 – The Adams-Onis Treaty is signed, ceding East and West Florida to the United States.

1823 – Zephaniah Kingsley, Jr. is appointed a member of the Legislative Council of Florida by President James Monroe.

1824 – John Maxwell Kingsley, son of Zephaniah and Anna Kingsley, is born at Fort George Island. He is the only son of Anna Kingsley born free.

1828 – Kingsley publishes the first edition of his most famous pro-slavery papers, *Treatise on the Patriarchal or Cooperative System of Society as It Exists in Some Governments, and Colonies in America, and in the United States, Under the Name of Slavery, With Its Necessity and Advantage*, while living at Fort George Island.

1831 – Zephaniah Kingsley sells Fort George Island to his son, George Kingsley.

1835 – John F. Rollins is born in New Hampshire.

1836 – George Kingsley and his wife sell Fort George Island back to Zephaniah Kingsley before embarking for the new plantation he has provided for them in Haiti (now part of the Dominican Republic).

1837 – Anna Kingsley, with her son, John Maxwell Kingsley, moves from Fort George Island to Haiti, leaving the Kitchen House empty. Charles Hayward Barnwell is born in South Carolina.

1837-1840 – Main House and Kitchen House empty, unless occupied by plantation overseer or, in the case of the Kitchen House, the cook.

1839 – Zephaniah Kingsley, Jr. sells Fort George Island to two of his nephews, Kingsley Beatty Gibbs and Ralph King.

1839 - 1840 – Kingsley B. Gibbs serves on the Legislative Council of the Territory of Florida, St. Johns County. He presents the minority view in favor of organizing separate territories of East and West Florida.

1841 – Kingsley Beatty Gibbs resigns his position as Clerk of Superior Court, marries Laura M. Williams of Savannah, and moves to Fort George Island.

1842 – Kingsley Beatty Gibbs purchases Ralph King's share of Fort George Island. He also satisfies the mortgage held by Zephaniah Kingsley on the island. George Vernon Gibbs, son of

Kingsley Beatty and Laura Gibbs, born at White Bluffs near Savannah, Laura's family home.

1843 – Zephaniah Kingsley, Jr. dies in New York City.

1844 – Mary Williams Gibbs, daughter of Kingsley Beatty Gibbs and Laura Williams Gibbs, is born.

1845 – Florida admitted as the twenty-seventh state of the United States.

1846 – Sophia Gibbs, sister of Kingsley Beatty Gibbs marries William Henry Beatty on Fort George Island at the home of her brother.

1850 – Kingsley Beatty Gibbs establishes a steam-powered sawmill on the south bank of the St. Johns River, which he calls Mayport Mill. W. H. Fitzpatrick is overseer at Fort George Island.

1852 – The Gibbs family moves from Fort George Island to St. Augustine.

1853-1859 – Main House and Kitchen House likely empty unless occupied by plantation overseer.

1853 – Kingsley Beatty Gibbs sells Fort George Island, Big Sister Island, Little Sister Island, Batton Island, and Fanning Island to John Lewis for \$12,500.

1854 – John Lewis sells the Gibbs properties to Charles R. Thomson of Orangeburg District, South Carolina.

1855 – Charles R. Thomson dies intestate. It does not appear he ever actually moves to Fort George Island, although he sends fifty of his slaves

there to cultivate it. J. A. Breeden is overseer.

1856 – John F. Rollins marries Hannah Breck Peters of Peoria, Illinois.

1858 – Slave property from Charles R. Thomson's estate is delivered to his heirs, leaving the buildings on Fort George Island empty while John H. Thomson, administrator for his father's estate, attempts to sell it.

1860 – The daughter of Charles R. Thomson, and her husband, Charles Hayward Barnwell, purchase Thomson's Florida properties and move to Fort George Island. Charles Barnwell mortgages Fort George Island, Batton Island, and Big Sister Island to his brother, Bower W. Barnwell, and sells him the rest.

1861 – The Civil War begins. Florida joins the Confederate States of America.

1863 – Charles H. Barnwell joins Company D of the 5th Battalion, Florida Cavalry, CSA, as a private.

1865 – Charles H. Barnwell becomes a prisoner of war. He is paroled five days later and allowed to return home. The Civil War ends. At the end of the year, Barnwell sells a half interest in Fort George and Big Sister Islands to his brother, Bower W. Barnwell.

1866 – Charles and Bower Barnwell sell Fort George Island to northern investor George W. Beach and his partner Abner Keeney. The Barnwell's continue to hold the mortgage.

1866-1868 – The Main House and Kitchen House at Fort George Island are

empty. The only inhabitants of the island are the freedpeople working ten-acre plots of land, who do not require the services of an overseer.

1868 – Florida readmitted to the United States. John Rollins first visits Fort George Island in December.

1869 – John F. Rollins and his partner, Richard H. Ayer, purchase Fort George Island. The Rollins family moves to Fort George Island. Hannah Rollins notes in her diary that the Kitchen House is being used as a stable and hen house.

1869-1877 – John F. Rollins constructs a 65-foot covered walkway, now called the Breezeway, between the Main House and the Kitchen House. They use the Kitchen House as a dining room, kitchen, and laundry room downstairs and offices upstairs. Rollins also plants about one hundred acres of orange trees for commercial production.

1872 – Gertrude Rollins, daughter of John and Hannah Rollins, born on Fort George Island.

1873 – John F. Rollins and Richard H. Ayers begin to sell off portions of Fort George Island. They have the southern portion of the island surveyed into eight lots and sell them.

1875 – John F. Rollins sells 217 acres on the north side of Fort George Island to his brother, Edward H. Rollins. Partners Rollins, Dr. George R. Hall, and William F. Porter build the Fort George Hotel on the east side of the island.

1877 – John Rollins begins expansion of the Main House. The Fort George Island

Association is organized to promote the sale of more lots on the island.

1879 – Edward Rollins purchases the Rollins “Homestead,” the core of the Kingsley Plantation.

1886 – John Rollins significantly modifies the Main House and roof of the Kitchen House.

1884 – Edward Rollins sells his properties on Fort George Island to Jonathan C. Greeley and Charles Holmes.

1885 – The Fort George Island Company is formed in Boston. It assumes the mortgage held by the Rollins family and purchases about 650 acres of land on the island, including part of the Outer Beach.

1888 – The Fort George Hotel is completely destroyed by fire. It is not rebuilt.

1894-1895 – A severe winter freeze kills the orange trees and grapevines on Fort George Island and brings to an end commercial agricultural production on Fort George Island.

1905 – John F. Rollins dies.

1906 – Hannah Rollins dies. Her daughter, Gertrude, with her husband, Millar Wilson, purchase the “Homestead,” and undertake the management of the Fort George Island farm, possibly attempting to bring it back into commercial production.

1912 – Gertrude and Millar Wilson give up farming and move to Jacksonville, Florida.

1912-1923 – Main House likely mostly empty, though it may have been used as a vacation home by the Wilsons during this time.

1923 – Retired Rear Admiral Victor Blue and partners purchases the Wilson property on Fort George Island, including the Main House and surrounding buildings and grounds and open the Army and Navy Club, a private country club on 208 acres of the former Rollins property. The Club first uses the Main House as a club house until a new one is built. It is not clear how the Kitchen House is used.

1926 – The Fort George Club, formerly the Army and Navy Club, builds its new clubhouse and operates the Main House for overflow guests. Some Club members also begin to build cottages for their use on the grounds.

Oct 1929 – The stock market crash causes financial difficulties for the clubs on Fort George Island.

1934 – Writers from the Federal Writers’ Project interview Gertrude Rollins Wilson regarding the Rollins years at Kingsley Plantation. Architects employed with the Historic American Buildings Survey Project produce measured drawings of the Kitchen House.

1936 – The Fort George Club clubhouse built in 1926 burns, destroying the wooden second story. The clubhouse is rebuilt and improved with the insurance money. The Main House is used as an interim clubhouse.

1947-1948 – To supplement funds due to declining membership caused by death

and resignations, the Fort George Club opens its facilities to the general public.

1948 – Members of the Fort George Club vote to cease operations rather than open their facilities to the public again.

1955 – The State of Florida purchases the Fort George Clubhouse and immediate surroundings, including the Main House, the Kitchen House, and the barn, but not the arc of slave cabins to the south of the Main House. This area forms a new Park administered by the State of Florida.

1956 – Gertrude Rollins Wilson dies.

1958 – Florida Department of Recreation repairs the Main House and opens it to the public for tours.

1966 – Most of the arc of slave cabins is added to the State Park property at Kingsley Plantation.

1967 – Archaeologist Henry Baker conducts excavations in the basement of the Main House.

1969 – Air conditioning installed in the Main House. Insulation installed in ceiling of first and second floors, and wiring changed from single phase to three phase power to accommodate air conditioner.

1970 – Kingsley Plantation is listed in the National Register of Historic Places.

1971 – Repairs are made to the Kitchen House to open it to the public. The Kitchen House is air conditioned.

1973 – Main House, Kitchen House, and Breezeway are painted.

1975 – New roof installed on the Main House, Kitchen House and Breezeway.

1976 – Underground electrical service installed at Kingsley Plantation; overhead service is removed.

1977 – Main House and Breezeway are painted.

1981 – Paint sampling is undertaken at the Main House, Kitchen House, and Breezeway prior to painting them.

1987 – Park staff converts upper rooms of Kitchen House to Park offices.

1988 – New roof installed at the Main House, Kitchen House, and Breezeway. The Timucuan Ecological and Historic Preserve is established by the National Park Service.

1991 – The National Park Service takes possession of the Kingsley Plantation complex from the State of Florida. The Park Service purchases the final two slave cabins and other surrounding properties to enlarge the Kingsley Plantation portion of the Preserve.

2003 – Due to concerns regarding structural stability, the National Park Service closes the Visitor Center in the Main House and re-establishes it in the lower level of the Kitchen House.

Historical Background and Context

Introduction

This history deals with the Kingsley Plantation, part of the Timucuan Ecological and Historic Preserve established on February 16, 1988. The first documented investigation of the history of this area was in 1766, when naturalist John Bartram and his son William visited the island. Since that time, research and writing of the history of the area continued sporadically. Interest increased in the 1930s, when the Federal Government instituted the Federal Writers' Project and the Historic American Buildings Survey as part of the Works Progress Administration.

In 1934, Bernard W. Close, Florida District Officer for the Historic American Buildings Survey declared that "Fort George Island has no important historical significance antedating Zephaniah Kingsley's establishment of a slave-trading outfit there."¹ He went on to say that "original Spanish records do not indicate that there were missions or a settlement (white) before John McQueen procured a concession under Royal Order of October, 1790."² Since then, many historians have researched and documented various aspects of the

history of the island, particularly the buildings thereon. Their work has proven Close's statements to be false. However, much misinformation regarding this site is still in circulation. This report will examine the most current scholarship on the subject with the goal of retaining that which is true or likely to be so, and discarding that which is not.

Historian Daniel Stowell compiled a comprehensive history of the area for the National Park Service in 1996. It is included in the *Timucuan Ecological and Historic Preserve Historic Resource Study* made available to Hartrampf, Inc. by the National Park Service as part of the research materials for this report. In addition to providing a critical, scholarly review of past efforts at writing the history of the area, Stowell's research in primary sources was extensive. Because the contract for this report limited funding, as well as time, for additional historical research for this report, this overview of the history of the plantation and Fort George Island is based primarily on Stowell's work, which will not be individually noted unless explicitly quoted. Other resources are noted in the body of the text.

Pre-History: 12,000 B.C.-1500 A.D.

Understanding the history of Fort George Island requires a review of its

¹ Bernard W. Close, District Officer, Historic American Buildings Survey. "House of Anna Madagegine Jai and Slave Quarters – Driver's Cabin: Photographs and Written Historical and Descriptive Data." Jacksonville, FL: HAABS, 1934, p. 1.

² *Ibid.*

pre-history. For thousands of years before the arrival of Europeans, native Americans inhabited the island and used its resources. Their refuse heaps and ceremonial burial mounds provided the raw materials for many of the structures built later on the island by the Europeans. Although there is no firm date for the arrival of humans on the American continents, there is good evidence that humans inhabited Florida as early as 14,000 years ago, living in small bands of nomadic hunters occupying the coastline, at that time many miles east of its present location due to the much lower sea level during the Pleistocene age. About 6,000 years ago, as the glaciers melted and the sea rose, the indigenous population moved inland with the shoreline. Although settlement patterns still included seasonal migration, with winters on the coast and summers in the uplands, it appears that more time was spent along the river areas. This subsistence shift is apparent from the large freshwater shell middens found along the St. Johns River. Scientists estimate that more than 97 percent of the shells in these middens are from pond snails, although snails represented only about 24 percent of the total diet. About 3,000 years ago, “the coastal and lagoon environments changed to allow the growth and exploitation of oyster beds,” and “oysters became the dominant shellfish” in the diet.³

The native inhabitants of this area were several tribes of the Timucua-speaking

³ Susan Hammersten, *An Archeological Overview and Assessment of Sites Within and Adjacent to the Proposed Boundaries of the Timucuan Ecological and Historic Preserve – Duval County, Florida*, Tallahassee: Southeast Archeological Center, National Park Service, 1988, pp. 9, 11.

Indians, including, by the 1560s, the Saturiwa and the Allicamany. Because of their common language, Europeans assumed they were all of one tribe and called them Timucua. The Timucua “inhabited the coastal lagoons and estuaries and the pine flatwoods. Their subsistence was based on fresh and saltwater shellfish collecting, fishing, hunting, gathering, and maize agriculture.”⁴

Early Colonial Period: 1500-1790

Juan Ponce de León claimed Florida for Spain in 1513, but the French established the first settlement there fifty years later. On May 1, 1562, the French explorer, Jean Ribault, sponsored by the Huguenot leader, Gaspard de Châtillon, landed his small fleet with 150 men on the south bank of what is now called the St. Johns River. The group met and exchanged gifts with the Indians and then sailed northward to present-day South Carolina, looking “for a place to establish a Protestant refuge.”⁵ There, a small group remained to “construct a fort at Port Royal, which they dubbed Charlesfort,” and Ribault returned to France.⁶

In 1564, Rene de Laudonnière, Ribault’s lieutenant on the first voyage, led a second French excursion to Florida. His fleet of three ships and about 300 colonists landed at the mouth of the St. Johns River on June 25 and established Fort Caroline there. Although the French were aware of better sites to the

⁴ *Ibid.*, p. 14.

⁵ Daniel Stowell, *Timucuan Ecological and Historic Preserve Historic Resource Study*, Atlanta: Southeast Regional Office, National Park Service, 1996, p. 121.

⁶ *Ibid.*

north, Laudonnière decided that the best chance for survival of the group lay in establishing their colony in an area where the Indians appeared to be friendly. To ensure their friendliness, Laudonnière agreed to help Sauriwa fight his enemies, the Utina.

While the French were constructing Fort Caroline, “Sauriwa requested that Laudonnière fulfill his promise to fight...”⁷ Occupied with his own concerns, Laudonnière responded that they were not ready, so Sauriwa and his warriors went to war without them. When Sauriwa returned victorious, he brought with him twenty-four prisoners of war. The French requested that Sauriwa give them two of the prisoners, but he refused. Laudonnière then took all of the prisoners by force and returned them to their villages. Although he apparently hoped that he could unite the Sauriwa and Utina tribes against other Indians, this action gained neither the gratitude of the Utina nor the respect of the Sauriwa.

As the relationship between the French and the Timucua worsened, the food supplies at Fort Caroline dwindled. When food supplies became dangerously low, Laudonnière, in desperation, took Paracousi Utina hostage, offering to ransom him in exchange for food. He later released Utina in exchange for promises of provisions. However, by spring of 1565, Laudonnière began to prepare boats to return to France. The settlers were on the brink of starvation, subsisting on roots and whatever game they could kill, when the corn planted by the Indians along the river began to ripen. The French seized some of it from the Indians’ fields and managed to

survive through the rest of the summer until August, when a relief expedition of four ships, led by Jean Ribault, arrived. In the meantime, King Philip II of Spain, alarmed by the construction of the French Fort Caroline on land the Spanish claimed for their own, sent Pedro Menendez de Aviles to Florida with a long list of instructions. He was to colonize the territory, convert the natives to the Catholic faith, remove or destroy any settlers who were not subjects of Spain, build several forts and settlements in areas with good ports, and explore and map the coast of Florida. Menendez arrived in Florida, determined to wipe out the French on the same day that Jean Ribault also arrived, determined to save them.

Menendez first established his own base of operations, the settlement of St. Augustine, and then set about eradicating the French colony at Fort Caroline. He burned the fort to the ground, but Laudonnière and a few others escaped. French ships rescued them, and they sailed for France toward the end of September. The Spanish hanged all of the French captured at Fort Caroline, sparing only women and children. Jean Ribault, in the meantime, who was on his way to attack St. Augustine, turned his ship aside to intercept a Spanish supply ship and wrecked during a storm at the south end of the Florida peninsula. Menendez tracked down the survivors of the wreck and killed about 440 of the 640 men, including Jean Ribault. Menendez then rebuilt Fort Caroline and renamed it San Mateo.

To fulfill his mandate to convert the natives to the Catholic faith, Menendez petitioned the Society of Jesus (the

⁷ Stowell, p. 123.

Jesuits) to send priests to Florida and began to build mission posts for them. However, though they attempted the mission, the Jesuits were not equal to the task, and, by 1572, those that arrived in Florida had all either died or returned to Spain. The Franciscans then took up the cause of converting the natives, sending their first group to Florida in 1573. They remained for twenty years, until 1595, although the number of priests in attendance in Florida at any one time rarely exceeded five. “The mission of San Juan del Puerto was officially established on Fort George Island (then known as San Juan) in 1587....”⁸ By that time, the British were raiding the Spanish missions in what is now Georgia. In 1686, the Spanish persuaded the Guale Indians to move south to Santa Maria Island and San Juan del Puerto. All the missions north of Santa Maria Island were abandoned.

In 1702, during the War of Spanish Succession, Governor James Moore of South Carolina invaded Spanish Florida on behalf of the British, “in order to capture San Marcos and St. Augustine, the two major towns in Florida.”⁹ In conjunction with this effort, Colonel Robert Daniel led his troops overland, capturing the Spanish missions San Pedro, San Filipe, Santa Maria, and, on November 5, 1702, San Juan del Puerto, which were destroyed. For the next thirty years, the British raided northeastern Florida. Although diplomatic negotiations fixed the boundary between Spanish Florida and the British colony of Georgia, established in 1733, as the Altamaha River, General James Oglethorpe of Georgia also claimed the territory

between the Altamaha and St. Johns Rivers. In 1736, “Oglethorpe...sailed down the Inland Passage to the St. Johns River, giving the various islands new English names. Santa Maria Island became Amelia Island.... The next island was named for the Lord High Chancellor of England, Talbot. The final island before they reached the St. Johns River was named for St. George.”¹⁰ Oglethorpe erected and garrisoned a fort along his route, naming it Fort St. George. “Many different locations for this fort have been reported. Most...place the fort somewhere on Fort George Island” [the current name for St. George Island].¹¹ The Florida Master Site File places the fort at the northeast side of the island, but other reports place the fort at Mile Point on the southern tip of Fort George Island, on the southeast part of the island, on the sandbars in the river, or on Little Talbot Island. Archaeologist Susan Hammersten asserts that the presence of the mission site on Fort George Island in 1736 would make it unlikely that Fort St. George was actually located on Fort George Island. The Georgians abandoned the fort within five years and likely left little evidence of its location, so it may never be possible to locate the fort with certainty.

At the end of the Seven Years’ War, the victor, Britain, forced Spain to choose between Havana, Cuba, or the Peninsula of Florida. Spain ceded Florida to Britain in 1763 and evacuated all its colonists. The British fixed the boundary between the colonies of Georgia and Florida at the St. Mary’s River. Before the Treaty of 1763, inhabitants of Florida mainly clustered

⁸ Hammersten, p. 15.

⁹ *Ibid.*, p. 45.

¹⁰ Stowell, p. 128

¹¹ Hammersten, p. 17

inside the settlements under the protection of the military. The British occupation of Florida “brought a revolution in land ownership, as the new governor, James Grant, encouraged settlers to come to Florida by distributing large grants of land to Protestant families who would move to the province. He also provided even larger tracts to absentee owners in England. This new land policy...ushered in the era of Plantation Agriculture.”¹²

John Tucker owned Fort George Island in the early 1760s, but it is not clear whether he resided there. He probably began the clearing of land and cultivation of crops. Tucker “raised indigo and rice for export to England until 1783 but it is not known how much, if any, of these crops originated on Fort George Island.”¹³ Fort George Island was surveyed to Richard Hazard, Sr. on June 5, 1765. Hazard settled there before February 10, 1766, when naturalist John Bartram and his son William documented a visit the island. Hazard owned slaves and produced indigo on the land they worked. By 1771, Richard Hazard, Sr. was no longer on the island, but his son, Richard Hazard, Jr., a planter like his father, remained.

At first, the flow of British settlers into the region was slow, but as the dispute between the American colonies and Britain grew, so did the population of

Florida. Many of those who remained loyal to the British crown moved to Florida. The trickle of British subjects to Florida became a flood as the American Revolution proceeded and confidence in the ultimate victory of the British eroded. After Cornwallis surrendered at Yorktown in 1781, the population of East Florida quadrupled within in a year.

The McQueen Period: 1791-1804

Although the Treaty of Paris that ended the American Revolution in 1783 transferred Florida from Britain back to Spain and ended twenty years of British rule, many of the former British colonists did not leave Florida after it reverted to Spanish rule. The Second Spanish Period had a different emphasis from the first. After 1783, Spain encouraged settlement and commercial growth during this period of ownership of Florida, rather than the military and religious advancement of the earlier period. In 1784, William Harris lived on Fort George Island with a wife and four children, but he left Florida by 1789 in response to the change from British to Spanish administration. In 1790, the Spanish instituted a land grant system by Royal Order that gave land to any Spanish citizen who petitioned for it. The citizen then had to make only the necessary improvements upon it to become the registered owner. The King also offered land grants to foreign nationals who would swear allegiance to Spain in return for their land.

Among the settlers encouraged to immigrate to Florida by the new Spanish land policy after 1790 was John McQueen. McQueen was born in Philadelphia in 1751 and reared in Charleston, South Carolina. “During the American Revolution, McQueen served

¹² Stowell, , p. 21.

¹³ Henry A. Baker, “Roads and Walkways at the Kingsley Plantation, An Archaeological Study,” Tallahassee: Bureau of Archaeological Research, Division of Archives, History and Records Management, Florida Department of State, for the Division of Recreation and Parks, Florida Department of Natural Resources, 1985, p. 6.

in the South Carolina Navy and acted as a courier for George Washington to the Marquis de Lafayette.”¹⁴ In 1784, McQueen visited Florida, perhaps considering a move there, but he instead purchased a plantation near Savannah and moved to Georgia. “Soon after arriving in Georgia, McQueen began to speculate heavily in land. He purchased half of Cumberland Island, a tract on the Savannah River below Augusta, and three other islands on the Georgia coast.”¹⁵ Within the year, however, he was badly in need of funds. On the advice of his creditors, he traveled to France looking for buyers for his properties.

McQueen spent nearly three years, between 1785 and early 1788, “finding buyers for seventy slaves, seven thousand acres of land (and swamp) and three mills.”¹⁶ In 1786, he sold them all for 236,400 French livres to Jean Baptiste Vigoureaux Duplessis, a French brigadier general. Unfortunately for McQueen, Duplessis annulled the sale a year later, claiming that he wished to return to France for the recovery of his health. In 1789, McQueen agreed to sell Sapelo Island and the neighboring sea islands to another Frenchman, François-Marie Loys Dumoussay de la Vauve, for £10,000. Dumoussay also failed to pay, and McQueen secured a writ of attachment on the property. By this time, McQueen had become delinquent in paying his taxes in several Georgia counties. He mortgaged his Savannah plantation in 1788, and by 1791 was

deeply in debt. McQueen, however, was already preparing to deal with his debt problems in the same way that others before him had dealt with similar difficulties.

In 1790, his friend John Leslie solicited permission from the Governor of Spanish Florida for McQueen to become a resident of East Florida. On November 16, 1790, the Governor of Florida received the Royal Order from Spain allowing “decent foreigners” to settle in Florida and receive land. In January of 1791, McQueen fled Georgia to Florida with a letter of introduction from friends Edward Telfair and Anthony Wayne and his only transportable property – over 300 slaves. His wife, Anne McQueen, and their children did not accompany him, ‘as she was unwilling that her children should grow up in what was then a Roman Catholic country.’ She remained in Savannah, though she and the children frequently visited McQueen in East Florida.”¹⁷

McQueen, however, had no such concerns regarding religion. He promptly became a Roman Catholic and was baptized into the faith on June 22, 1791, taking the name Don Juan Reyna. He became friends with many of the Spanish officials in St. Augustine, including the governor. The Spanish looked to McQueen to provide an example for his countrymen to follow. They hoped he would entice them into converting to the Catholic faith and swearing allegiance to Spain in order to take advantage of the huge tracts of land they were promising to proposed settlers.

McQueen appears to have settled on the St. Johns River, possibly on Fort George

¹⁴ Stowell, p. 33.

¹⁵ *Ibid.*, p. 34.

¹⁶ Roger Kennedy, “A Fortified Mansion in Florida,” unpublished manuscript housed in the archives of the National Park Service Southeastern Regional Office, n.d., p. 9.

¹⁷ Stowell, p. 34.

Island, and immediately begun a lumbering operation, cutting timber, processing it in his sawmill on the St. Johns River, and selling it in St. Augustine. "In October 1791, Spanish authorities called on McQueen to lead an expedition against the British privateer William Augustus Bowles who caused considerable alarm by inciting the Indians of West Florida to revolt against Spanish rule. Despite McQueen's failure to capture, or even encounter, Bowles, Governor Quesada granted him Fort George Island as a reward on November 21, 1791. The island was surveyed to McQueen on April 27, 1792."¹⁸ McQueen and his associate, Andrew Atkinson, built homes on Fort George Island, probably on the southern end near the sawmill on the St. Johns River. However, Atkinson's home was dismantled in 1793, at his suggestion, by the Spanish to provide materials to augment the battery at Saint Johns Bluff. In July of 1794, the Spanish set fire to McQueen's house on Fort George Island to prevent it from being used by French-inspired revolutionaries.

In the summer of 1795, while McQueen's wife and children were visiting him in Florida, he "moved them from his saw mill to 'a camp on Fort George Isld.' where his children 'received great benefit from bathing in the Sea.'"¹⁹ However, this was merely a holiday. McQueen and the government of East Florida were battling French insurgents aided by the Americans. General Elijah Clarke, an American Revolutionary War hero, was preparing to march forces into northern East Florida to "free" it from Spanish rule. On July 9, 1795, the Governor of Florida

ordered all persons, white or black, who were not engaged in the defense of East Florida, to evacuate to St. Augustine. The next day, Charles Howard reported to the Governor of Florida that several Florida residents were in league with the Americans and the French, including John McIntosh on Amelia Island.

McQueen went to Amelia Island to investigate. He reported that he found only Mrs. McIntosh at her house and that she defended her husband's actions. McQueen sent Mrs. McIntosh to Savannah and requested that he be allowed to move his family from the camp on Fort George Island to the McIntosh's house on Amelia Island for safety. He also informed the Governor that he would request a grant of the McIntosh property at the end of the current conflict. By mid-August, McQueen had received permission and moved his family to Amelia Island. The McQueens tended the crops on Amelia Island, worked on the fortification of the island, and began to dispose of the furniture the McIntosh family left behind. By September, Anne McQueen was ready to return to Georgia, and John McQueen requested permission to return to his properties on the St. Johns River.

In 1798, McQueen built a new house on the north end of Fort George Island. "His son, John, wrote to his sister, Eliza, that the 'House on the North end will be in the course of a month a very comfortable habitation, & in any other country a handsome situation.'"²⁰ He urged her to visit the new house on Fort George Island, noting that "there are a great number of Fruit Trees of different kinds planted out."²¹ That young John

¹⁸ Stowell, p. 34.

¹⁹ *Ibid.*, p. 35.

²⁰ *Ibid.*

²¹ *Ibid.*, p. 36.

McQueen specified the “House on the North end” indicates it was different from the original house, which was probably located on the south end of the island. John McQueen established the first cotton plantation for commercial production on the island, planting his first crop in 1798; it was ready for shipment in February of 1799. Therefore, it is logical to suggest that, when McQueen expanded his commercial enterprises to include a cotton plantation on Fort George Island, he also built the plantation house and associated outbuildings.

Earlier historians suggested that the Kitchen House was the one constructed on the north end of the island by John McQueen. This theory has since fallen out of favor with good reason. Later archaeological and architectural investigation revealed that the earliest portion of the Kitchen House is constructed of slightly later materials than are portions of the Main House. Architect Hershel Shepard indicated in his 1981 survey of the two structures that the tabby brick found in the Kitchen House is of later manufacture than the coquina and some of the clay bricks found in the foundation of the Main House. Additionally, the Kitchen House does not appear of sufficient size or grandeur to be classified as a “comfortable habitation” in a “handsome situation,” or to support the number and stature of the visitors McQueen welcomed to his home on Fort George Island. In April of 1799, for instance, the Marquis de Montalet was staying with John McQueen. At other times, neighboring families took shelter in McQueen’s home during periods of Indian raiding. McQueen once observed that he had hosted twenty-five people at

his breakfast table. This seems to indicate a building much larger than the Kitchen House.

It is likely, however, given the materials and construction methods, that the eastern portion of the Kitchen House was constructed as a Kitchen Building, a dependency of the Main House, possibly including a room for the plantation cook. Although Gertrude Rollins Wilson later speculated that the basement of the southeastern pavilion, which housed a large fireplace, was the kitchen for the Main House, this is unlikely. By the end of the eighteenth century, the custom of having a separate building to house the cooking tasks was nearly a century old. Aside from the obvious considerations of removing the noise, heat, odor, and danger of fire from the main residence, the separation of the food production activities from the Main House served to emphasize the social difference between the servants and those they served. According to John Michael Vlach in *Back of the Big House: The Architecture of Plantation Slavery*, the detached kitchen was “a distinctive feature of the plantation ensemble, second in prominence only to the Big House.”²² To further emphasize both the connection and the separation of the two buildings, a covered walkway between the Main House and the Kitchen House might be built. A plantation such as McQueens would have included a separate Kitchen building. The covered walkway constructed by Rollins after the Civil War, which followed an existing path, recalled the customary relationship between the two buildings. The

²² John Michael Vlach, *Back of the Big House: The Architecture of Plantation Slavery*, Chapel Hill, NC: The University of North Carolina Press, 1993, p. 45.

similarities in construction methods and materials between the Kitchen House and the Main House indicate that at least the eastern portion of the lower level of the building likely served as the original Kitchen Building for the plantation.

McQueen was planting cotton on Fort George Island by 1798. In February of 1799, he petitioned the Florida government for permission to introduce an American boat on the St. Johns River to export his cotton. He received permission, and the ship *True John*, commanded by Elisha Waterman, picked up McQueen's cotton within the week. In 1800, McQueen built a water-powered gin to clean his cotton. Writing to his daughter in early 1801, he noted that it had taken so long to put up his Water Gin that he had "not yet ginned a thousand weight of Cotton."²³ The construction of the gin was completed, but it could not be worked until "we get rain to fill my dams..."²⁴ McQueen had enough slaves working in 1801 to warrant two overseers, Daniel McGirtt and Mr. Maytier.

The Governor of Florida appointed McQueen Judge of the "Banks of the St. Johns and St. Mary's Rivers" in November of 1801.²⁵ As judge, he was responsible for "suppressing raffles; apprehending deserters, vagrants, and runaway slaves; preventing unlicensed vendors from selling products; investigating crimes; making arrests; settling minor boundary disputes; preventing illegal exports; conducting inventories of the deceased; resolving minor lawsuits; keeping clear roads; and maintaining an accurate census of the

inhabitants of the Banks of the St. Mary's and St. Johns Rivers."²⁶ The Governor instructed the residents of the area to obey McQueen as if he was the Governor.

It may be that this new position prompted the construction of the two confinement quarters on the top floor of the Main House at Kingsley Plantation. As the magistrate of the area, McQueen may have required a place to detain malefactors and keep them under guard until he was able to transport them to St. Augustine for disposition of their cases. These rooms were originally accessed by an exterior stairway from the back porch to the second floor central hall and then up another stairway to the attic level, so it was not necessary to enter the house to reach them. The mortises for bars in the small windows support that they were used for confinement. Although Gertrude Wilson and others suggested this was a "slave prison" installed by Kingsley, materials and building methods indicate that it is just as likely these rooms were constructed by John McQueen.

McQueen turned over his charge of the militia to Andrew Atkinson and devoted his time to carrying out his duties as a Judge. However, his health was failing. He began to make more frequent visits to Georgia to see family and friends. In January of 1802, he visited an old friend, the United States Senator from South Carolina, Pierce Butler, on Butler's Georgia plantation at Darien. In April, he fell ill, and in June requested permission of the Florida government to visit Cumberland Island for his health. He returned to Fort George Island in July.

²³ Stowell, p. 37.

²⁴ *Ibid.*

²⁵ *Ibid.*, p. 35.

²⁶ *Ibid.*

In November of 1802, McQueen's sawmill on the St. Johns River, at the time the only sawmill in Florida, was destroyed by river tides caused by bad weather. In January of 1803, again in ill health, McQueen requested and received permission to visit his friend Pierce Butler, this time on St. Simon's Island. He visited Georgia again in August. By late 1803, McQueen noted that his cotton crop was disappointing and discharged his overseer, Hollingsworth. According to McQueen, "the Fort George Island plantation under Hollingsworth" produced only 30,000 pounds of seed cotton, "not a pound of which has been ginned out."²⁷

By this time, he was again heavily in debt in the amount of £60,000. His son, John McQueen, Jr. and his son-in-law, Robert Mackay, "met with McQueen's creditors in Savannah and then suggested that McQueen return to Savannah with his slaves."²⁸ Their suggestion was that the slaves could be "put immediately to work raising a crop of rice on the plantation on the Savannah River...."²⁹ Later, McQueen could sell the slaves to pay off his creditors. However, slaves in Florida under the Spanish had a more liberal legal status than slaves subjected to the modified English laws practiced in the United States, and McQueen was reluctant to subject his Florida slaves to the harsher slave codes of the United States. Instead of following the suggestions of his son and son-in-law, McQueen sold Fort George Island and another plantation to Georgia planter John Houstoun McIntosh on March 13, 1804. "To pay some of his debts, McQueen left the

cotton he had grown in 1803 with McIntosh to be ginned."³⁰ In addition, he rented the slaves he left behind for \$120 apiece for the remainder of the year. He continued to exercise his judgeship until May 17, 1806, when he resigned. John McQueen died in 1807.

The McIntosh Period: 1804-1814

The new owner of Fort George Island, John Houstoun McIntosh, son of George and Priscilla Houstoun McIntosh, was born in 1773 and "married Eliza Bayard, a member of a prominent New York family, in 1792. They established their home at a plantation called 'The Refuge' near Woodbine, Georgia."³¹ However, by 1803, they also had properties in Florida.

It is not clear whether John Houstoun McIntosh is the same John McIntosh with whom John McQueen dealt in 1795 on Amelia Island. McIntosh was a common name in the area, deriving from the McIntosh clan that settled in Darien, Georgia from the Scottish Highlands in the early 1700s. John Houstoun McIntosh was certainly married by 1795, so it is possible it was Eliza Bayard McIntosh whom McQueen visited and sent to Savannah during that year. However, two other John McIntoshes can be found in early records of the area of southeastern Georgia and northeastern Florida. The younger one, John McIntosh, Jr. was a "rebel colonel" by 1780.³² This young rebel might have moved to Amelia Island during or after

²⁷ Stowell, p. 37.

²⁸ *Ibid.*

²⁹ *Ibid.*

³⁰ *Ibid.*, p. 38.

³¹ *Ibid.*

³² Rev. George White, "Men Listed in the Georgia Disqualifying Act, July 6, 1780," from *Historical Collections of Georgia*, New York: Pudney and Russell, 1853, reviewed online at www.geocities.com, September 15, 2004.

the Revolutionary War and continued to work for New World independence from Europe, or the older John McIntosh, who was not listed among the rebels, may have moved to Florida during the Revolutionary War, as many Loyalists did at the time, and later worked with General Elijah Clarke to bring that part of Florida into the United States. Therefore, while it is possible that it was John Houstoun McIntosh who was allied with General Clarke in early efforts to convert East Florida to a territory of the United States by force, certainly consistent with his later activities as leader of the Patriot Rebellion, it is also possible that this was an entirely different John McIntosh.

In May of 1803, John Houstoun McIntosh wrote to the Governor of Florida requesting permission to purchase a ship in the U.S. to transport tools, slaves, and other workers to his lands on the river. "In 1804, the McIntoshes began living and planting on Fort George Island with a labor force of two hundred slaves."³³ In September of 1804, John McIntosh was visited at Fort George Island by U.S. Vice President, Aaron Burr, who had been advised to leave the country as a result of his duel with Alexander Hamilton in which Hamilton was mortally wounded. Burr planned to visit St. Augustine after his stop at Fort George Island. This proposal made the Spanish officials extremely nervous; they felt his reputation for intrigue and his skill in military matters made him a bad risk. Fortunately, from their viewpoint, a hurricane prevented Burr from traveling further south, and he returned to the United States in October.

³³ Stowell, p. 38.

In 1811, John Houstoun McIntosh became involved in the Patriots' Rebellion, an effort to seize the colony from the Spanish and turn it over to the United States for annexation. This action was covertly instigated and financed by United States President, James Madison, and his Secretary of State, James Monroe. The Patriots expected generous grants of land in East Florida from the United States government in return for their services.

In January of 1811, the United States government authorized two commissioners, John McKee and the former Georgia Governor, George Mathews, to negotiate with Spain for the cession of the Floridas to the United States. War with Britain appeared inevitable. Due to a treaty between Great Britain and Spain, the United States government worried that the state of Georgia would be vulnerable to attack from the south should war break out, even though Spain was also under treaty with the United States. The Spanish were not interested in ceding the Floridas, and the objectives of the commissioners failed. They were discharged from their duties. Secretary of State, James Monroe, however, encouraged George Mathews to find another way to acquire East Florida for the United States. For the rest of the year, George Mathews, met with John McIntosh to develop plans to wrest Florida from Spanish control and turn it over to the United States.

On March 13, 1812, McIntosh moved his Florida slaves to Georgia for safekeeping. Three days later, Florida insurgents calling themselves the Patriots captured all the area between the St. Mary's and St. Johns Rivers except

for Fort San Carlos at Fernandina on Amelia Island. American ships moved into Spanish waters, and soldiers of the Georgia militia crossed the border between Georgia and Florida to direct the insurgents in taking Fort Fernandina and laying siege to St. Augustine. John McIntosh, William Creigh, and Daniel Delaney traveled to Fernandina to meet with General Mathews. Following the example of the American Revolutionaries, the Patriots “listed their grievances against Spain and declared their independence.”³⁴ They elected McIntosh as Commissioner charged with offering the territory to the United States. He first demanded the surrender of the fort at Fernandina, and, after refusing for two days, the Spanish commander surrendered. McIntosh then offered the area north of the St. Johns River to the United States through Mathews. “Mathews accepted and ordered American troops to occupy Fernandina.”³⁵

Lieutenant Colonel Thomas A. Smith, in charge of the United States troops at Fernandina, was then ordered by Mathews to proceed to St. Augustine and take up a position in “Moosa Old Fort” (now Fort Mose Historic Site) about two and a half miles north of St. Augustine. Leaving a small detachment of fifty soldiers at Fernandina, Smith marched south to the fort. The Patriots had already taken it, and they turned it over to the United States forces.³⁶ John Houston McIntosh and Lieutenant Colonel Smith remained in contact

³⁴ Stowell, p. 38.

³⁵ *Ibid.*

³⁶ Frederick T. Davis, “United States Troops in Spanish East Florida,” reviewed online at <http://fortmose.com>. June, 2004. First published in *The Florida Historical Quarterly*, July, 1930, n.p.

regarding the movements of the Florida Patriots, and Smith awaited orders to take St. Augustine. No attack on the city was ever ordered, however, and, by mid-April, George Mathews was complaining that he was misled by McIntosh into thinking that St. Augustine would be easy to capture.

By May of 1812, the United States government, certain of impending war with Britain, regretted the incursion into Florida that aroused the indignation of the Spanish government. President Madison and Congress disavowed the activities of George Mathews, claiming he acted without jurisdiction and promising to withdraw American troops from Spanish soil. Authority as commissioner was transferred from George Mathews to Georgia Governor David B. Mitchell, who, nevertheless, instructed Lt. Colonel Smith to remain at “Moosa Old Fort” to protect the Georgian Patriots remaining in Florida. However, Spanish forces attacked and burned the fort, forcing Smith to retreat and make a new camp about a mile away.³⁷

The United States declared war against Great Britain in June. Because of treaty arrangements between Spain and Great Britain, the United States government felt it prudent to reinforce Smith’s forces near St. Augustine with an additional contingent of volunteers from Georgia. A fleet of nine U.S. gunboats commanded by Commodore Hugh Campbell patrolled the St. Marys River near Amelia Island. The Patriot forces, however, began to lose enthusiasm for their cause as the likelihood of success

³⁷ *Ibid.*

dwindled in the face of disavowal on the part of the United States government.³⁸ On July 10, 1812, leaders of the Patriots met to write a constitution and elect McIntosh “Director of the Territory of East Florida,” an independent nation. Signers of the preamble to the constitution included John Houston McIntosh, Timothy Hollingsworth, Zephaniah Kingsley, Jr., and John C. Houston, although many of the signers later claimed that they were coerced into signing. The Patriots requested recognition by the United States government, but “neither President Madison nor the governor of Georgia would grant it.”³⁹

The Spanish incited the Seminole Indians then living in the area to attack the homes of Florida Patriots. The Governor of Florida believed correctly that such an action would encourage many of the Patriot insurgents to return to their homes and farms in order to protect them. Lt. Col. Smith reported at the end of July that the Indians had killed eight or nine men and captured seventy or eighty slaves. Patriot forces continued to shrink, reduced by both death and desertion.

By mid-August, the Patriots abandoned the siege of St. Augustine and moved their camp to the vicinity of Hollingsworth’s farm, ten miles north of Cowford (Jacksonville). Lt. Col Smith speculated in his dispatches that their only concern was fear of the Indians and that they had abandoned their first grand objective, the conquest of Florida. In this, he was correct. Smith also withdrew from St. Augustine in September to join the remaining Patriots

at Hollingsworth’s farm, which he named Camp New Hope. He and his forces engaged the Indians several times, but Lt. Col. Smith remained always hopeful of receiving reinforcements and an order to attack St. Augustine.⁴⁰ On October 25, 1812, the Spanish burned the homes of Andrew and George Atkinson. In addition, witnesses later stated that all of the buildings at McIntosh’s Fort George Plantation were burned except for the Main House. Zephaniah Kingsley, Jr. wrote to the Governor of Florida at the end of November concerning possible arrangements for peace between the Spanish and the Patriots.

Brigadier General Thomas Flournoy, commanding a U.S. militia in Georgia, recognized John Houston McIntosh as the Director of the Territory of East Florida in January of 1813, but McIntosh decamped to Georgia, where he immediately “began to press his claim against the United States government for damages resulting from the failed Patriots’ Rebellion.”⁴¹ The Main House and the Kitchen House, in all likelihood, fell vacant, leaving them vulnerable to the looting and vandalism that plagued the area. The Main House was ransacked, the looters removing even the locks from the doors, probably to melt down for shot.

In February, negotiations were concluded between the United States and Spain to provide an amnesty for any residents of Florida who took part in the rebellion. On March 15, the Governor of East Florida, issued the proclamation of the regent of Spain announcing that a general amnesty would be afforded to

³⁸ Stowell, p. 38.

³⁹ *Ibid.*

⁴⁰ Davis, n.p.

⁴¹ Stowell, p. 40

any participant who, within four months, proclaimed himself a faithful subject of the Spanish crown. Although some few rebels remained, the majority flocked to take advantage of this clemency in hopes of retaining their property in East Florida and the protection of the Spanish government. Camp New Hope was evacuated on April 26, 1813, and Fort San Carlos was emptied of American troops on May 6, 1813, ending the occupation of East Florida by troops of the United States.

By early 1814, the remaining Patriots replaced McIntosh as Director with Buckner Harris, “a Georgian long associated with the Patriots.”⁴² The Patriots continued to make raids along the St. Johns and St. Mary’s Rivers, and McIntosh, in Georgia “made a final plea to Secretary of State James Monroe for support.”⁴³ The Patriots’ Rebellion ended in May of 1814 “when black and Indian scouts killed Buckner Harris.”⁴⁴ The Spanish government banned McIntosh from Florida, so he was unable to return to his plantation on Fort George Island. He rented it to Zephaniah Kingsley, Jr. in 1814. Nevertheless, for the next three years, John H. McIntosh continued his attempts to raise men and equipment for the campaign to make Florida part of the United States. On January 27, 1817, though his agent George J. F. Clarke, he arranged to sell the Fort George plantation to Kingsley for \$7,000. John Houstoun McIntosh became eligible for amnesty for his part in the Patriot Rebellion on July 17, 1817, but it was too late. The sale of Fort George Island to Zephaniah Kingsley, Jr. became final on April 10, 1818, and

⁴² Stowell, p. 40.

⁴³ *Ibid.*

⁴⁴ *Ibid.*

McIntosh remained in Georgia, where he died in 1836.

The Kingsley Period: 1814-1839

Zephaniah Kingsley, Jr. was born in England in 1765 to Zephaniah Kingsley, Sr. and his wife, Isabella Johnstone Kingsley. The Kingsleys moved to Charleston, South Carolina in the 1770s. The elder Kingsley “remained loyal to the British during the American Revolution, and when the British evacuated Charleston, he and his family fled to New Brunswick in Canada.”⁴⁵ Between 1790 and 1810, when, according to Kingsley, “slave trading was a very respectable business,” he became wealthy from the buying and selling of slaves.⁴⁶ “Zephaniah Kingsley, Jr. returned briefly to Charleston in 1793,” but then moved first to Haiti and then to St. Thomas, where he became a Danish citizen.⁴⁷ In 1803, Zephaniah Kingsley, Jr. came to East Florida.

On November 25, 1803, Kingsley requested a license of the Governor of Florida to import ten slaves from his South Carolina property and to purchase a ship in St. Thomas to bring property to East Florida. The next day “he purchased four contiguous plantation (2,600 acres) on the west side of the St. Johns River for \$5,300 from Rebecca Pengree, the widow of William Pengree,” which he called Laurel Grove.⁴⁸ From 1804 onward, ships owned by Kingsley regularly plied the

⁴⁵ *Ibid.*

⁴⁶ *Ibid.*, p. 41.

⁴⁷ Daniel L. Shafer, *Anna Madgigine Jai Kingsley – African Princess, Florida Slave, Plantation Owner*, Gainesville, FL: University Press of Florida, 2003, p. 21.

⁴⁸ Stowell, p. 40.

waters of the St. Johns River bringing goods purchased in far-flung ports to Florida for sale. On November 10, 1806, a very important ship arrived. The *Esther* bore Kingsley's wife, a slave purchased a month earlier, Anna Madgigine Jai.

Anna Madgigine Jai Kingsley was born about 1793 in Senegal, Africa.⁴⁹ "In Florida a legend persists that Anna Kingsley had been a 'royal princess' in Africa...."⁵⁰ Historian Daniel L. Shafer investigated this belief. Although the legends tend to cite Madagascar as her place of origin, Shafer concluded that her name belonged to the Jolof tribe of Senegal. Therefore, he traveled to Senegal to consult with local authorities on the history of the area. One of these was Vincent Monteil, the leading authority on lines of succession of the Burba Jolof, the tribe from which Shafer believed Anna Kingsley came. Shafer also consulted Abdou Cissé, a local historian or griot, respected in the area for his knowledge of the history of the former rulers of the kingdom. He talked with elders of the village where he believed Anna Kingsley originally lived. These African historians appeared to validate the legend that she was of the royal family, although not a member of the ruling family. According to the African historians, her father made an unsuccessful attempt to overthrow the existing ruler. When he was defeated, he was banished from his home, and "his wives, children, slaves, and other properties were confiscated."⁵¹

Slave raids in West Africa "were endemic prior to the arrival of Europeans

at the coastal ports in the fifteenth century."⁵² Wars between tribes resulted in the capture of slaves from the defeated peoples, and independent raiders also operated for commercial purposes. Captured slaves were used in the villages as laborers or were traded north to Arabs or Berbers for other goods. After the arrival of the Portuguese on the coast and at the Cape Verde islands, the demand for slaves greatly increased, and the accompanying level of violence to obtain slaves for trade destroyed what political stability existed in the area at the time.

Although the evidence is circumstantial, Shafer and the African historians believe that Anna Madgigine Jai was captured in 1806 during a slaving raid on her village, Yang Yang, in northern Senegal. From the village, her captors eventually took her to the coast and Gorée Island, the most infamous slave export center in West Africa. Based on the date of her purchase in Havana by Zephaniah Kingsley, Shafer further speculates that she was transported to Cuba in one of nine ships that arrived at Havana from July through September, 1806. These ships carried a total of 1,218 enslaved Africans who survived the dreadful Atlantic crossing, known as the Middle Passage.

One of the ships arriving in Havana on September 18, 1806, was the *Esther*, captained by Henry Wright and owned by Zephaniah Kingsley, Jr. The *Esther* carried a cargo of forty-three male slaves, the unsold portion of a slave-trading expedition begun two years earlier. On August 14, 1804, Kingsley sold a 300-ton ship, the *Gustavia* to Spencer John Man, a Charleston

⁴⁹ Shafer, p. 15.

⁵⁰ *Ibid.*

⁵¹ *Ibid.*, p. 16.

⁵² *Ibid.*, pp. 4-5

merchant. The *Gustavia* was dispatched to Liverpool, England, captained by T. Hill and with Zephaniah Kingsley on board as business manager. In Liverpool, the ship was overhauled and refitted for a trip to Africa to purchase slaves. From Liverpool, the *Gustavia* sailed south along the west coast of Africa, headed for Mozambique on the east coast. She stopped twice in Cape Town on the southern tip of Africa and “was back at Charleston on April 28, 1806 with a cargo of 260 enslaved Africans. Five months later, Kingsley arrived in Havana” on the *Esther*, apparently with the remainder of his cargo of slaves from the *Gustavia*.⁵³ It is likely this trip, especially the timing, that gave rise to the legend that Kingsley met and married Anna while in Africa. However, records show that Kingsley purchased her in Havana, Cuba.

Anna Madgigine Jai “was exhibited for sale in late September or early October, 1806.”⁵⁴ Her purchaser was Zephaniah Kingsley, Florida planter and slave trader. “When the *Esther* left Havana for St. Augustine, its customs manifest listed a cargo of four hogsheads of molasses, twenty-eight half-pipes and twenty whole pipes of rum,” for Charleston merchant Spencer Man.⁵⁵ It also listed three female slaves newly arrived from Africa. Anna Madgigine Jai was among them. The *Esther* reached the port of St. Augustine, East Florida on October 24, 1806. The ship sat at anchor, and Kingsley went ashore to declare his cargo and “register the three new female residents of the province.”⁵⁶ The following day, the

Esther sailed up the St. Johns River to Laurel Grove, Kingsley’s main plantation.

Anna Madgigine Jai boarded the *Esther* a slave girl; she disembarked as the wife of Zephaniah Kingsley, already pregnant with his child. There is no written record of the marriage. However, for the next thirty-seven years, Kingsley lived openly with Anna, fathered and provided for their children, and referred to her as his wife. Writing his will in 1843, Kingsley stated that he and Anna were married “in a foreign land” and according to her own African customs. “Kingsley described Anna as ‘a fine, tall figure, black as jet, but very handsome. She was very capable, and could carry on all the affairs of the plantation in my absence, as well as I could myself. She was affectionate and faithful, and I could trust her.’”⁵⁷

Anna Kingsley was not the only African woman in the area who was the wife or mistress of a white plantation owner. Molly Erwin was the African wife of James Erwin, a rice planter on the St. Mary’s River. George J. F. Clarke, an important official with the Spanish government in East Florida claimed two black women as his wives and fathered a number of children with them. “Francisco Xavier Sánchez and several other prominent Florida men had black or mixed-race wives or mistresses and raised interracial children in familial bonds.”⁵⁸ John Fraser, originally a slave trader and sea captain, moved to the United States with his African wife and their son but relocated to Spanish East Florida in 1809 after the slave trade became illegal in the United States.

⁵³ Shafer, p. 23.

⁵⁴ *Ibid.*

⁵⁵ *Ibid.*, pp. 23-24.

⁵⁶ *Ibid.*, p. 24.

⁵⁷ *Ibid.*, pp. 25-26.

⁵⁸ *Ibid.*, pp. 30-31.

Francis Richard, Jr. moved to East Florida during the slave rebellion that eventually resulted in the establishment of the independent nation of Haiti. Although he had a white wife and children, “he also fathered...children by two slave women whom he later freed and acknowledged as his consorts.”⁵⁹ Anna Kingsley’s situation was unusual, but it was not unique in the area.

Although those outside the extended family circle were not usually aware of it, Anna Kingsley’s status was that of first wife. Kingsley fathered children by two other slave women housed at other plantations, but Anna was the senior wife. “Reared in a polygamous [culture], Anna would have been familiar with co-wife relationships, tolerant of them, and cooperative with the other wives.”⁶⁰ Kingsley’s marital relationships were outside both Spanish and American law, and he once commented that he was unsure how the law would view his relationship with Anna since they were “married in a foreign country” according to the customs of her native Africa rather than those of the Christian West. Nevertheless, there was never any doubt about her status either from within the family circle or from outside it.

At Laurel Grove, two hundred acres of land were planted in Sea Island cotton. On the north shore of Doctor’s Lake, fields of sugarcane grew. A grove of “760 mandarin orange trees was surrounded by a picket fence and a two-thousand foot hedge of bearing orange trees.”⁶¹ In addition to individual vegetable patches for each slave family,

several large fields of corn, potatoes, and beans provisioned the workforce throughout the year. A slave, Abraham Hannahan, was the general manager of Laurel Grove. Another slave, Peter, was second in command under Hannahan. Under Peter’s direction, workers at a subdivision of the Laurel Grove plantation, known as Springfield, “produced eight hundred bushels of corn and four hundred bushels of field peas in a year, in addition to caring for poultry, hogs, and cattle.”⁶² Peter was also in charge of the grist mill where corn and other grains were ground into flour. In addition to the plantations, the shipyard, the cotton gins, and the slave trading activities, Kingsley also kept a retail store at Laurel Grove stocked with tools and other necessities for trade with families in the surrounding area.

Kingsley formally emancipated Anna on March 4, 1811, along with their children, George, about three years, nine months old, Martha, about one year, eight months old, and Mary, one month old. After five years as a slave, Anna was again free. She remained at Laurel Grove for about a year. Although her relationship with Zephaniah Kingsley continued until his death in 1843, in 1812 she “moved across the St. Johns River and established a homestead on five acres of land granted to her by the Spanish government.”⁶³ Currently, the site of her home there is known as Mandarin. It is likely that the establishment of this home was simply the normal expression of her cultural background in which the polygamous husband was expected to provide separate accommodations for each of his wives. Five acres is certainly not

⁵⁹ Shafer, p. 31.

⁶⁰ *Ibid.*, p. 33.

⁶¹ *Ibid.*, p. 29.

⁶² *Ibid.*, p. 30.

⁶³ *Ibid.*, p. 35.

enough land to support a family. The site across the river was convenient for Anna to travel to Laurel Grove where she continued to exercise her management responsibilities during Kingsley's many absences.

Another possible explanation for the selection of the site across the river is that it gave Kingsley the opportunity to expand his mercantile operations. By 1812, his retail business had expanded to the point that he was outfitting small boats "with trade goods and sending them up the St. Johns River to peddle wares to farmers" and Seminole Indians there.⁶⁴ Anna's homestead on the east side of the river was not only convenient for boat travel, it was also at the terminus of a road leading to farmsteads further inland such as those in Cowford (now Jacksonville) and St. Augustine.

In 1812, Kingsley built a new home for himself at Laurel Grove that was a combination dwelling and retail store. He built a similar home for Anna across the river. Both dwellings were about thirty feet square, built of stone (probably coquina) on the first floor and hewn logs on the second with a wood shingle roof. Zephaniah Kingsley's dwelling, however, also sported cannons. As in Zephaniah's dwelling at Laurel Grove, in Anna's house across the river, "the lower floor stored grain, nails, spikes, chains, axes, and general farming tools. Anna and her three children lived in the comfortably-furnished second story of the building."⁶⁵

Kingsley's carpenters also erected dwellings for Anna's slaves. Although a

former slave herself, neither Anna nor anyone else in her original or her adoptive society would have thought it incongruous that she owned slaves after she was free. In African society, as in Spanish society at the time, slavery was neither pre-ordained by God based on race nor a permanent condition. Slaves had rights under Spanish law that the courts enforced. They were allowed to marry, to be freed for meritorious acts, and to purchase their own freedom. They were also permitted to work extra jobs to earn the money for self-purchase. Once free, "they were entitled to own property, including human property."⁶⁶ After emancipation, Anna became the owner of twelve slaves: two men, three women, and seven children. These helped her to clear and care for her fields, tended to her livestock and poultry, and assisted with the trade goods in the store on the ground floor of her home.

By 1812, "Zephaniah Kingsley was a rich man. In addition to Laurel Grove, he owned Drayton Island, a large plantation at Lake George on the St. Johns River, White Oak Plantation on the St. Mary's River...and several other properties."⁶⁷ He also engaged in shipbuilding, as well as in importing and exporting trade goods. All his enterprises were prospering. Under the circumstances, his brief participation in the Patriots' Rebellion seems an aberration. It appears that Kingsley sided with the Patriots at the outset. Records indicate that he supplied the United States troops with mules and guides.⁶⁸ Because the Indians were allied with the Spanish, the rebel forces

⁶⁴ Shafer, p. 36.

⁶⁵ *Ibid.*

⁶⁶ *Ibid.*, p. 37.

⁶⁷ *Ibid.*, p. 34.

⁶⁸ Davis, n.p.

used Kingsley's fortified buildings at Laurel Grove as their headquarters for attacks on nearby Indian villages.

East Florida Governor Sebastián Kindelán in St. Augustine, realizing in July of 1812 that he would have to surrender the city to the Patriots if the siege by Lieutenant Colonel Thomas Smith and his forces continued, persuaded "his Seminole allies to attack the outlying settlements along the St. Johns and St. Mary's Rivers. The governor predicted the attacks would force many of the rebels to abandon the siege lines and return home to defend their families and property. The strategy worked...."⁶⁹ The Seminole attacked Kingsley's Laurel Grove plantation, "burned all of the outbuildings, killed two slaves, and captured forty-one other slaves, whom Kingsley never recovered."⁷⁰ The only building that remained standing after the attack was "the combination dwelling and retail store, which Kingsley had surrounded by a stockade fence and fortified with brass cannons."⁷¹ By August, Kingsley and others disclaimed their involvement with the Patriots. Kingsley claimed that he was kidnapped and coerced into signing the Patriot constitution written only a month earlier. Thereafter, Kingsley and his family sided with the Spanish.

The United States troops covertly directing the Patriot Rebellion withdrew from St. Augustine as support for the uprising dwindled. Although the Patriots established a new headquarters at Camp New Hope at the confluence of Goodby's Creek and the St. Johns River, a short time later, they "evacuated the

province, destroying plantations as they departed."⁷² Many of the Patriots who did not simply return to their homes went north to Georgia. However, a number of men of the criminal element had joined the Patriot rebellion hoping to profit from the lawless conditions.

"When the more principled Patriot leaders and U. S. forces withdrew...widespread looting and burning followed as the Patriot insurgency degenerated into guerrilla warfare, slave stealing, and border marauding."⁷³ One group made their headquarters at the main plantation house at Laurel Grove, where the fortifications and cannons provided a considerable amount of protection for them. Zephaniah Kingsley had left the area; his whereabouts at the time remain unknown. Anna Kingsley, however, remained on her homestead across the river.

Anna Kingsley had much to lose if the Patriots succeeded. Although she was a free woman in Spanish Florida, if captured by the raiders, she and her children could be removed to Georgia and sold as slaves. That fate had already befallen many slaves and free blacks in the area. With Kingsley gone, her best hope for safety lay with the Spanish gunboats patrolling the St. Johns River.

On November 26, 1813, gunboat Commander José Antonio Moreno, wrote a report to the Spanish government commending the actions of Kingsley's wife, Anna, in aiding Spanish troops against the rebels. According to Commander Moreno, "Colonel Samuel Alexander, a notorious bandit from

⁶⁹ Shafer, p. 39.

⁷⁰ Stowell, p. 42.

⁷¹ Shafer, p. 39.

⁷² *Ibid.*

⁷³ *Ibid.*, pp. 39-40.

Georgia,” and his followers began plundering farms along the river in November of 1813.⁷⁴ On November 21, Moreno left the Spanish fort San Nicolas with his crew in the gunboat, the *Inmutable*. His orders were to proceed to Kingsley Point on the St. Johns River at Doctor’s Lake, where Kinglsey’s fortified dwelling was held by Patriot rebels. Kingsley’s fortifications there included a seven-foot tall, post-and-clapboard cedar fence surrounding the building and “two four-pounder brass cannons pointing out at the river.”⁷⁵

The following morning, the *Inmutable* and the gunboat *Havanera*, commanded by Don Lorenzo Avila, both anchored in the river opposite the fortified house. The insurgents opened fire with one of the four-pounder cannons, and the gunboats responded with fire from their twenty-four-pounder cannons. The cannon fire from the gunboats destroyed the entire front of the house, and the rebels retreated further inside. The Spanish then opened fire with grapeshot, eventually driving the raiders away from the house and into the woods. When Moreno was satisfied that the rebels were gone from the house, he pulled anchor and moved to the eastern shore of the river. There, he met with a squadron of Spanish troops searching for cattle thieves on that side, near Anna Kingsley’s homestead. While he was consulting with the Spanish troops, Moreno noticed a canoe leave the dock at Laurel Grove, heading for the *Inmutable*. Moreno was surprised to discover that one of the two occupants of the canoe was “the free black woman, Anna Kingsley.”⁷⁶ She bore a letter

addressed to Don Tomás Llorente, who commanded the fortifications at San Nicolás. The letter was from Roman Sánchez, a descendant of one of the most prominent families in Spanish East Florida, and one of the Patriot leaders. Anna was looking for safety for her children and slaves. Upon receiving assurances from Moreno of their safety, “Anna and one of her male slaves pushed the canoe away and paddled back to the western shore,” returning shortly with three small children, two adult male slaves, three adult female slaves, and seven black children whom she had hidden in the forest, along with a number of Kingsley’s slaves whom “she had saved from the rebels.”⁷⁷

Anna informed the Spanish Commander that seventy men occupied Laurel Grove when fire from the gunboats drove them out, leaving their weapons behind. However, they returned when they realized that the only casualty was a horse. They retrieved their weapons and returned to hiding places in the woods. Although the house was damaged by the gunboats’ fire, Anna warned that the cannons were still in place and functional. She then volunteered to lead a party of Spanish soldiers to the house to confiscate the cannons.

Leaving her children and the slaves as surety, Anna returned to her canoe to lead a contingent of twenty soldiers to the Laurel Grove house. Before they reached the shore, however, a lookout on the *Inmutable* “spotted rebel patrols infiltrating the woods near the house.”⁷⁸ Believing she had lured his men into a trap, Moreno signaled the expedition to

⁷⁴ Shafer, p. 40.

⁷⁵ *Ibid.*

⁷⁶ *Ibid.*, p. 41.

⁷⁷ *Ibid.* Shafer is quoting from Moreno’s official report.

⁷⁸ *Ibid.*, p. 42, quoting Moreno.

return to the ship. When she returned, Anna insisted that she was not involved in the Patriot efforts and later that day volunteered to lead another detachment into the woods to search for slaves that might have escaped the rebels. “She startled Moreno with a dramatic offer ‘to set (a) fire so that the house would burn and the rebels would not have this sanctuary.’”⁷⁹ Moreno finally consented to her proposal, and Anna, with two male slaves, paddled back to the western shore of the St. Johns River.

The party returned about seven in the evening, and Moreno skeptically observed that he did not see any sign of the fire she promised. “Wait a moment,” was her reply.⁸⁰ A few minutes later, Moreno observed a flare from the house, which grew into a flame that consumed it and “reduced the house to ashes, the cannons firing off by them selves when (the fire) reached them.”⁸¹ Apparently, Anna sneaked into the house and started a fire in a trunk full of combustibles to allow herself time to escape without being caught. Moreno reported that she was “greatly pleased to see that the Spaniards’ adversaries had nowhere to take refuge and be protected with the artillery.”⁸² Anna then crossed to her own homestead and, after removing some corn and two rifles, she set fire to that dwelling as well, burning it and “a considerable amount of corn that was inside.”⁸³ Anna told Moreno that she took this action to prevent the rebels from using her dwelling as they had used Zephaniah Kingsley’s house. She preferred to lose her own home rather

than have the enemies of the Spanish take advantage of it.

On November 23, Moreno gave orders to his crew to return to Fort San Nicolás with Anna Kingsley, her children, and the slaves she brought with her. In his official report, Moreno commended Anna as a woman “who has demonstrated a great enthusiasm concerning the Spanish and extreme aversion to the rebels.”⁸⁴ He declared that the Spanish should shelter her because she had destroyed her own property as well as the fortified house used by the rebels in supporting the Spanish cause. Tomás Llorente, commander of San Nicolás also wrote to the governor of Florida that “Anna M. Kingsley deserves any favor the governor can grant her.”⁸⁵ She later received a grant from the government of 350 acres “as compensation for her losses and for her heroic defense of the province.”⁸⁶ Zephaniah Kingsley joined Anna at San Nicolás in December. In January of 1814, they set sail in a schooner bound for Fernandina, “followed by a flotilla of rafts loaded with property salvaged from the ruins at Laurel Grove and the slaves who remained after the Patriot raids....”⁸⁷

The Kingsleys remained at Fernandina until March of 1814. Then, they sailed for Fort George Island, accompanied by their children and slaves and carrying with them tools and supplies for a major rebuilding project. Zephaniah Kingsley had leased the Fort George Island plantation for two years with an option to purchase from John Houstoun

⁷⁹ Shafer, p. 42.

⁸⁰ *Ibid.*

⁸¹ *Ibid.*

⁸² *Ibid.*, quoting Moreno.

⁸³ *Ibid.*, p. 43, quoting Moreno.

⁸⁴ *Ibid.*

⁸⁵ *Ibid.*, quoting Llorente

⁸⁶ *Ibid.*, p. 43.

⁸⁷ *Ibid.*, p. 44, quoting Llorente.

McIntosh, exiled leader of the Patriot Rebellion.

All along the banks of the St. Johns River, plantations lay in ruins, with buildings damaged or destroyed, crops, livestock, and possessions plundered, and slaves stolen or killed. After the withdrawal of the Patriots to Georgia, bands of criminals roamed the countryside from the Georgia boarder to St. Augustine and as far south as New Smyrna, adding to the devastation. On Fort George Island, during the Patriot Rebellion, Indians, Patriots, or bandits “ransacked the...plantation,” burning everything except the Main House, which they stripped, even “to the extent of taking the locks from the doors. They stole five or six boats from the plantation and ‘sixty foot cotton gins’” existing on the island to prepare the plantation cotton for market.⁸⁸ Kingsley set about rebuilding and restoring the main residence, as well as providing shelter for his slaves. He purchased the island from McIntosh in 1817. For the next twenty years, Fort George Island served as Kingsley’s primary plantation.

On Fort George Island, Kingsley’s slaves raised primarily Sea Island cotton, sugar cane, and provisions. They may have also grown oranges as they had at Laurel Grove. “The slaves lived in a complex of thirty-two tabby slave cabins arranged in a semi-circular arc. Kingsley encouraged the formation of families among his slaves, and they lived in the cabins in family units.”⁸⁹ “Kingsley [made] use of the task system of labor organization. The task system emerged in the eighteenth century among rice plantations in low-country

areas of the South.”⁹⁰ In the task system, the slave was assigned a specific task for the day, such as hoeing ½ acre of corn. When that task was completed, the rest of the day was available to the slave for tending to his or her own needs, such as fishing, hunting, tending to crops, etc. Except in cases of emergency, the planter was not free to interrupt this “slave time.” Additionally, Kingsley allowed his slaves a half-day on Saturday and a full day on Sunday to be used for their own purposes, and encouraged “dancing, merriment, and dress”⁹¹ on these days. Christmas holiday for the slaves, and, likely, the Kingsleys, ran from Christmas Day to New Years’ Day.

Although she resumed her duties as household manager, and, when Zephaniah Kingsley, Jr. was away, plantation manager, Anna Kingsley and her children were not always at the Fort George Island plantation in the beginning. “Antonio Alvarez saw her often at Amelia Island...,” and noted that she traveled between Amelia and Fort George, residing only part of the time at Fort George.⁹² Zephaniah Kingsley owned a residence and a wharf at Fernandina and still imported African slaves as part of his commercial enterprises. In addition, in 1815, Anna occasionally lived at a residence at San Pablo plantation on the St. Johns River, across from Fort George Island.⁹³ This may indicate that she still expected to live separately from her husband as her customs dictated, and probably also indicates that the Kitchen House had not yet been prepared for her use.

⁸⁸ Stowell, p. 42.

⁸⁹ *Ibid.*

⁹⁰ *Ibid.*, p. 43.

⁹¹ *Ibid.*, p. 72.

⁹² Shafer, p. 47.

⁹³ *Ibid.*, pp. 47-48.

Spain and the United States signed the Adams-Onís Treaty in 1819 in which Spain ceded Florida to the United States in exchange for the assumption of responsibility by the United States government for \$5 million in claims by American citizens against Spain. Historian Daniel Shafer speculates that the Kitchen House was built after 1820 because, after Florida became a territory of the United States, Kingsley's relatives began to visit Fort George Island frequently. His sister, Isabella, and her husband, George Gibbs, moved to Florida and lived temporarily at Fort George Island. By 1830, Zephaniah Kingsley's nephews, Kingsley Beatty Gibbs and Zephaniah Couper Gibbs, were living at the Main House with their uncle, as was another nephew, Charles J. McNeill, son of his sister, Martha, and her husband, Daniel McNeill. According to Shafer, all this extra company possibly prompted the construction of separate living quarters for Anna and her children. In addition, on November 22, 1824, Anna Kingsley gave birth to her fourth child, a son, John Maxwell Kingsley. Born on Fort George Island, he was the only one of her children to be freeborn and a natural citizen of the United States.

Shafer's argument is plausible, but the physical evidence, discussed in the "Chronology of Development and Use" portion of this report and the *Historic Structure – Kitchen House*, suggests that the lower eastern portion of the Kitchen House already existed when Kingsley moved his family to Fort George Island, though it had been damaged by fire and looting during the Patriots' Rebellion. He very likely repaired the building almost immediately due to the obvious need for a kitchen to serve his family

and, possibly, his slaves. It is possible that he enlarged it for Anna's use at the same time, though her presence at Fernandina and San Pablo at least through 1815 may indicate otherwise. Nevertheless, 1814 -1820 probably represents the period within which Kingsley enlarged the building to include the western half of the lower portion and the entire upper portion of the building to accommodate Anna's expectations of separate living quarters at the plantation. That she lived above the kitchen should not be interpreted to mean that she was the cook. Anna Madgigine Jai Kingsley was the mistress of the plantation. She directed the daily operations. The plantation cook may have lived in the smaller of the lower eastern rooms, or both rooms may have been given over to food production, with the cook living in the slaves' quarters. Anna was accustomed to living above a working portion of the plantation; her situation in her house across from Laurel Grove was the same as the one at Fort George Island except that, at Laurel Grove, she lived above the store, and, at Fort George Island, she lived above the kitchen and storerooms.

After Florida became a territory of the United States, Americans migrating from the southern states to the north of Florida changed the tone of race relations in the state. In March of 1823, President James Monroe appointed several residents, including Zephaniah Kingsley, Jr. to a one-year term on the Legislative Council of the Territory of Florida for the purpose of passing laws to govern the territory. Kingsley urged the Council to pass laws encouraging emancipation, but instead the legislature passed laws that "restricted the activities of Florida's free blacks, prohibited

interracial marriages, prohibited mulatto children from inheriting their parents' estates, made manumission more difficult, and forced freed slaves to emigrate" from the state.⁹⁴

Outside northeast Florida, Kingsley was best known "for his advocacy of a three-tiered organization of society in which free blacks would play a pivotal role in supporting and perpetuating the institution of slavery."⁹⁵ In a speech given before the Legislative Council, probably in 1823, "Kingsley declared that white people could not provide the necessary agricultural labor force" because they were not strong enough to bear up under the heat and humidity of the Florida climate.⁹⁶ He argued, therefore, that "the labor force must consist of black slaves because the free black population was not numerous enough to provide the necessary labor

Kingsley defined three tiers of citizens in Florida: white people, free people of color (which included freed blacks, whether from Africa or native to the Americas, and mulattos), and slaves. Kingsley believed that, in order to keep black slaves in subjugation, free people of color must be allied with white people by allowing them nearly the same freedoms as whites: property ownership, including ownership of slaves, personal freedoms of choice (such as marriage partners), and the opportunity to participate in the civil affairs of the territory, excluding holding office. In Kingsley's estimation, this would bind the free people of color to the ruling white class. "Two policies were necessary for the maintenance of order

in Florida: 'to treat our slave with justice, prudence, and moderation' and 'to have the free coloured population interested in preserving peace and good order among the slaves and being firmly attached to the side of whites by having the same interest.'"⁹⁷ In 1828, while living at his plantation at Fort George Island, Kingsley published his most famous pro-slavery work, *Treatise on the Patriarchal or Cooperative System of Society as It Exists in Some Governments, and colonies in America, and in the United States, Under the Name of Slavery, With Its Necessity and Advantages*. The *Treatise* was published again in 1829, 1833, and 1834.

By 1831, however, it appears that Kingsley had little hope for a three-tiered society in Florida. Two laws passed in the late 1820s could directly impact the Kingsley families. The first law prohibited interracial marriages and made the children of such alliances ineligible to inherit the estates of their parents. The second law, building on the first, imposed strict penalties on white men sexually involved with black women. Although purportedly intended to protect black slave women from the sexual advances of their white masters, it also struck at the opportunity for white men to take black women, free or slave, as mistresses. Fortunately for Kingsley and other families like his in Florida, their situation was grandfathered into the law, so they were not immediately affected. Nevertheless, Kingsley knew that laws could be changed or re-interpreted, so the legal reprieve granted by the grandfather clause was only temporary. Another law, passed in 1829, restricted manumission by requiring the owners to pay a fee of

⁹⁴ Stowell, p. 43.

⁹⁵ *Ibid.*

⁹⁶ *Ibid.*, p. 44.

⁹⁷ *Ibid.*

“\$200 for each person emancipated as well as to post a security bond for each. Within thirty days the freed person was required to emigrate permanently from Florida or risk being seized by the sheriff and sold back into slavery.”⁹⁸

In 1831, Kingsley began to make arrangements for the financial security of his wives and children. “On July 20, 1831, he sold the Fort George Plantation to his son, George, who that same year married Anatoile Vaustravers.”⁹⁹ When Kingsley sold the plantation to George, he stipulated in the deed that Anna Kingsley, would retain use of her house on the plantation and as much land as she desired to plant, during her life. In 1823, Zephaniah Kingsley, Jr. gave Anna Kingsley title to a thousand-acre estate at Deep Creek on the St. Johns River in St. Johns County. She still owned her tract located across the St. Johns River from the old Laurel Grove plantation, at present-day Mandarin, south of Jacksonville, as well as “a 225-acre plot at Dunn’s Creek granted by the Spanish government to compensate for her losses in 1813.”¹⁰⁰

In addition to Anna Kingsley, Zephaniah Kingsley, Jr. maintained familial relationships with two or three other women, all slaves or former slaves. Anna Kingsley, Munsilna McGundo, and Sarah Murphy “all lived with their children on Fort George Island, presumably in separate dwellings” as the customs of the polygamous African culture from which they came dictated.¹⁰¹ In the sale of Fort George Island to his son, George, Kingsley

provided not only for Anna but also for Munsilna McGundo. She, with her daughter, Fatimah, was allowed her house and four acres of land as well as rations for her life. Fatimah had already produced a granddaughter for Zephaniah Kingsley, Jr. The child was baptized Mary Martha Mattier, daughter of white planter Louis Mattier, about 1829.

Another of Zephaniah Kingsley’s slaves, Flora Hannahan, was emancipated on March 20, 1828, and subsequently became the mother of six of Kingsley’s many children. Flora, the daughter of Kingsley’s former slave and plantation manager at Laurel Grove, Abraham Hannahan, did not live with the rest of the wives on Fort George Island. “Flora and her children were given a plantation and residence at Goodbys Creek south of Jacksonville.”¹⁰² This was a 300-acre farm on the south shore of the creek, next to Kingsley’s San Jose Plantation. Kingsley deeded the San Jose plantation and the adjacent Asheley Plantation on the east shore of the St. Johns River to Anna’s daughters, Martha and Mary, but the titles were placed in the names of their white husbands to protect them. Martha married Oran Baxter, a shipbuilder and planter, and Mary married John S. Sammis, a planter, sawmill owner, and merchant. Kingsley still owned “several other estates, including Reddy’s Point, White Oak, St. Johns Bluff, Beauclerc Bluff, Drayton Island, and Laurel Grove.”¹⁰³ In 1836, Zephaniah Kingsley took more drastic measures to protect his family from the rising tide of fear and hatred of blacks, both slave and free, that was sweeping into Florida along with the new settlers from more northern cotton

⁹⁸ Shafer, p. 62.

⁹⁹ Stowell, p. 45.

¹⁰⁰ Shafer, p. 63.

¹⁰¹ *Ibid.*, p. 56.

¹⁰² *Ibid.*

¹⁰³ *Ibid.*, p. 63.

states. He arranged a lease-purchase for a plantation in Haiti,” the only free black republic in the Western Hemisphere,” and he arranged for the migration of his wives and children away from the turmoil of the United States and into the sanctuary of Haiti.¹⁰⁴

George Kingsley and his wife sold Fort George Island back to Zephaniah Kingsley, Jr. on August 22, 1836. They left for Haiti in October of that year, likely leaving the Main House empty unless it was occupied by Charles McNeill, a nephew of Zephaniah Kingsley Jr., who was also Kingsley’s overseer at Fort George Island. Anna Kingsley and her youngest son, John Maxwell Kingsley, moved to Haiti in 1838, leaving their residence in the Kitchen House empty, although it might still have been occupied by a plantation cook on the lower level. Kingsley’s other wives, Flora and Sarah Kingsley, with their children moved to Haiti as well. Munsilna McGundo apparently remained on Fort George Island.

On March 11, 1839, Kingsley sold the Fort George plantation to two of his nephews, Kingsley Beatty Gibbs and Ralph King, for \$34,000. Apparently, each of the nephews put up \$7,000 in cash and signed a mortgage of \$20,000 on the island to Kingsley. The purchase included forty of Kingsley’s slaves.

The Gibbs Period: 1839-1853

Kingsley Beatty Gibbs, born in Brooklyn Heights, New York on July 25, 1810, was the son of Zephaniah Kingsley’s sister, Isabella, and her husband, George Gibbs. They migrated to Florida shortly after it became a U.S. territory. George

Gibbs became Clerk of Superior Court in St. Augustine, and Kingsley Beatty Gibbs became a Deputy Clerk of Superior Court in 1828, at the tender age of seventeen. In 1833, he was appointed Clerk of Superior Court in St. Augustine. In January of 1838, his mother, Isabella Gibbs, died. A month later, Kingsley Beatty Gibbs married Anna Eduarda Teresa Hernández, but she also died three years later. Kingsley and Anna Gibbs had no children.

The co-owner of Fort George Island was his brother-in-law, Ralph King, who married Kingsley Beatty Gibbs’ sister, Isabella in 1832. They lived on a plantation near Savannah, Georgia. The same year that Gibbs purchased the Fort George Island plantation, he announced his candidacy for the territorial Legislative Council, which was working on framing a constitution for the territory and fulfilling the requirements for statehood. He was elected as a representative from St. Johns County two weeks later, and took his seat in January, 1840.

During 1840, he advocated for the division of the Florida Territory into two territories, East Florida and West Florida, and presented the minority report to the Council recommending this action. However, the Council voted against the division, and Kingsley Beatty Gibbs thereafter signed a petition of objection in the name of his constituents. In addition to his work on the Council, Gibbs continued to serve as Clerk of the Superior Court in St. Augustine. This left him little time to attend to the plantation. He did not live at the plantation between 1839 and 1841, and only visited there occasionally. Charles J. McNeill, the nephew of Zephaniah

¹⁰⁴ Shafer, p. 64.

Kingsley, Jr., continued as overseer until 1841, when he left to work at Kingsley's San José plantation, so it is probable that McNeill occupied the Main House during this time.

Despite his position of leadership and his ownership of several properties in St. Augustine, Kingsley Beatty Gibbs noted in his diary that he was "like all young men reared at the South," and aspired to the life of a planter.¹⁰⁵ In January of 1841, he resigned as Clerk of Superior Court, married Laura M. Williams of Savannah, and moved to the Fort George Island plantation to take up the planter's life. Gibbs' father and his sister, Sophia, accompanied the newlyweds. George Gibbs apparently continued to live with his son and his son's family until his death in February of 1848. In his journal, Kingsley Beatty Gibbs mentions several times that he and his father enjoyed spending time in "the shop," possibly referring to a blacksmith's shop that may have been located between the Kitchen House and the slave quarters. George Gibbs also acted as overseer in 1846 during a period when both Kingsley B. Gibbs and the plantation overseer were ill.¹⁰⁶

After McNeill left in 1841, Kingsley Beatty Gibbs served as his own overseer until about 1846. He used one of the upper rooms in the Kitchen House as his office. The downstairs portion likely retained its use associated with food preparation. "In 1840 Kingsley B. Gibbs owned fifty slaves, forty of whom he had acquired along with the Fort George

Island from his uncle in 1839."¹⁰⁷ The principal cash crop at Fort George Island was still Sea Island cotton. The Gibbs' slaves also planted and harvested sugar cane and sweet potatoes for sale and for their own consumption. In addition they grew peas and other garden vegetables for subsistence. "Residents of the island also enjoyed grapes, watermelons, figs, oranges, and peaches. During the 1840s, between 162 and 190 acres were under cultivation.... The quality [quantity] of the crops varied widely from year to year. In 1840 eighty acres of cotton yielded 39,000 pounds [of seed cotton], while the next year 100 acres of cotton produced only 25,000 pounds, or slightly over half of the yield per acre in 1840."¹⁰⁸ Gibbs also recorded the processing of sugar cane in his ledger. In 1841, eight acres of sugar cane "yielded six hundred pounds of sugar and 260 gallons of syrup."¹⁰⁹

On February 24, 1842, Kingsley Beatty Gibbs' first child was born and named George Vernon Gibbs.¹¹⁰ The child was born at Laura's family home, White Bluffs, near Savannah. A daughter, Mary Williams Gibbs was born in 1844, and, in 1848, another son, John Millen Gibbs, was born. However, this last child died in infancy.

Unlike his brother-in-law, Kingsley Beatty Gibbs, Ralph King apparently took little actual interest in the Fort George Island Plantation. In the spring of 1842, Gibbs paid \$7,000 for King's share of the plantation. The Ralph King family had moved to New Orleans, Louisiana by that time. A month later,

¹⁰⁵ Jacqueline K. Fretwell, *Kingsley Beatty Gibbs and His Journal of 1840-1843*, St. Augustine, FL: St. Augustine Historical Society, 1984, p. 19.

¹⁰⁶ *Ibid.*, p. 6.

¹⁰⁷ Stowell, p. 50.

¹⁰⁸ Fretwell, p. 19.

¹⁰⁹ *Ibid.*, p. 25.

¹¹⁰ *Ibid.*, p. 26.

Gibbs paid Zephaniah Kingsley, Jr. \$9,000 and returned to him ownership of twenty-eight of the original forty slaves purchased with the plantation. This satisfied the mortgage Kingsley held on the Fort George Island plantation. However, the slaves Gibbs returned to Kingsley remained on the island until September of that year. Afterward, the majority of them were transferred to Kingsley's San José plantation.

In July of 1843, Zephaniah Kingsley, Jr. had his will drawn up and signed it, dividing his estate between "his wife Anna, his children, and his nephews, Kingsley Beatty Gibbs, George Couper Gibbs, and Charles J. McNeill. He appointed his son, George Kingsley, along with Kingsley Beatty Gibbs and Benjamin A. Putnam as guardians of his minor children" and executors of his estate.¹¹¹ In his will, Kingsley urged his Executors not to separate the families of his slaves by sale if it could be avoided and to allow the slaves the opportunity to purchase their freedom at half their appraised value if they agreed to migrate to Haiti. When Kingsley died, eighty-seven of his slaves still remained in Florida.

Zephaniah Kingsley, Jr. died on September 13, 1843 while on a visit to New York City. "On March 13, 1844, appraisers prepared an inventory of Kingsley's personal property...."¹¹² The value came to \$32,080, of which \$30,000 was property in slaves. The inventory included a list of 85 slaves listed in 24 family groups. Most of these slaves probably lived on Fort George Island or San José plantations. Some of them were doubtless among the forty

slaves sold to Gibbs by Kingsley and among the twenty-eight returned to Kingsley by Gibbs. Kingsley left Gibbs one-twelfth of the final disposition of his estate plus 1,000 acres in Twelve-Mile Swamp, the schooner *North Carolina*, and the books from his library. On March 3, 1845, Florida was admitted as the twenty-seventh state of the United States. "Gibbs was both the largest landowner and the largest slaveholder in the St. Johns District of Duval County, Florida in 1850."¹¹³ By 1850, he owned fifty-four slaves.

Gibbs and his wife were rarely the only white population on the island. Family members spent extended visits on Fort George Island. His father, George Gibbs was often there and may have lived on the island. His sister, Sophia, was also a frequent visitor; she married William Henry Beatty there in 1846. Gibbs brother, Couper, and his sister, Isabella, wife of Ralph King, visited for extended periods. "Laura Williams Gibbs's mother, sisters, and brothers also visited the island and remained for weeks or months at a time."¹¹⁴ White friends, employees, and acquaintances were often on Fort George Island. Gibbs hired John L. Williams as the plantation carpenter. His tenure ran between 1841 and 1850. The 1850 census revealed a collection of visitors to Fort George Island. In 1850, the overseer was W. H. Fitzpatrick. The 1850 census also lists engineer Edward J. Johnson, ship builder John Bell, inspector Hardie H. Philips, pilot John Daniels, and Mary Wallis as members of the Gibbs household. In the summer of 1850, Laura's brother, Edward T. Williams, visited the Fort George Island plantation on a break from

¹¹¹ Stowell, p. 46.

¹¹² *Ibid.*, p. 47.

¹¹³ *Ibid.*, p. 53.

¹¹⁴ *Ibid.*, p. 49.

Princeton Seminary. He began to give Sunday “lectures” to a congregation of around one hundred people, both black and white. Edward Williams also held prayer meetings, rotating them among the houses of the planters on Batton Island, Talbot Island, and Fort George Island, where they were held at the Gibbs plantation. On Batton Island, he established a “Presbyterian Sabbath school that thirty children joined, and several adults wanted instruction as well.”¹¹⁵ The Sabbath schools for children were separate for white children and black children. They were taught hymns and instructed in Presbyterian theology. Laura Gibbs taught a class of adults.

In 1850, Gibbs “established a steam-powered sawmill on the south bank of the St. Johns River near its mouth, which he dubbed Mayport Mill....”¹¹⁶ In July, the mill building was finished and awaiting the equipment, which was being shipped. In September, Gibbs went to Jacksonville, apparently to retrieve his equipment, hoping to have the mill up and running in four or five weeks. This mill may have over-extended Gibbs financially. “Gibbs apparently funded his mill by a \$5,530 mortgage on Fort George Island to John A. C. Gray...due in August 1851. The mortgage was settled in January 1852 by a new mortgage of \$6,000 on the island plantation. The Gibbs family left Fort George Island and moved to a residence built on a lot Gibbs owned in St. Augustine on the corner of Hypolita and Bay Streets, the site of a former orange grove. In April 1853, Gibbs paid off the mortgage but in August 1853 he once again mortgaged Fort George Island for

\$6,000 to David L. Palmer, a neighboring planter who also engaged in the lumbering business on the St. Johns River. Finally, on the last day of 1853, Gibbs sold Fort George, Batton, Big Sister, Little Sister, and Fanning Islands to John Lewis for \$12,500, including the assumption of his \$6,000 mortgage to David L. Palmer.”¹¹⁷

The Thomson-Barnwell Period: 1854-1868

In June of 1854, less than six months after he purchased them, John Lewis sold the islands, including Fort George Island, to Charles R. Thomson of Orangeburg District, South Carolina for \$12,500. The fact that he made no profit on this transaction may indicate that Lewis was merely the purchasing agent for Thomson. Charles R. Thompson, born 1794, “was a member of a prominent South Carolina family.... He served as State Senator from St. Matthew’s Parish from 1842 to 1846. In 1850 Thomson owned 227 slaves and held another 135 slaves from the estate of his older brother William Sabb Thomson. He also owned land valued at \$14,400.”¹¹⁸ Thomson was one of the top 1% of slaveholders in the South. He sent more than fifty of his slaves to Fort George Island to cultivate it, but it is not clear whether he ever actually lived there. He may have begun the construction of the tabby building on the southern tip of the island. Although this building has been called the McGundo house, based on a reference in Zephaniah Kingsley’s transfer of the island to his son, George, in 1831, later researchers discount the notion that this was the building to which Kingsley

¹¹⁵ Stowell, p. 50.

¹¹⁶ *Ibid.*, p. 54.

¹¹⁷ *Ibid.*

¹¹⁸ *Ibid.*

referred. “Nothing in the deed...links the tabby building at the southern end of Fort George Island to McGundo. Furthermore, the 1853 map of the entrance to the St. Johns River does not show a building at the southern tip of the island.”¹¹⁹ Therefore, it is reasonable to assume that the building did not exist before 1854.

Charles R. Thomson died intestate in the autumn of 1855. “On October 27, his son John H. Thomson, a physician, and two pilots from Batton Island, John Johnson and James Latimer, were named executors of his estate in Duval County.”¹²⁰ Although the slaves from Thomson’s estate were divided among his heirs, they were not immediately dispersed. They remained on Fort George Island for more than two years afterward, raising crops of cotton and corn. John H. Thomson, administrator of his father’s estate, paid overseer J. A. Breeden \$500, his full wages, on January 4, 1856. “No other payment to an overseer is listed [in the probate records]. Thomson may have resided at Fort George Island, but it is unlikely that he did so...”¹²¹

While keeping the estate in production, John Thomson was also actively trying to sell it. “He advertised the property in both the *Florida Weekly Republican* in Jacksonville and the *Charleston Mercury* in South Carolina. The plantation was advertised in virtually every issue of the *Florida Weekly Republican* from July 1856 to March 1857.”¹²² When Thomson was unable to sell the property, he requested and received

permission from David L. Palmer, holder of the \$6,000 mortgage on the property and slaves, to distribute the slaves among Charles R. Thomson’s heirs. “Palmer gave his permission in January 1858, and Thomson delivered the slaves to the various heirs in South Carolina on February 21, 1858.”¹²³ The plantation was empty and idle in 1858 and 1859. However, Charles R. Thomson’s daughter, Charlotte, married Charles H. Barnwell on May 10, 1859. They purchased the island estate on April 16, 1860 for \$6,280 dollars. Thomson was then able to satisfy the mortgage to David L. Palmer by paying Palmer \$7,691.91 in principal and interest. He was then released from his duties as executor of his father’s estate on July 23, 1860, “the estate having been fully administered.”¹²⁴

Charles H. Barnwell, his wife Charlotte, and their infant daughter Eleanor moved to Fort George Island from South Carolina with their twenty slaves in the spring of 1860. “Charles Hayward Barnwell was born in 1837, the fifteenth child of William Wigg Barnwell and his wife Sarah. William Barnwell died in 1856, and Sarah Barnwell died in 1858. When Charles and Charlotte Barnwell moved to Fort George Island, most of their slaves were probably obtained through inheritance from their parents’ estates.”¹²⁵ Some of the slaves the Barnwells brought with them, Linda, Dol, Hetty, Caty, and Hector, were probably returning home, as they were part of the estate of Charlotte Barnwell’s father. Others may have been inheritance from William Wigg Barnwell’s estate. Eight days after the

¹¹⁹ Stowell, pp. 78-79.

¹²⁰ *Ibid.*, pp. 54-55.

¹²¹ *Ibid.*, p. 57.

¹²² *Ibid.*, p. 58.

¹²³ *Ibid.*

¹²⁴ *Ibid.*, p. 59.

¹²⁵ *Ibid.*

move, Barnwell mortgaged the Fort George Island, Batton Island, and Big Sister Island to his older brother, Bower W. Barnwell, for \$4,360 and sold him the remaining property for \$100.

“On January 10, 1861, a secession convention in Tallahassee declared Florida an independent nation.”¹²⁶ In April of 1861, Florida joined the Confederate States of America. “When Florida withdrew from the Union in January 1861, the Barnwells had produced only one crop on their island plantation.”¹²⁷ Barnwell managed to remain out of Confederate service until the end of 1863. “On December 24, he joined Company D of the 5th Battalion, Florida Cavalry, as a private for the duration of the war. On February 2, 1864, Barnwell was transferred from a hospital detail to the Medical Purveyor’s Office in Quincy, Florida. On May 10, 1865, Barnwell became a prisoner of war when Confederate Major General Sam Jones surrendered to Federal Brigadier General E. M. McCook at Tallahassee, Florida. Five days later, Barnwell was paroled and allowed to return home after swearing that he would not again take up arms against the United States of America.

“In November of 1865, with the war at an end and his slave property gone, Charles Barnwell sold a half interest in Fort George and Big Sister Islands to his brother Bower Barnwell for \$500. Six months later, the Barnwell brothers sold Fort George Island to northern investor George W. Beach, and Beach assigned the Barnwells a mortgage of \$6,000.”¹²⁸ The Barnwells left the island. Beach

¹²⁶ Stowell, p. 138.

¹²⁷ *Ibid.*, p. 59.

¹²⁸ *Ibid.*, p. 60.

entered into a partnership with Abner C. Keeney, a prominent engineer in Brooklyn, New York, selling him a half interest in the island in December of 1866.

The Rollins-Wilson Period: 1869-1923

Between 1866 and 1869, “the only inhabitants of Fort George Island appear to have been freedpeople who farmed small plots of land. In July 1868 the Freedmen’s Bureau issued rations to Lou Wallace, his wife and four children, and to William Bradley, his wife and two children. Each family was cultivating 10 acres of land.”¹²⁹

Florida was readmitted to the United States in 1868. John F. Rollins visited Fort George Island in December of that year, looking for property in northeast Florida. John Francis Rollins was born in New Hampshire in 1835. He married Hannah Breck Peters from Peoria, Illinois in 1856. Early in his career, he worked for his brother in his pharmacy. During the Civil War, Rollins dispensed medicines for the Union Army. After the war, he visited South Carolina, Georgia, and Florida, looking for a climate better for his fragile health.

In his notebook of the trip, Rollins described his visits to Fort George Island. On December 17th, Rollins and a companion took a boat to Pilot Town and then walked to the north end of Fort George Island. There, they encountered Andrew Fielding, who showed them around. They spent the day on the island. After another ten days of inspecting other properties, Rollins investigated the feasibility of purchasing

¹²⁹ *Ibid.*, p. 61.

Fort George Island. Although he observed in his notebook that it would “be hard to get title as it is under mortgage, [and] has to be sold, which can’t be done until next Dec.,” he apparently instructed the land agency to enquire for him about purchasing the island.¹³⁰

On January 3rd, he and two companions again traveled to Fort George Island, spent the day looking at the island, and camped in the abandoned Main House that night, sleeping on the table and in hammocks. The next two days were spent exploring the island, though they walked to Pilot Town to spend the night instead of sleeping in the Main House. Four days later, on January 9th, Rollins began to make arrangements for returning north. He “left \$20 with Denny for Andrew Fielding to plant cane on Ft. George.”¹³¹ During his trip home, Rollins noted what tools and supplies he might need to purchase and also made plans to hire ten people, likely the freedpeople then living on the island, even to the point of determining what he would offer to pay them. John Francis Rollins had made the decision to relocate to Fort George Island.

By 1869, Abner Keeney “had apparently withdrawn from the [firm of Beach and Keeney], and Beach was unable to pay the mortgage held by Charles and Bower Barnwell.”¹³² The Barnwells sued Beach, and the Sheriff, “Samuel N. Williams, sold Fort George Island on March 1, 1869 to John F. Rollins and his

partner Richard H. Ayer for \$5,500.”¹³³

The boundaries of their purchase were the St. Johns River, Sisters Creek, Fort George Inlet, and the Atlantic Ocean, with a right-of-way over Batten Island. In her diary, Hannah Rollins described her new island home and the area when she moved there on April 3, 1869.

Charles Barnwell, the former owner, accompanied the Rollins family to their new home. They also brought a carpenter from Jacksonville with them. Hannah Rollins described the old cart roads through the fields as being in poor repair; bridges were made of poles laid across the creeks. The fields were overgrown, and the old quarters houses of tabby were beginning to decay. At the time, only nine families lived in the semi-circle of thirty-six cabins.

According to Hannah Rollins, the sand road to the Main House from the quarters passed through an open field. She noted, though, that there was one old oak tree visible along the road, under which a “darky” grave yard was located. Near the house, an avenue of water oaks and young cedar trees had become overgrown. She remarked on the octagonal gin house, the cotton house of vertical planks, the log mule sheds, the well, and the unfinished tabby stables surrounded by a mule yard. A structure on the east lawn, she speculated, was either a prison or a smokehouse.¹³⁴ Hannah Rollins described the Main House as painted yellow, with the piazzas enclosed in green blinds. Stairs ascended from the south piazza of the Main House to access the second floor. A white fence composed of two boards

¹³⁰ John F. Rollins, “1868-1869 Notebook,” copied from the original by Dena Snodgrass, 1953, p. 5.

¹³¹ *Ibid.*, pp. 4-6.

¹³² Stowell, p. 61.

¹³³ *Ibid.*

¹³⁴ Hannah Rollins, diary. Excerpts transcribed by unknown person, probably Gertrude Rollins Wilson, n.p.

and capped posts surrounded the house. Crepe myrtle and oleander lined the walk to the Kitchen House, which, at the time, was used as a stable and henhouse. She also described some features on the interior of the Main House, such as the small window panes, the handmade hinges, and the latch-strings at the doors. Florida was unfamiliar territory for Hannah Rollins: she made particular mention that the “alligators roared constantly.”¹³⁵ However, she and John Rollins made it their home and, in 1872, their daughter, Gertrude Rollins was born on Fort George Island.

Upon purchasing Fort George Island in 1869, Rollins made plans for growing oranges there and planted “approximately 100 acres of orange trees”¹³⁶ in addition to corn, sugar cane, sweet potatoes, and oats. Like many landowners in the South after the Civil War, Rollins had difficulty managing the freed people. He attempted to solve his labor problems by importing some Swedish workers, but they did not remain on the plantation long. His daughter observed later that “all they wanted was passage to America.”¹³⁷ Rollins provided his laborers with free housing, as much ground as each wished to cultivate for a garden, and four pounds of pork, twelve pounds of corn, and a pint of salt per week or their equivalent value in any other food the laborers preferred. Twelve dollars a month was the usual rate of pay.¹³⁸ According to Julia Dodge, reporting in *Scribner’s Magazine* in 1877, Rollins

employed forty to sixty laborers on Fort George Island at that time.¹³⁹ “The last period of large-scale agricultural production on Fort George Island occurred in the 1880s and 1890s when the orange trees, which Rollins and others had planted, matured into full production. The ‘Fort George Orange’ became ‘well known and for many years brought especially good prices.’ The island also produced grapes that were marketed commercially.”¹⁴⁰ Severe freezes during the winter of 1894-1895 destroyed nearly all the citrus trees and grape vines in the area and brought an end to commercial agricultural production on Fort George Island.

Due to labor problems and the immaturity of his orange groves, Rollins was unable to support his family through agriculture. Between 1874 and 1890, he turned to other methods to provide income. He “made a variety of efforts to draw northern visitors to Fort George Island, either to visit the Fort George Hotel or to purchase one of the tracts available on the island for a winter retreat.”¹⁴¹ From the 1870s to the 1940s, “successive groups of promoters...attempted with varying degrees of failure to convert Fort George Island into a weekend sanctuary for Jacksonville’s elite residents and a vacation resort for northerners seeking refuge from harsh winters.”¹⁴² Fort George Island became a center of recreation, and the island residents benefited economically from providing goods and services to wealthy visitors.

¹³⁵ Hannah Rollins, n.p.

¹³⁶ Stowell, p. 62.

¹³⁷ *Ibid.*.

¹³⁸ W. G. Crosby, “Fort George Island,” Belfast, ME: *Journal*, 1873, n.p., reprinted in Terrence Webb, *Fort George Island in the 1870’s*, publisher unknown, 1877, n.p.

¹³⁹ Julia Dodge, “An Island in the Sea,” *Scribner’s Magazine*, 1877, n.p. reprinted in Terrence Webb, *Fort George Island in the 1870’s*, publisher unknown, 1888, n.p.

¹⁴⁰ Stowell, p. 63.

¹⁴¹ *Ibid.*, p. 62.

¹⁴² *Ibid.*, p. 87.

Recreational development began in 1873 when John F. Rollins and his partner, Richard H. Ayers had the southern portion of the island surveyed into eight lots and sold them. Until 1873, the entire island was a single unit of real estate transferred intact from owner to owner. Between 1874 and 1877, individuals or family groups purchased approximately 170 acres of island land and built houses there, mostly on the east side of the island along Edgewood Avenue. In addition to their lots on Edgewood Avenue, most of the new landowners also “bought lots on Palmetto Avenue and built...houses for their servants.”¹⁴³ On the south end of the island, shell mounds said to be forty feet high were intact when Rollins bought the island. However, as habitation of the island increased, the shell mounds increasingly became a source of materials for building roadbeds. “Many relics were found in them when the shell was removed to pave the roads,”¹⁴⁴ and the mounds began to disappear at an accelerated rate.

In 1875, Rollins and his partners, which now included Dr. George R. Hall and William F. Porter, built a new hotel accommodating sixty guests on the east side of the island, and named it the Fort George Hotel. They also constructed a three-story observation tower atop Mt. Cornelia on the northeast side of the island to provide their visitors with “a magnificent view of both sea and

¹⁴³ Stowell, p. 89.

¹⁴⁴ Gertrude Rollins Wilson, “Notes Concerning the Old Plantation on Fort George Island 1868-1869,” n.d (written 1934 or earlier). Included as Appendix A of Miri, Ali. *Historic Structure Assessment Report – Kingsley Plantation (Main House)*. Atlanta: National Park Service Southeast Region Historic Architecture Division, 1993, p. 2.

land.”¹⁴⁵ The hotel opened in 1876, served by steamships from Charleston, Savannah, and Jacksonville. At the time, the only access to the island was by boat; there were no public roads to the island, though Edgewood Avenue ran through the island.

It appears that the construction of the hotel, along with poor agricultural production, put John F. Rollins in financial difficulties. In addition, the Panic of 1873 inaugurated a national economic depression that did not begin to lift until after 1876. Rollins found it necessary to raise additional capital to keep his plans afloat. He turned again to the land of Fort George Island to provide it. In March of 1875, before the Fort George Hotel was built, Rollins sold 217 acres of his property on the north end of Fort George Island to his older brother, Edward H. Rollins.

“In December of 1877, the Fort George Island Association was organized to attract visitors to the hotel and sell more lots on the island.”¹⁴⁶ To that end, the Association issued a prospectus that included promises to expand the Fort George Hotel to accommodate two hundred guests and to build bathing houses, a bowling alley, and a billiard room, as well as to enlarge and complete another hotel, the Beach Hotel. They proposed to increase the access from Jacksonville to two trips each way per day by boat and to arrange for steamboats from Savannah and other ports to stop at Fort George, and to build a telegraph line to improve communications between the island and the mainland. They planned to employ horses and carriages to provide

¹⁴⁵ Stowell, p. 89.

¹⁴⁶ *Ibid.*, p. 90.

transportation to visitors on the island, to build roads, especially along the beach, to lay out lots for sale on terms, and to build cottages for rent or sale. In 1878, the Association began to put their plans into action. They had the rest of Fort George Island surveyed, dividing the northeastern portion of the island into approximately five hundred lots. “[They] also surveyed and platted into 286 lots the ‘Outer Beach,’ a sandy peninsula lying east of Fort George Island...”¹⁴⁷ The Beach House hotel was constructed on Outer Beach, east of Pilot Town and facing the St. Johns River. A dock was constructed in front of the Beach House, and another one at Pilot Town. “A steamer, the *Water Lily* made daily trips between Jacksonville and Fort George Island.”¹⁴⁸

Unfortunately, the recession of the 1870s and occasional epidemics of yellow fever combined to thwart the plans of the entrepreneurs. The lots did not sell well, and northern visitors did not come in sufficient numbers. The two hotels closed and “remained closed for several years.”¹⁴⁹ In 1879, Edward Rollins “purchased the unsold portions of the island from the...Fort George Island Association.”¹⁵⁰ He apparently also purchased the mortgage of John F. Rollins’ property on the north end of the island that the Rollins family called “The Homestead” (now Kingsley Plantation). The John F. Rollins family continued to live there. In 1884, Edward Rollins sold his interests in the island to Jonathan C. Greeley and Charles Holmes. “The Rollins ‘Homestead’...returned to the Rollins family in 1884 through the

efforts of long-time family friend Charles Holmes.”¹⁵¹

The Fort George Island Company was formed in Boston in 1885. “This organization assumed the mortgage held by the Rollins family and purchased about 650 acres of land on the island including part of the Outer Beach...”¹⁵² They expanded the old Fort George Hotel with additions to the original structure and added steam heat, gas lighting, and “electric bells.”¹⁵³ The company also offered one thousand building sites for sale on the island. A new steamer, the *Kate Spencer*, made two round-trips daily except on Saturdays from Jacksonville to Fort George Island. The promoters also boasted the “only Perfume Laboratory...in America,” and twenty million bushels of oyster shells, “enough to make a shell road extending from Boston to Fort George.”¹⁵⁴

“Unfortunately for the Fort George Island Company and its stockholders, the newly expanded hotel was completely destroyed by fire during the summer of 1888, while the manager was away. A broken stove in the quarters of Tom Christopher, the...caretaker of the hotel, caused the fire. The insurance on the building had been allowed to lapse, and since the company had expended its available funds, the hotel was not rebuilt.”¹⁵⁵

John Francis Rollins died in 1905, and Hannah Rollins died in 1906. With her husband, John Millar Wilson, Gertrude

¹⁴⁷ Stowell, p. 90.

¹⁴⁸ *Ibid.*

¹⁴⁹ *Ibid.*, p. 91.

¹⁵⁰ *Ibid.*

¹⁵¹ *Ibid.*

¹⁵² *Ibid.*

¹⁵³ *Ibid.*

¹⁵⁴ *Ibid.*

¹⁵⁵ *Ibid.*, p. 94.

Rollins Wilson “bought out the interests” of her brother and other family members in the Fort George home, moved to the island, and “undertook to run the plantation, planting crops, raising colts and calves, and chicken.”¹⁵⁶ They may have attempted to revive the commercial agricultural production that the island had formerly enjoyed. Unfortunately, Millar Wilson was no farmer.

John Millar Wilson was born in Edinburgh, Scotland, on January 30, 1860. He studied chemistry at Owens College in Manchester, England, and graduated with honors. He emigrated to the United States after taking a position as an analytic chemist with the Eddystone Print Works near Philadelphia. Within four years, he was the general manager of the Norwich, Bleachery in Norwich, Connecticut. He and Gertrude Rollins married about that time. In 1901, by then President of the Norwich Bleachery, he retired “because of ill-health and a desire to travel.”¹⁵⁷ After they settled on Fort George Island in 1906, “Wilson bought a small boat and later exchanged it for a forty-four-foot cruiser, in which the couple took many trips. But as Gertrude Rollins Wilson simply observed, ‘one cannot run a farm from a boat.’”¹⁵⁸ The Wilsons left the Main House at Fort George Island and moved to Jacksonville, Florida in 1912, although they may have maintained the island property as a summer home until 1923.

¹⁵⁶ Stowell, p. 94.

¹⁵⁷ *Ibid.*

¹⁵⁸ *Ibid.*

The Fort George Club Period: 1923-1955

In December of 1921, Rear Admiral Victor Blue, along with Richard P. Daniel and Joseph R. Dunn, chartered the Fort George Club, Inc. to “conduct and operate a club for the social and financial benefit of its stockholders and members.”¹⁵⁹ The club was chartered to “buy, sell, lease, own, mortgage...and otherwise deal in...[a] golf course, club houses, hotels, cottages, houses and buildings of every description, polo grounds, yacht basins, aviation fields, swimming pools, tennis courts, athletic fields, and the like.”¹⁶⁰ The charter members obviously had big plans for Fort George Island. What became of this early corporation is unclear, but it apparently did not act on its charter. In January of 1923, a second corporation, the Fort George Corporation, “was granted a state charter to ‘promote, foster, and assist financially or otherwise the organization of a club on Fort George Island.’ The officers of the Fort George Corporation were President Victor Blue, Vice President John L. Clem, and Secretary and Treasurer, Horatio N. Parker.”¹⁶¹ Later in 1923, the corporation purchased 208 acres on Fort George Island, including the Kingsley Plantation buildings and surrounding grounds from Millar and Gertrude Rollins Wilson.

“The Army and Navy Country Club of Florida was chartered as a not-for-profit corporation in 1923. The Club leased for \$1 per year from the for-profit Fort George Corporation fifty-eight acres on Fort George Island encompassing the Kingsley Plantation buildings and the

¹⁵⁹ *Ibid.*, p. 95.

¹⁶⁰ *Ibid.*, p. 96.

¹⁶¹ *Ibid.*

surrounding area.”¹⁶² The club limited its membership to 250 members, who could join for a \$5 initiation fee plus “a loan to the club of \$100 for regular members or \$1000 for life members.”¹⁶³ The Club planned to use the Main House at the Kingsley Plantation as a central clubhouse and to build an annex with sleeping accommodations. However, the annex was not immediately built, and the Kingsley Main House served for several years as both the central clubhouse and “temporary” sleeping accommodations. The Army and Navy Country Club of Florida hired Jairus A. Moore, a retired Army colonel, as their first resident manager.

In 1926, under a new charter, the Army and Navy Country Club of Florida became the Fort George Club. “Membership in the old club served as an initiation fee into the new club.”¹⁶⁴ In 1927, the new clubhouse was finally built. Theodore E. Blake of the architectural firm of Carrère and Hastings of New York City and a member of the club apparently donated his services in its design. It was a two-story building of a tabby-like mixture of cement and oyster-shells that provided accommodations for twenty-six guests. The old clubhouse, the Kingsley Plantation Main House “accommodated an additional twelve guests, if necessary.”¹⁶⁵ The Fort George Club charged members between \$7 and \$9 per person per day to stay at the clubhouse. “Guests were charged 20% more than members were charged.”¹⁶⁶ By 1926 or 1927, some club members began to build

cottages for their own use. Eventually, at least six houses or bungalows were erected, either by the Fort George Club itself or by individual members. The Fort George Club hired Mrs. Clay Brown, an experienced hotel manager at Biddeford Pool, Maine as resident manager in the late 1920s. Mrs. Brown brought “her trained servants with her.”¹⁶⁷ In 1930, J. R. Hooke served as resident manager, followed in 1931 by Earl Cossaboom. In 1935, Mrs. Helen Montgomery was manager, followed by Estelle Dezensgremel in 1940. Helen Crocker became resident manager in 1941.

The stock market crash in 1929 and the deepening financial insecurity through the following decade affected the success of the club. “The Fort George Club began to feel financial pressures by the mid-1930s. Although operations generally showed a net profit, the club incurred a loss through the accumulation of bond interest that it was unable to pay.”¹⁶⁸ The bonds that the Fort George Club used to pay for construction of the new clubhouse became due on January 1, 1933, but the Club could not meet this obligation. During the mid-1930s, due to small net operating gains and occasional losses, the Club remained unable to pay the interest on the bonds. In March of 1936, the Fort George Club clubhouse burned. “The fire apparently started in the furnace room of the club....”¹⁶⁹ The fire destroyed the wooden second story of the building, but the tabby walls of the first floor remained. In addition, much of the furniture was also saved. “After the fire, guests were housed in the club’s annex,

¹⁶² Stowell, p. 96.

¹⁶³ *Ibid.*, pp. 96-97.

¹⁶⁴ *Ibid.*, p. 97.

¹⁶⁵ *Ibid.*

¹⁶⁶ *Ibid.*, p. 99.

¹⁶⁷ *Ibid.*, p. 100.

¹⁶⁸ *Ibid.*, p. 104.

¹⁶⁹ *Ibid.*, p. 103.

the Kingsley Plantation House, which had ‘always been preserved for the sake of its association with the past and for use as overflow quarters when the new structure was filled.’”¹⁷⁰ Fortunately, the clubhouse was insured, and the Fort George Club used about two-thirds of the insurance payment to rebuild the building, even making some improvements. They used the rest to “exchange the 6 percent sinking fund bonds for new 5 percent, thirty-year bonds.”¹⁷¹

“By 1947, the membership of the Fort George Club ‘had become so reduced...by resignations and largely by deaths that it was evident that the Club could no longer operate with so few contributing members.’”¹⁷² For the 1947-1948 season, the Club was opened to the general public and met with some success. However, members objected that it ruined club life. Rather than subject themselves to hobnobbing with the general public again, the members voted, in 1948, to cease operations. “They authorized Mrs. William Alexander Evans, whose husband had been president of the club from Victor Blue’s death in 1928 until his own death in 1938, to dispose of club property.”¹⁷³ The sales agent with whom the property was listed failed to find a buyer within the allotted one-year period. “By 1950, the club had dwindled to fifteen members, and some of the club property was sold. The State Park Board became interested in the site for its historic value during the early 1950s.”¹⁷⁴ However, the state legislature found the sales price

of \$45,000 too high. Other offers for the property also came in too low until, “in 1955, the Governor and Cabinet ordered the Park Board to purchase the Fort George Clubhouse and immediate surroundings” for the original asking price of \$45,000.¹⁷⁵ The purchase included the Main House, the Kitchen House, and the barn, but did not include the arc of slave cabins to the south of the Main House. The slave cabins were purchased separately in 1966, except for the cabins at the farthest western end of the arc, designated cabins W15 and W16.

The State of Florida Period: 1955-1991

The State of Florida immediately established Kingsley Plantation as a state park and made the Main House “presentable,” opening it for public tours in 1958. They removed some features installed by the Fort George Club in order to interpret the building to the antebellum period, although they did not remove the Rollins Period additions. They furnished the Main House with period furniture and accessories, even acquiring some of the Gibbs’ family furniture for that purpose. Kingsley Plantation was listed on the National Register of Historic Places on September 29, 1970 as a site of statewide significance. In 1971, the Kitchen House was also opened for public tours.

The National Park Service Period: 1991-Present

“The National Park Service took possession of the Kingsley Plantation complex on October 1, 1991,” and afterward purchased the last two cabins

¹⁷⁰ Stowell, p. 103.

¹⁷¹ *Ibid.*, p. 104.

¹⁷² *Ibid.*

¹⁷³ *Ibid.*

¹⁷⁴ *Ibid.*, p. 105.

¹⁷⁵ *Ibid.*

“and other neighboring properties.”¹⁷⁶
The Main House, the Kitchen House, the Barn, the Slave Cabins, and their environs were included within the confines of the Timucuan Ecological and Historic Preserve established on February 16, 1988 when President Ronald Reagan signed Public Law 100-249. The National Park Service established a Visitor Center within the Main House and also opened it for public tours until concerns regarding the structural stability of the building caused it to be closed. When the Main House was closed for evaluation in January, 2003, the National Park Service renovated the Kitchen House and moved the Visitor Center into it. Currently, this building houses the Visitor Center and Bookstore in one room on the lower level. Two other rooms on the lower level are open to the public for interpretation. Currently, the Main House is closed for evaluation.

¹⁷⁶ Stowell, p. 105.

Chronology of Development & Use

Introduction

From construction until the present, the owners of the plantation on Fort George Island used the Kitchen House for a variety of purposes. Between originally serving as the workplace of the plantation cook and currently serving as the Park's Bookstore, the Kitchen House was, at various times, a residence, a stable and henhouse, a laundry, an office, a dining space, a lodging house for vacationers, and a museum of plantation history. While there is some disagreement over exactly when and for whom the Kitchen House was built, written histories and physical evidence suggest that it was originally constructed about 1797, likely for John McQueen, the man who first established the property on Fort George Island known today as Kingsley Plantation.

Earlier historians suggested that the Kitchen House was the *first* house constructed on the north end of the island by John McQueen. This theory has since fallen out of favor with good reason. Archaeological and architectural investigations conducted in the 1980s revealed that the earliest portion of the Kitchen House, which apparently consisted only of the two lower rooms on the east side of the building, is constructed of tabby brick of slightly later manufacture than the earliest clay brick used in the Main House of the Plantation.

Additionally, if the original building was only the two lower eastern rooms, they do not appear of sufficient size or grandeur to be classified as a "comfortable habitation" in a "handsome situation," as designated by McQueen's son in a letter to his sister, or to support the number and stature of the visitors McQueen welcomed to his home on Fort George Island. In April of 1799, for instance, the Marquis de Montalet was staying with John McQueen. At other times, neighboring families took shelter in McQueen's home during periods of Indian raiding. McQueen once observed that he had hosted twenty-five people at his breakfast table. This seems to indicate a building much larger than the Kitchen House is now, not to mention the smaller dimensions of the earlier configuration of the building.

The location and characteristics of the Kitchen House suggest that it was originally constructed for use as a kitchen dependency of the Main House. The two eastern, ground-floor rooms are divided by an interior, double-faced fireplace. While the fireplace facing into the east end of the northern room is of normal size for heating, the fireplace facing into the southern room on the east side is somewhat larger. It is probable that one or both of these fireplaces were utilized in food preparation, given the proximity of the Kitchen House to the Main House. It was typical of antebellum and late nineteenth century plantations to see the kitchen located in a

detached building in the rear yard close to the main residence. Although Gertrude Rollins Wilson later speculated that the basement of the southeast pavilion of the Main House was its original kitchen, there appears to be a general consensus among scholars that the southeast room in the Kitchen House served that function. The basement of the southeast pavilion likely served as a warming kitchen for foods prepared in the Kitchen House. In addition, there has been no archaeological evidence of another kitchen building on the north end of the island found to date. Thus, it appears likely that the existing building was originally constructed as the kitchen dependency for the Main House. The following section begins with a detailed discussion of the evidence surrounding this conclusion.

Building the Kitchen: The McQueen-McIntosh Period 1797-1814

In addition to the available written records, physical evidence strongly suggests that the Kitchen House was built after the Main House and certainly before 1814, when Zephaniah Kingsley moved to Fort George Island. An analysis of all the finishes and materials has not been completed for this building, and there are no written records of its original construction and earliest changes. Information for this report was obtained through reviews of earlier materials analysis of the masonry walls made during architectural and archaeological examination of the existing construction, and through examination of the earliest photographs of the building.

In 1981, architect Herschel Shepard analyzed the construction materials of

the Main House, Kitchen House, Barn, and Slave Cabins at Kingsley. Archaeologists Henry Baker and Carl McMurray conducted two separate investigations in the basement of the Main House. These investigations revealed that numerous types of masonry were used in the Main House. The incidence of some of these masonry types also found in other buildings on the plantation offers a better understanding of how the Kitchen House likely developed.

Investigations revealed that the earliest Kitchen House was constructed on a poured tabby floor with no excavated basement. Based on the evidence, it appears that the building was originally a two-room structure with a central chimney, a type known as a saddlebag house. The earliest walls are those on the east side of the ground floor of the building. These walls are constructed of tabby brick. The walls of the west end rooms are constructed of formed tabby. The wall between the two southern rooms on the ground floor and the north wall of the southwestern room are also constructed of formed tabby. These different construction methods indicate that at least two campaigns of building were likely employed in the construction of the ground floor of the Kitchen House.

The analysis conducted by Herschel Shepard in the 1980s places all tabby brick used on the plantation buildings in a construction sequence and identifies its age relative to other materials. The chronology of use and events that occurred in the early years of the plantation support Shepard's conclusions. Tabby bricks were made using pulverized oyster shell, sand, and

lime, undoubtedly all derived from local supplies on the island. Therefore, tabby brick would have been a cheaper and more readily available building material than coquina and clay brick, which were required to be imported for use. It is therefore, reasonable to suggest that, while McQueen constructed his house with coquina block, clay brick, and wood, he would have used less costly materials in the construction of his support structures. Furthermore, he had the on-site labor support of slaves to produce tabby bricks.

Herschel Shepard identified the construction of the south end of the east wall and east end of the south wall of the Kitchen House as tabby brick, type 1.¹⁷⁷ He asserts that the tabby brick type 1 walls of the Kitchen House predate those constructed of formed tabby. Given the physical evidence, coupled with the probable original use of the eastern rooms of the Kitchen House, it appears likely that either John McQueen or John McIntosh constructed the east end of the Kitchen House from tabby brick, type 1. According to historic documents, the construction of the Main House was completed by McQueen, not McIntosh. Tabby brick, type 1, was also used in the construction of the north, east, and west walls in the north wing of the Barn. It is therefore likely that the original builder of the Kitchen House also constructed the north end of the Barn. Reason would suggest that McQueen constructed these buildings, as he would have certainly required a Kitchen House, and likely

¹⁷⁷ As tabby brick continued to be used in the expansion and repair of the plantation buildings, the different ages have been categorized as types, with the earliest type classified as type 1. See Herschel Shepard's report in the Appendix for a detailed discussion of brick types found on the plantation.

needed other outbuildings when he constructed his residence. However, absent any further research, the earliest construction of the Kitchen House can only be dated to circa 1797 to 1813, prior to the Patriots' Rebellion.

Salvage, Repair and Expansion: The Kingsley-Gibbs-Barnwell Period 1814-1869

It is recorded in Daniel Stowell's *Historic Resource Study* that all of the plantation buildings except for the "dwelling house" were burned during the Patriot's Rebellion. This does not necessarily mean that the buildings were entirely destroyed. Remains of these buildings may have been intact when Kingsley moved to the island in 1814. Evidence that at least parts of some buildings survived is found through a comparison of the wall materials in the Kitchen, the Main House, and the remaining outbuildings.

Despite the fact that he did not purchase the property until four years after making it his home, it is most probable that Kingsley commenced rehabilitating the Main House and reconstructing destroyed outbuildings almost immediately after he moved to it. Kingsley, a merchant and planter, was no doubt in need of outbuildings to support his functional and housing requirements on the plantation. Given his penchant for combining businesses with residences, it is possible that he expanded the Kitchen House almost immediately with the two rooms on the west of the lower story. In these rooms, he could have stored merchandise for sale just as he did when living at Laurel Grove. The southeastern room would have been used as the kitchen and the northeastern room, if not also used for

cooking, could possibly have been lodging for the plantation cook. From these considerations and the physical analyses that have been undertaken, some assumptions can be made about the repairs made to the plantation buildings and the additional construction undertaken by Kingsley.

In 1813, prior to moving to the plantation, Kingsley purchased approximately 150 slaves, adding to his existing slave holdings and replacing those killed or stolen by the raids of the Seminole Indians on planters along the St. Johns River at the instigation of the Spanish during the Patriots' Rebellion.¹⁷⁸ Based on historic records and maps, there is some question as to exactly when Kingsley expanded the Kitchen House and Barn and built the Slave Cabins. However, given the number of residences he likely needed to house his slaves, it seems probable that he constructed support dwellings almost immediately, though it is possible that temporary dwellings were fashioned prior to the construction of the formed tabby Slave Cabins. Nonetheless, based on the materials analysis and the chronology of events surrounding the development of the plantation, it appears that the buildings constructed of tabby brick, type 1, predated Kingsley's occupation of the plantation, and the formed tabby buildings/additions were constructed by Kingsley.

Physical investigations revealed tabby brick, type 1, in discrete locations in the Main House and Slave Cabins, apparently as repair material. Tabby brick, type 1, is also found in the earliest sections of the Kitchen House and Barn.

Damaged by fire and vandalism, yet not destroyed, the intact original walls of these outbuildings were later extended for continued use. However, loose brick in sound condition appears to have been salvaged for use in the immediate repair of the Main House and in the chimneys of the new Slave Cabins.

After salvaging the loose type 1 tabby bricks for reuse elsewhere, Kingsley made additions to the damaged Kitchen House and Barn and constructed the Slave Cabins. For these, he used formed tabby, a mass concrete made of oyster shell, sand, and lime. According to Herschel Shepard, formed tabby, also called tabby concrete, was hand mixed and then, "poured between parallel form boards that produce finished pours or lifts, which vary in height but which do not exceed 18" in the Kingsley buildings. The forms at this site were held rigid by horizontal wooden ties spaced from 4 to 5 feet apart. The ties penetrated the poured material, and the holes remaining after their removal are usually patched with lime mortar."¹⁷⁹ To protect this type of tabby surface from water infiltration, it was often covered with a layer of smooth plaster.¹⁸⁰

The lapse in time and ownership between the original construction and the expansion of the Kitchen House seems a more likely explanation for the two distinct types of tabby construction than that Kingsley alone used the two methods interchangeably, although this is possible. It has also been suggested that Kingsley built the tabby brick portions of the Kitchen House and Barn and someone else enlarged them and built the Slave Cabin walls with formed

¹⁷⁸ Stowell, p.42.

¹⁷⁹ Shepard, n.p.

¹⁸⁰ Stowell, pp. 71-72.

tabby. It is useful to explore this possibility, if only to lay it to rest. Based on the succession of ownership of the plantation, the candidates for this building activity would be Kingsley's son, George Kingsley, his nephew, Kingsley Beatty Gibbs, Charles Thomson, or Charles Barnwell, all of whom owned the property after Zephaniah Kingsley, Jr. but prior to the end of the Civil War. After the end of the Civil War, of course, the Slave Cabins would obviously have been unnecessary and so would not have been built with formed tabby or any other kind of construction material. However, it appears improbable that any of them were involved in these building projects.

When Zephaniah Kingsley, Jr. sold the Fort George Island plantation to his son in 1831, he did so with the injunction that Anna's house was to be available for her use, along with as much land as she cared to plant, for her lifetime. This indicates that the Kitchen House, known earlier as Ma'am Anna's House, existed by that time. However, if it existed only as the completed version of the eastern, tabby-brick section, and if the southern room of this portion was employed as the plantation kitchen, only the eastern part of the current north room would have been available as a residence for Anna, who lived in the Kitchen House with her four children before 1835. Considering her status as the wife of Zephaniah Kingsley, Jr. and the mistress of the plantation, as well as the size of her family, it does not seem likely that she would have occupied only this one small room. And, while Kingsley may have immediately repaired the first story with the addition of formed tabby walls, it is not clear from the existing evidence whether the repairs coincided with the

expansion to the two-story configuration. Therefore, it is possible that "Anna's house" could have consisted of only the northern room and the western expansion. However, considering the earlier configuration of Anna's house across from Laurel Grove, in which her living area was situated above the mercantile storage portion of the building, it seems probable that the building was already expanded to its present size by 1831 when the plantation was first sold to his son, with Anna's living area situated above the kitchen and storage rooms. If so, it would not have been George Kingsley who enlarged it, nor would Kingsley Beatty Gibbs, who purchased the plantation in 1839, or any of the subsequent owners have done so. This leads to the conclusion that the formed tabby additions on the first floor and the upward frame expansion were undertaken during the Kingsley period of occupation of the plantation.

The earliest two-story configuration of the Kitchen House had a gabled roof over the second story rooms and a shed roof over the western first story rooms. The shed roof projected from the west elevation of the house a few feet down from the eave of the gabled roof. Testifying to this earlier configuration, several boards of old lap siding are located in the western attic, and what appears to be the former ledger for the western shed roof is nailed to the wall a few feet below the siding remnant. It is unclear whether the earliest two-story configuration of the building had a one story porch on the east elevation. However, according to a historic photograph, a one-story shed roof sheltered a porch on the east elevation by 1878-1886. (See Figure 1).

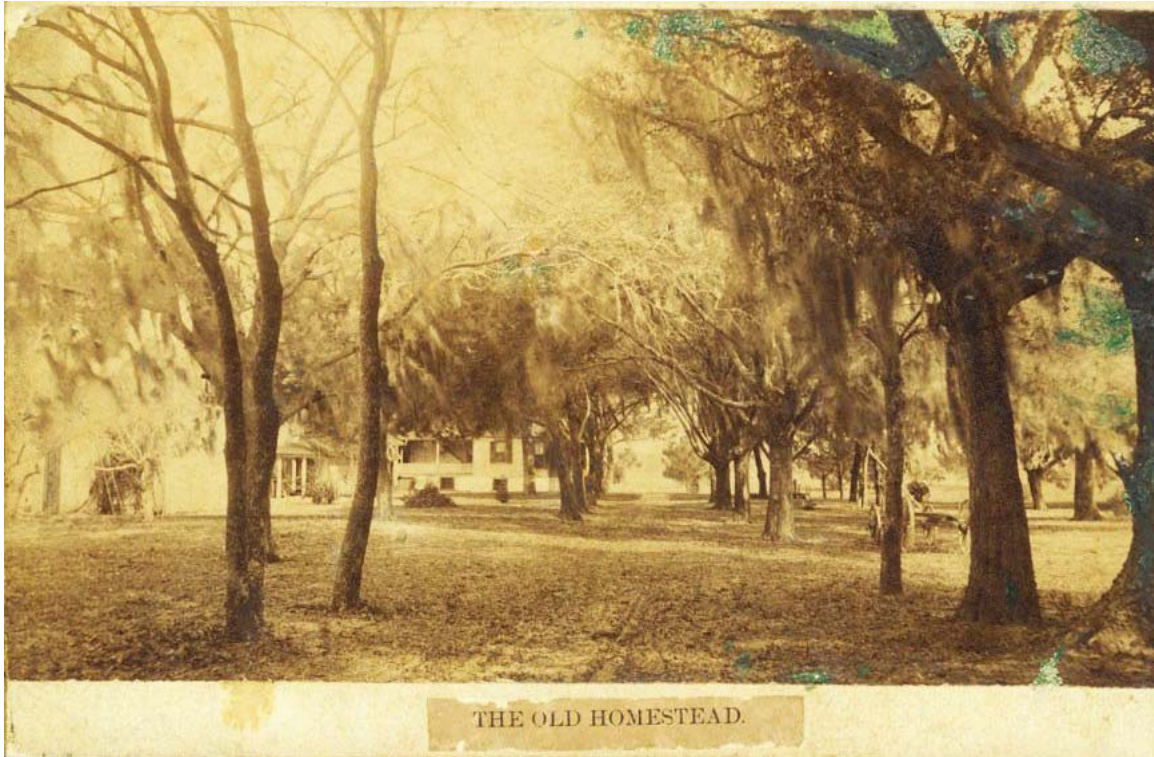


Figure 1: Kitchen House and Main House, looking north, circa 1878-1886. Note the one-story front porch on the Kitchen House and the rear stairs on the Main House. (Timucuan Ecological and Historic Preserve.)

According to Gertrude Rollins' recollections of the house, this roof extended from under the second story windows at the time her father purchased the property, and there was no roof over the second story door and windows.

How the staircase was originally configured is unclear. In the circa 1878-1886 photograph, shadow lines of what appears to be the exterior stairway are evident beneath the one-story porch roof. How the stairs cleared this roof is not evident, however. While it is possible that the stairs penetrated the shed roof, this seems like an unlikely design. Examination of this photograph also reveals the exterior staircase that once existed on the south porch of the Main House. This south porch also had a one-story shed roof. However, as with the Kitchen House, it is unclear how the

stairs accommodated the roofline. Vegetation obscures a view of both buildings above the first story. It is possible that the stairs penetrated the east wall of the Kitchen House, just as they do now. Although there is no evidence of this, it is possible there was an exterior door flush with the wall which enclosed the portion of the stairs that are interior to the building to provide some measure of weather protection. The head of this door could have been located just beneath the one-story shed roof. The Main House may have incorporated a similar design. Unfortunately, the installation of drop siding on both buildings, along with additional changes made circa 1886, obscures any evidence of the earlier configuration.

The second floor held only two rooms with a landing between. Gertrude Rollins Wilson speculated, probably correctly, that the north upstairs room was Ma'am Anna's bedroom and the other room was for the children. She also stated that, in 1869, the north room on the first floor of the Kitchen House was "divided into two rooms, probably used as parlor and sitting room."¹⁸¹ This indicates that the former wall between the tabby brick section of the north room and the poured tabby section of the north room was removed at some point after 1869. A large summer beam running north-south midway in the framing above the north room may be the evidence of this former room division. However, Gertrude Rollins was not born until 1872 and was unfamiliar with the living arrangements to which Anna Kingsley was accustomed, so she may have misinterpreted the earlier configuration of the building.

It is likely that the first story tabby walls were whitewashed or painted, and possibly stuccoed on the exterior. The earliest known exterior finish on the second story was lap siding that was likely whitewashed or painted. The roof was probably covered with wood shingles.

Based on evidence in the basement of the Main House and the first floor of the Kitchen House, it is likely that board-and-batten doors were the earliest type of doors in the Kitchen House. From what is known about the evolution of the house, the board-and-batten doors found on the exterior elevations of the first floor were likely added circa 1814-1820s. It is possible that the wrought iron strap hinges that exist on some of

these doors date to their original installation. A 1934 HABS photograph of the house shows a set of double, board-and-batten doors or shutters at the south, gabled end of the attic level. It is unknown if this type of door or shutter originally hung here, but the opening likely dates to the original two-story expansion of the house. It is also unknown what types of locks were used on the doors prior to 1869, though Hannah Rollins refers to a "latch string" in her diary entry recording the move to the plantation. Gertrude Rollins Wilson described "strap hinges and wooden latches" removed by her father during his improvement campaigns. It is unknown, however, if he removed only some or all the strap hinges, given the existing hardware. It is also possible that the existing hinges are period replacements, though it seems unlikely that such replacements would have been applied selectively and not to all the board-and-batten doors.

The four-panel doors on the second floor were added sometime between 1814 and the 1880s. Although a more probable date of installation post-dates 1850. The paneled doors in the Kitchen House are the same thickness as those doors in the Main House that are believed to be the earliest, added circa 1850. The doors in the Kitchen House measure 1¼" thick. Likewise, the circa 1850 four-panel doors in the Main House measure 1¼" thick and hang in original door openings. With one exception the doors of the Main House believed to have been added by Rollins measure 1½" thick and hang in door openings to rooms added by Rollins circa 1877-1878. The door to the northeast pavilion from the north porch appears to be a Rollins-era replacement, or later, in an original door opening.

¹⁸¹ Close, p. 4.

However, the four-paneled doors in the Kitchen House are located on the second floor, which was likely added by Kingsley. These doors differ from those in the Main House in that the former have raised panels on one side and flat panels on the other side, whereas the latter have flat panels on both sides. While the possibility remains that these doors date to the Kingsley period, it is also possible that Gibbs added to them to the house. As discussed in the Main House report, Gibbs may have made some material changes to the interior of the Main House according to letters written by his mother-in-law and according to his own journal, in which he noted, on February 1, 1841, that he had employed “carpenters, Mr. John L. Williams and Mr. Herb, who are busy in repairing the Houses &c.”¹⁸² It is plausible that he made improvements to the Kitchen House at this time. This could also explain the size differences of the four-paneled doors used in the two buildings. However, absent additional evidence, such as obvious hand- or machine- planning marks, it is reasonable to maintain that the existing four-panel doors on the Kitchen House date to sometime between 1814 and the 1880s.

According to written documents, when Kingsley Beatty Gibbs occupied the Main House, he used the upper rooms of the Kitchen House as offices, one for himself and one for his overseer. How the remainder of the house was utilized during his ownership is undocumented. However, it is probable that the ground floor was used in very much the same way as it was during previous periods of ownership.

¹⁸² Fretwell, p. 20.

From what is known about the plantation after Kingsley Beatty Gibbs’ ownership, it seems unlikely that much, if anything, changed in the Kitchen House until the 1870s. In 1854, Charles Thomson purchased Fort George Island from John Lewis, who had purchased the property from Kingsley Beatty Gibbs only six months prior. However, Charles Thompson died the next year, and there is no evidence that he ever moved to the island. In 1860, Charles Barnwell, Thompson’s son-in-law, purchased the plantation from Thompson’s estate and moved to the island with his family. Two years later, he joined the Confederate army and did not return to Fort George Island until the latter part of 1865. Considering his absence and the frugal environment caused by the Civil War, it is unlikely that any major changes were made to the Kitchen House during this time. In 1866, the property was sold to George W. Beach, a northern investor, and his partner Abner Keeney, who later defaulted on the loan. In 1869, John Rollins purchased the property at a sheriff’s sale and moved to the island with his family. During the period between the end of the Civil War and the purchase by John Rollins, the Kitchen House was unoccupied by humans. Hannah Rollins noted in her diary that the building was being used as a stable and henhouse when they moved to the island.

Remodeling: The Rollins-Wilson Period 1869-1923

When the Rollins family moved to the Fort George plantation, the Kitchen House was cleaned and restored for human use: the kitchen room was utilized as it was originally, and the two north rooms on the ground floor were

converted to one long room to be used as a dining room. The lower southwest room was used as a laundry.

The northern room on the second floor of the Kitchen House (Room 201) “was used as a plantation office, and the southern room was inhabited by the white foreman. The Rollins family used the northern room of the first floor as a dining room [Room 101] and the southern rooms for a kitchen [Room 104] and laundry [Room 105].”¹⁸³ This appears to indicate that it was Rollins who removed the wall between the two sections of the building on the north end to create the long northern room.

Rollins also installed the pine cupboards in the north room of the second floor

(Room 104) to facilitate using it for his office. He also constructed two small closets in the expanded north room (Rooms 102 and 103). He constructed another closet in the northwest corner of the Kitchen room (Room 104) and a room called “Stores” in the southwest corner of Room 104. Neither of the spaces added in Room 104 exist today. He cut a window in the south wall of the “Stores” room to provide light to it. The 1934 HABS photograph of the Kitchen House shows this window, though it is obscured by a vine trellis (Figure 4).

A corner cupboard was installed in the southwest corner of the expanded north room on the first floor (Room 101). This may have been used as a china closet. A 1934 HABS photograph of the east end



Figure 2: 1934 HABS photograph of Room 101. Note the closets, finished ceiling and molding on either side of fireplace. (Library of Congress.)

¹⁸³ Stowell, pp. 68-69.



Figure 3: Kitchen House and Main House, looking north, dated circa 1920 by the State of Florida. Note the two-story front porch on the Kitchen House. (Timucuan Ecological and Historic Preserve.)

of the room shows two types of molding along the south wall between the closets and the fireplace, as well as a finished ceiling (see Figure 2). As with the china closet, it is likely that the ceiling and wall molding were introduced by Rollins when updating the room for use as a dining room.

John Rollins made other physical changes to the building. The existing roof configuration is likely his doing, as are the chamfered posts, decorative millwork, and drop siding (although some of the decorative millwork is a replication of Rollins' original installation). A photograph taken circa 1878 shows the Kitchen House with the one-story front porch (see Figure 1). Later photographs that have been dated

by the State of Florida to the 1920s show the existing two-story porch design and roof configuration (see Figure 3). It is probable that Rollins changed the porch roof when he extended the main gabled roof to the west. This design provided for attic space west of the second-story rooms. Construction and material details such as the old siding remnant visible in the attic, the change from hewn rafters in the gable roof to sash sawn rafters in the western extension, and the attic doors in the wainscoting installed in Room 201 all support this sequence of changes. Also, photographic evidence indicates that drop siding was installed on the Main House circa 1886, so it is likely that the changes made to the Kitchen House also included the original installation of the existing drop siding.

The existing stucco finish on the Kitchen House is scored to resemble ashlar masonry. This finish treatment probably dates to sometime between 1878 and 1934. Herschel Shepard's 1981 report notes a similar scored stucco finish on the tabby brick walls of the Barn. In his report, Shepard also notes a red, scored, Portland cement-based stucco on the east bay window extensions of the Main House. These extensions were added to the building circa 1878, but the earliest photograph in which this finish is evident is believed to have been taken circa 1886. Unfortunately, none of the earliest photographs of the Kitchen House are clear enough to show this level of detail. In fact, the earliest historic photograph of the Kitchen House that does show the scoring is the 1934 HABS photograph (see Figure 4). In this photograph, the stucco, which resembles that depicted in the circa 1886 photograph of the Main House, has

severely deteriorated, revealing whitewashed or possibly painted and stuccoed bricks underneath. Scoring stucco to resemble stone was a typical wall finish in the late eighteenth and early nineteenth century. While it is possible that the existing scored finish treatment on the Kitchen House dates to the Kingsley era expansion, its presence on the bay window extensions of the Main House and the underlying finishes on the Kitchen House suggest that this finish was added by John Rollins sometime after 1878.

Gertrude Rollins notes in her recollections of the property that her father installed new doors and hardware. However, it is possible that some of the earlier, if not original, doors and hardware were retained. The board-and-batten doors found on the closets, pantry, and rear passage were probably added to the house by Rollins circa 1870s-1880s



Figure 4: 1934 HABS photograph of Kitchen House. (Library of Congress.)

when the interior floor plan was remodeled. The two sets of board-and-batten doors in the wainscoting of the north, second-story room (Room 200) were added by Rollins, circa 1878-1886. It appears that Rollins installed a variety of porcelain and metal knobs, and iron rim locks, but he may not have replaced all the existing hardware. Wrought iron strap hinges on some of the exterior board-and-batten doors that may pre-date Rollins. Likewise, some of the earliest two-piece, butt hinges may have been installed prior to Rollins' ownership.

Private Membership: The Army and Navy Club and the Fort George Club 1923-1955

How the Clubs used the Kitchen House is not clear. As with the Main House, it may have housed overflow guests, though this is never mentioned in any references to this time period. The 1934 HABS drawings depict the upper south room of the Kitchen House as divided into a bedroom, a bathroom, two closets, and a hall. (See Drawings section of this report.) Such a change is never mentioned by Gertrude Rollins in her description of the work done. It is reasonable to assume that this change to the upper level was likely the work of the Army and Navy Club or the Fort George Club. The 1934 HABS drawings label the rooms on the first floor differently from Gertrude Rollins Wilson's description of how the rooms were used when the Rollins family occupied the property. The room designated as a laundry by Gertrude Rollins Wilson is labeled as a Dining Room in the HABS drawings. The room that Ms. Wilson said was used as a dining room is called a sitting room on

the HABS drawings. These changes in use may indicate that the Kitchen House was used by the Army and Navy Club and the Fort George Club to house the resident manager of the Club. The Club hired resident managers from 1923 through at least 1940.¹⁸⁴ Also, it was likely they who bricked up the firebox of the fireplace in Room 104. The Rollins family may have used this fireplace for cooking activities since the adjacent room to the north was used as the dining room. Even after a cooking stove was installed, the flue was likely run into the chimney to vent smoke. However, as depicted in the HABS drawings, by 1934, this fireplace was closed with bricks. Since Rollins did not brick up any fireplaces that he did not tear down, it seems reasonable to assume that he did not brick up the firebox in Room 104 of the Kitchen House and that this was accomplished by the Army and Navy Club or the Fort George Club. It appears



Figure 5: Kitchen House, looking north, undated, but possibly early 1950s. Note the small window on the south elevation that once let light into the Stores. (State Library and Archives of Florida.)

¹⁸⁴ Stowell, p. 100.

likely that they also added the rain cap on the chimney.

**Open to the Public:
The State of Florida Period
1955-1991**

After the plantation passed out of private hands and into the possession of the State of Florida Department of Natural Resources Division of Recreation and Parks, it was used as an interpreted tourist destination on the lower level and park offices on the upper level.

In 1971, the State of Florida Department of Natural Resources Division of Recreation and Parks made repairs to the Kitchen House, installed flooring in the lower level, air conditioned it, and opened it to the public. For interpreting the building, they attempted to restore it to the pre-Rollins Period. This may be when the plumbing fixtures on the interior of the building and the evidence of it on the exterior were removed. They may have also removed the interior partitioning on the second floor, in Room 203 to restore the room to its pre-Rollins configuration. They removed the “Stores” room and closed the window opening in the south wall of



Figure 6: Kitchen House, looking north, 1982. Note the single door to the attic. (State Library and Archives of Florida.)

Room 104 that Rollins created. At some point, they also removed the brick infill in the fireplace located in Room 104.

A photograph of the south end of the Kitchen House dated 1982 (see Figure 6) shows a single board-and-batten door with strap hinges at the attic level. While it is unknown exactly when this door was added to replace the earlier double doors or shutters, it was clearly after 1934, based on HABS documentation.

In 1987, they closed the upper rooms to the public and converted Room 203 to park staff use. The State of Florida Division of Recreation and Parks installed carpeting, gypsum wallboard, sheet panel wainscoting, and modern lighting and telephone service in Room 203 for their use, thus obliterating all evidences of its former uses.

**Federal Ownership:
The National Park Service
Period 1991-Present**

The National Park Service included the Kitchen House in the Timucuan Ecological and Historic Preserve as part of the Kingsley Plantation unit in 1991. Since the beginning of its stewardship of the buildings of the plantation, the National Park Service focused mainly on stabilization of fragile features, preservation, and maintenance. Painting of the Kitchen House and replacement of the shingled roof, as well as selective replacement of deteriorated siding and architectural trim, have been undertaken since 1991. In addition, the National Park Service embarked on a series of studies, of which this report is one, to determine the best treatment and use for the buildings under their care.

In January 2003, the National Park Service closed the Main House to visitors and relocated the Visitor Center to Room 104 of the Kitchen House, where it currently remains. To make this change in use, the National Park Service re-laid the flooring in Room 104 originally installed by the State of Florida. The Kitchen House is currently open to the public on the lower level. The National Park Service currently

houses a Visitor Contact Center in one room of the lower level of the Kitchen House and uses two other rooms of the lower level for displays for visitor information. The upstairs level is unused, or used only occasionally for educational meetings, and is currently closed to the public.

Physical Description

Summary of Historic Character

The Kitchen House is located sixty-five feet south of the Main House at Kingsley Plantation. It faces east and is connected to the Main House by a 65-foot long, covered breezeway. Measuring 38'-1" wide by 20'-2" deep, the Kitchen is a two story building constructed of wood and tabby. The tabby, first floor walls are finished with stucco, and the upper story walls are finished with drop siding. All exterior walls are painted white.

The building has a north-south gable roof with west and east extensions. The gable roof is finished with Alaskan yellow cedar shingles installed by the National Park Service. The west end of the roof covers the western first floor rooms and attic. The east extension

covers a full-height, wood frame porch that spans the front façade of the house and measures 11'-4" deep and 38'-6" wide. The porch has decorative millwork detailing.

The house was constructed on a poured tabby slab foundation. This originally served as the flooring of the first floor rooms and front porch. Pine flooring has been installed over the remains of the earlier tabby floors in all of the interior first floor rooms except the southwest room, Room 105. The flooring in the second floor rooms is also composed of pine boards. Carpeting has been installed over the floorboards in southernmost second floor room, Room 203.

The ground floor of the building is



Figure 7: Kitchen House, looking northwest. (Photo by author.)

constructed of tabby and wood frame. The earliest walls are on the east end of the house and are constructed of tabby brick. Formed tabby walls are located on the west end of the building. Wood frame partition walls were later added to form interior rooms and closets.

There are four rooms, two closets, and a rear hall on the first floor of the house. There are two rooms and one closet on the second floor. Two attic spaces exist in the house. The earliest is located over the second floor rooms. A later attic space is located above the western first floor rooms and is accessible through small doors in the west wall of Room 201.

There are seven exterior doors to the house, four on the first floor, two on the second floor, and one in the attic at the south gable. There are ten interior doors, five on the first floor and five on the

second floor. All first floor doors are board-and-batten. The second floor doors are all four-panel with the exception of the two sets of double doors located in the wainscoting on the west wall of Room 201. These doors are board-and-batten.

There are thirteen windows in the house, twelve of which are double hung. Eight nine-over-six windows are on the first floor, and four six-over-six windows are on the second floor. A six-light, fixed window is located at the north gable end of the attic. Another six-light, fixed window was once located on the south elevation at the first floor.

The house has a central chimney of red brick and fireboxes of the same material. Two fireplaces are located on the first and second floors.



Figure 8: Kitchen House, looking southeast. (Photo by author.)

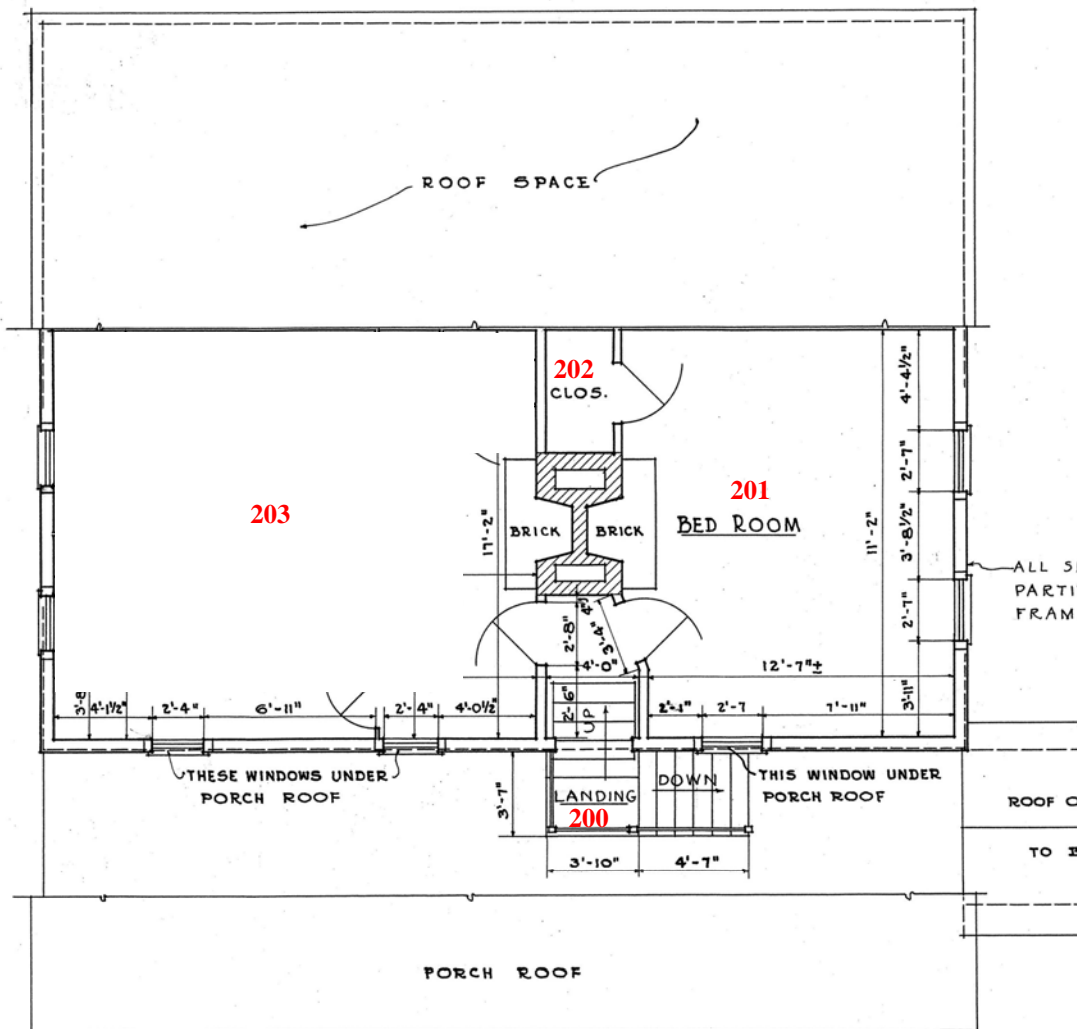


Figure 10: Second Floor of Kitchen House
 (modified 1934 HABS drawing, Library of Congress)

Associated Site Features

Breezeway

Connecting the porch of the Kitchen House with the south porch of the Main House is a covered Breezeway. Added to the property by John Rollins in 1877, this structure measures 65'-0" long by 7'-0" wide by 10'-5" high from the finished floor to the ridgeline. Like both residential buildings, the roof of the breezeway is clad in cedar shingles. There are six entrances to the breezeway, two on the east and west elevations and one at either end. The walls in the breezeway are finished with wood lattice in the upper section and with 5" to 11½" butt-jointed, horizontal boards in the lower section. The lower section measures approximately 3'-0½" high to the base of the wood-framed lattice.

The ceiling of the Breezeway is the exposed roof framing and shingle roofing. The framing consists of rafters, collar ties, and arched tie beams. The rafters are nailed together at the ridge without a ridge board. The tie beams are notched into the top plates of the walls



Figure 11: Interior of Breezeway, looking south. (Photo by author.)

and connect to the exposed wall studs. The flooring of the Breezeway is poured tabby scored to resemble randomly sized triangular slabs laid together to form a straight pathway. The floor is 5'-4" wide.



Figure 12: Breezeway between Main House and Kitchen House. (Photo by author.)

The stairs to the south porch of the Main House are at the north end of the Breezeway are. They lead to the southern projection of the porch. A gabled roof, oriented north and south, covers the porch projection and the stairs. On either side of the staircase, the wall is vertical, tongue-and-groove, wood siding. The top half of these walls is finished with vertical boards measuring approximately 11" wide. The bottom half is finished with horizontal boards, measuring 5" to 11½" wide. Large, oval, window openings are centered in the upper section of the walls. At the base of the south porch stairs are arched openings on the east and west sides of the Breezeway. These openings measure 2'-4½" wide by 6'-9½" high, to the bottom of the joist.



Figure 13: Connection between Breezeway and Kitchen House. (Photo by author.)

The southernmost entrance on the east elevation of the Breezeway is through a small, gabled projection. The walls of this projection are the same as those of the main section. A small, wooden bench is mounted to each of the interior walls in the projection. West of the benches is an arched opening leading to the main section of the Breezeway. This opening measures 3'-11" by 7'-5" high to the base of the arch.



Figure 14: Northeast entrance to Breezeway, at rear of Main House. (Photo by author.)

At the south end of the Breezeway is an arched opening that leads to the porch of the Kitchen. This opening measures approximately 5'-4" wide.

Both the State of Florida and the National Park Service reconstructed deteriorated portions of the breezeway over the years. Most recently, sections of the walls and all of the roofing materials were replaced.

Well

Located to the south of the Kitchen is a round, masonry well. The well is constructed of clay brick and finished with stucco and white paint. A wood cap is installed over the well for protective purposes.



Figure 15: Well located on the south side of the Kitchen House. (Photo by author.)

Foundation

The formed tabby and tabby-brick walls of the first floor were constructed on a poured tabby slab foundation. This foundation was poured at grade, probably in a slight depression excavated for that purpose, with no subsurface basement. The front porch



Figure 16: Exposed floor joists above sand/shell grade in Room 104. (Photo by author.)



Figure 17: Floorboards and exposed joists over sand/shell grade in Room 103. (Photo by author.)

floor is also poured tabby finished with stucco. Portland cement has been used in several places to patch the weathered and worn finish.

The floorboards have been removed in the northeast corner of Room 104 and inside Room 103, the southeast closet in Room 101, revealing a glimpse of the floor framing and subfloor at these locations. The subfloor appears to be sand with a mixture of oyster shells. It is likely that this is what remains of the original tabby slab foundation that has deteriorated beneath portions of the house.

Structural Systems

Wall Framing

The walls of the house are constructed of masonry and braced, wood framing. The first floor walls are constructed primarily of tabby bricks and formed tabby, and those of the second floor are wood frame. The earliest part of the building, the east half of the first floor, has primarily tabby brick walls. The bricks measure 3" to 4" wide and 7" to 8" long. The tabby brick walls are generally 9" thick. Formed tabby may have been used to reinforce and partially reconstruct the south and east walls of Room 104, on the south end of the house. Evidence of this is the interior ledge formed halfway up these walls. It is possible that two types of tabby construction were used in these walls, but the existing finishes prevent a full understanding of the tabby in this location. Nonetheless, it is likely that the ledge was formed when the building was repaired by Kingsley, circa 1814-1820s, though its purpose is unclear.

The west half of the house was originally constructed of 14" thick formed tabby walls circa 1814-1820s. This includes the north-south wall between the two southern, ground floor rooms, likely constructed when Kingsley repaired or enlarged the building.



Figure 18: Detail of tabby wall of Room 104, looking southeast. Note the ledge formed by the earlier tabby brick portion of the wall. (Photo by author.)

Around 1870-1880s, wood-framed walls were added to the first floor of the house to create closets, a storage room, and a pantry. The storage room, called the "Stores" and once located in the southwestern corner of Room 104, has since been removed. The wood framing of the first floor rooms is concealed by a plaster finish, so a complete investigation of the materials and framing methods was not possible for this report.



Figure 19: View of attic wall, west of Room 201. Note early siding board at top of photograph penetrated by circa 1880s rafters. (Photo by author.)

The construction of the second floor walls is only visible from the interior east wall of the western attic, accessible through Room 201. This wall is braced frame construction with a 7" by 8" sill and 5" by 9½" top plate. The sill caps the formed tabby wall below, and the top beam supports the rafters. At the north end of this wall, 3½" wide by 3¾" to 4" deep, hewn posts, spaced at 32½" to 47¾" apart, are mortised into the top plate. Sash-sawn studs have been added along the north end of the wall. These studs may have been installed as part of the existing plaster-on-lath wall. Absent a materials analysis, the age of the plaster is unknown. The incidence of sash-sawn lumber along this wall suggests that the wall was refinished at some point after original installation, possibly when Rollins installed the wainscoting in Room 201 and remodeled the roof. The south end of the wall has been largely reconstructed with modern, circular sawn 2" by 4" nominal studs, likely installed in 1987 as nailers for the existing gypsum board wall in Room 203. However, some of the earlier hewn posts remain in this section. Connecting the corner posts to the top plate at the north and south ends of the wall are

hewn diagonal braces, measuring 3" by 4¾".

At the top of this wall, the rafters penetrate wide, painted boards. These boards appear to be the remains of an earlier, exterior, lap siding. Below these boards, two 2" by 4" sash-sawn boards are nailed to the wall at approximately 5'-0" above the floor joists, butted end to end, though the board are not perfectly aligned. Notches are spaced approximately 24" on center along the boards.



Figure 20: View of attic wall, west of Room 203. Note early siding board at top of photograph penetrated by circa 1880s rafters and notched beam below, possibly an earlier ridge beam. (Photo by author.)

The north and south gabled ends of the roof are framed with 2" by 4" studs. The studs are framed into 5" by 5" hewn sill beams. At the north end, a 2" by 4" has been added to supplement the earlier sill.

Floor / Ceiling Framing

All the first floor rooms except for Room 105, have a wood-framed floor structure. Room 105 has a poured tabby

floor. The first floor framing is only evident inside Room 103 and in the northeastern corner of Room 104. The exposed, sash-sawn joists at these locations measure 2" by 3½" and are spaced at 24" on center.



Figure 21: Floor joists of second floor exposed to east end of Room 101. (Photo by author.)

The hewn floor framing of the second floor is exposed to the east half of Room 101 and Room 104. The joists in the east end of Room 101 measure 3¼" by 8½" and are spaced at 20½" to 34" apart. The historic connections are somewhat concealed by trim work. However, it appears that the joists are bearing on the masonry wall at the east end and on the hewn girder at the west end. The girder is set into joist pockets in the north and south masonry walls.



Figure 22: Hewn joist bearing on supplemental sash sawn beam and masonry wall. (Photo by author.)

All but one of the joists in Room 104 measure 4" by 9"; the second from the last joist on the north end of the room measures 4" by 6". These joists are spaced at 12" to 35½" apart and bear on the beams and supplemental blocking laid on top of the masonry walls at the east and west ends. The ends of the joists have been tapered, as if they once accommodated earlier connections. Much of the supplemental beams and blocking are sash sawn. It appears that these members were installed in response to the deterioration of earlier beams and the tabby walls.

The ceiling framing of Rooms 105, 106, 107 and the western end of Room 101 is exposed in the west end of the attic. The joists measure 2" by 5" and are spaced at 2" to 19" on center. The smaller spacing is indicative of the installation of modern, supplemental joists. The joists are nailed to the sill plate. The earliest of this framing appears to date to the circa 1878-1886 remodeling of the house.



Figure 23: Floor joists of attic space above Room 203. (Photo by author.)

Hewn ceiling joists are exposed to Room 203. These joists generally measure 3" by 5" and are spaced at 30" to 43" apart. The second joist from the south wall measures 3" by 6". The structural connections are concealed by trim work

and attic flooring. The ceiling joists for Room 201 are sash sawn and measure 1¼" by 7", spaced 33" on center. These joists are exposed to the attic and concealed in Room 201 by a gypsum board ceiling.



Figure 24: Ceiling joist of Room 201 exposed to east attic space. (Photo by author.)



Figure 25: Attic space west of Room 201. Note the ceiling joists of the west end of Room 101. (Photo by author.)

Structural Analysis of Floor Framing

The Kitchen House floor framing is in fair to good condition, overall. The first

floor framing was mostly inaccessible because of the floorboards.

Overall, the second floor framing is in fair condition. All the joists have deterioration at the bearing ends. The fourth and fifth joists from the north end of Room 104 show evidence of rot at the ends. The fourth joist also has a horizontal split the length of the beam.

Roof Framing

The present roof configuration dates to circa 1878-1886. However, the gabled section over the two story rooms dates to circa 1814-1820s. The structure is composed of hewn, sash- and circular-sawn lumber, but many of the existing members are modern replacements. The western end of the roof framing is accessible through a small door in the west wall of Room 201. This portion of

the roof covers Rooms 105, 106, 107 and the western end of Room 101 and originally dates to circa 1878-1886. The rafters in this section measure 2" by 5" actual and 2" by 6" nominal. Generally, they are spaced at 12" to 21" on center. The 2" by 5" rafters are sash sawn, while the 2" by 6" rafters are modern, circular sawn replacements.



Figure 26: Hewn ridge beam in eastern attic. Note pegged connections. (Photo by author.)



Figure 27: Load-bearing wall and roof framing at southern end of attic, above Room 203. Note Door 16 centered on wall. (Photo by author.)



Figure 28: Porch rafters. Note that the shingle lath and shingles have been replaced. (Photo by author.)

The main portion of the roof framing on the eastern end is accessible through a ceiling hatch in the north end of room 203. The rafters are hewn, measure 4" by 4", and are spaced 33" to 36" on center except at the chimney, where the spacing is 43½". The rafters are mortised and pegged into a 5½" square, hewn, ridge beam. There are 2" by 6" boards sistered to the southernmost hewn rafters in the north half of the roof, before the chimney. Collar ties measuring 1¼" by 7" span the rafters at the north end of the



Figure 29: View of shingle roof, drop siding and chimney. (Photo by author.)

structure. The collar ties are located 8'-5" above the attic floor joists. One 2" by 4" and two 1" by 6" collar ties span the three pairs of rafters in the south end of the structure. Evidence of additional ties exists on the other rafters. However, it appears that they were removed when the modern, load-bearing wall was installed to support the south half of the ridge beam. This wall is framed with 2" by 4" nominal, circular-sawn studs spaced 24" on center, and with two pairs of 1" by 6" diagonal bracing.

The porch roof framing consists of 1¾" by 4¾" rafters spaced 34" on center and spanning 10'-0" from the exterior wall to the eastern header beam. The beam measures 2" by 8" and has chamfered edges. The bottom edges of the rafters are chamfered.

Structural Analysis of Roof Framing

The roof rafters over the east porch are in good condition. The roof rafters on the west side in the "roof space" are in good condition. Roof rafters over rooms 201 and 203 are in fair condition. Some rafters show signs of deterioration.

Exterior Finishes

Roof

The main structure and porch roofs are finished with cedar shingles. In the attic, 1" by 6" sheathing spans the rafters in a north and south direction in support of the shingle roof. The lath exposed to the porch measures 1" by 3", spaced 5½" on center, and spans the rafters in a north and south direction. All the roof shingles are newer, installed by the National Park Service circa 1995.



Figure 30: Detail of vertical siding on end of porch roof and drop siding on exterior walls. (Photo by author.)



Figure 31: Detail of stucco wall, scored to resemble ashlar masonry joints. (Photo by author.)

Walls

Tongue-and-groove sheathing beneath the drop siding finishing the gabled ends is visible in the attic. Sash saw marks are evident on the exposed boards.

The building was likely originally finished with lap siding and stucco. Evidence of this earlier, possibly

original, siding remains in the western end of the attic. The first story tabby walls are currently finished with stucco and white paint. The exterior stucco finish on the north end of the building has been scored to resemble ashlar masonry joints, with 10" by 19" units. An earlier stucco finish is evident beneath the scored finish. The second floor and gable are clad in drop and vertical siding, painted white. The vertical, tongue-and-groove siding finishes the north and south ends of the porch roof. The boards measure 1" by 3½". Drop siding, with a 5" exposure and a 1½" cove finishes the balance of the upper floors. The profile of the drop siding, except where replaced, matches the earliest profile found on the Main House. The exterior paint finish of the Kitchen House is poor.

Chimney

A clay brick chimney measuring 3'-5" by 2'-11½" penetrates the gabled roofline just north of center. This

chimney has been repointed with Portland cement and measures 3'-1" by 3'-5". At the top of the chimney is a corbelled cap with brick soldiers supporting a metal chimney hood. The brick of the chimney cap appears slightly weathered.

Doors and Windows

Doors

Currently, there are sixteen door openings in the house, all but one of which have doors associated with them. All of the door openings are historic. Two different types of doors exist in the Kitchen building: four-panel and board-and-batten. There are three general types of board-and-batten doors in the house. All of the exterior and interior doors on the first floor (Doors 1-10) are of the first type of board-and-batten doors. Generally, the earliest board-and-batten doors on the first floor measure between 2'-4" and 2'-11" wide and 6'-0" and 6'-8" tall. The second type is the small doors in the wainscoting in Room 201 (Doors 13 and 14). These doors each measure 1'-4 3/4" by 2'-10" and are composed of beaded 3 1/2" by 1" tongue-and-groove boards connected with two 4" wide battens. The third type is the exterior attic door located at the south gable end of the house (Door 16).

All the four-panel doors are on the second floor. They measure approximately 2'-8" by 6'-8" by 1 1/4" wide. All three of these doors have raised panels on one side and flat panels on the other side. They are located at the top of the stairs, leading into Rooms 201 and 203 (Doors 11 and 15, respectively), and at Room 202, the closet in Room 201 (Door 12).

Most of the hardware is historic and consists of porcelain and metal doorknobs, slide bolts, rim locks, and strap and butt hinges. However, it is unclear whether any of the hardware is original. Wrought iron strap hinges and type 6 butt hinges appear to be the earliest hinges in the house. All of the knobs appear to date to the 1870s or later. The National Park Service installed additional deadbolt locks on four of the exterior doors. For simplification, the characteristics of the doors are included in table format. The table and floor plans identifying the location of the doors and corresponding photographs are included on the following pages.

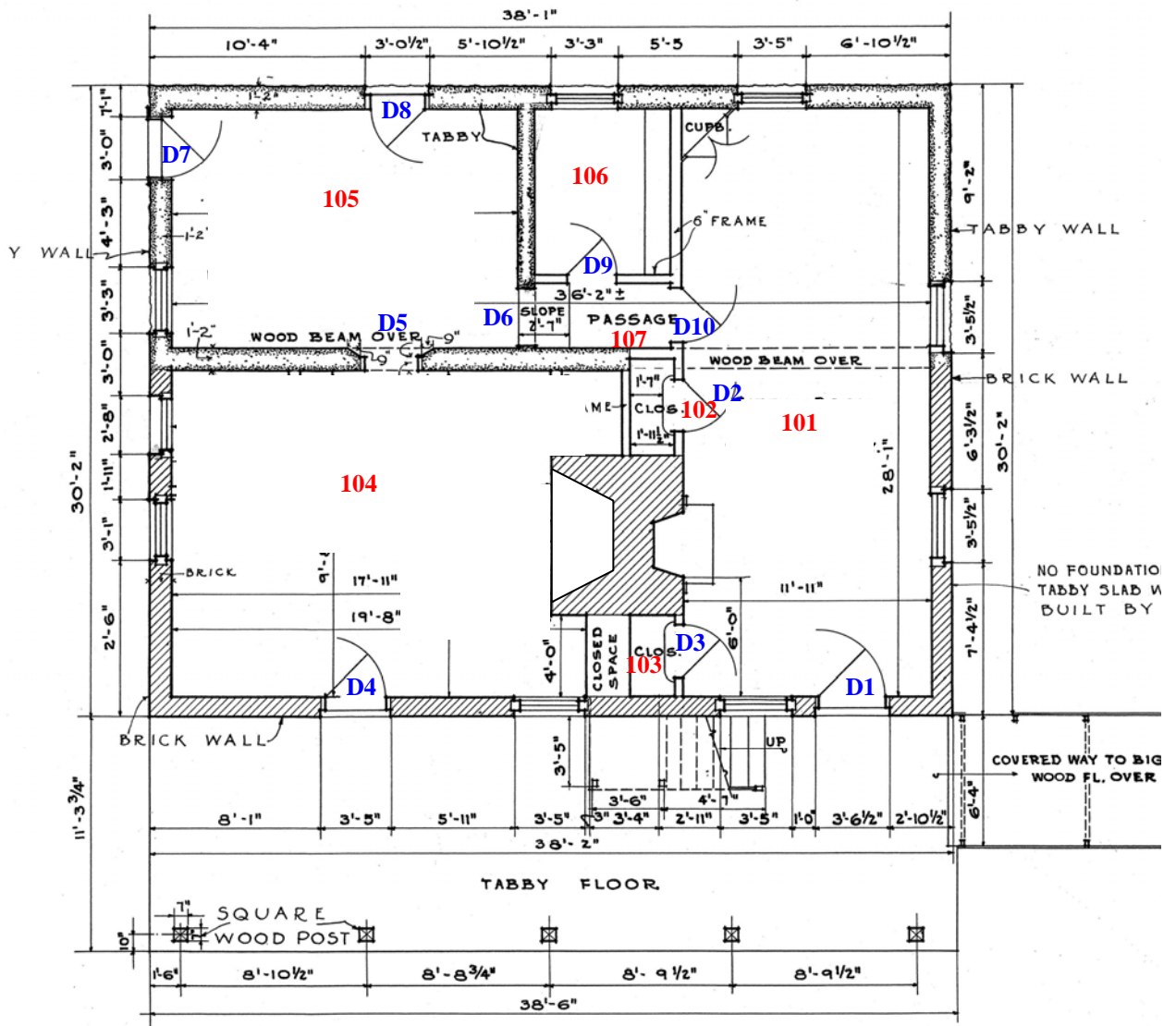


Figure 32: Location of doors on first floor
(modified 1934 HABS drawing, Library of Congress)

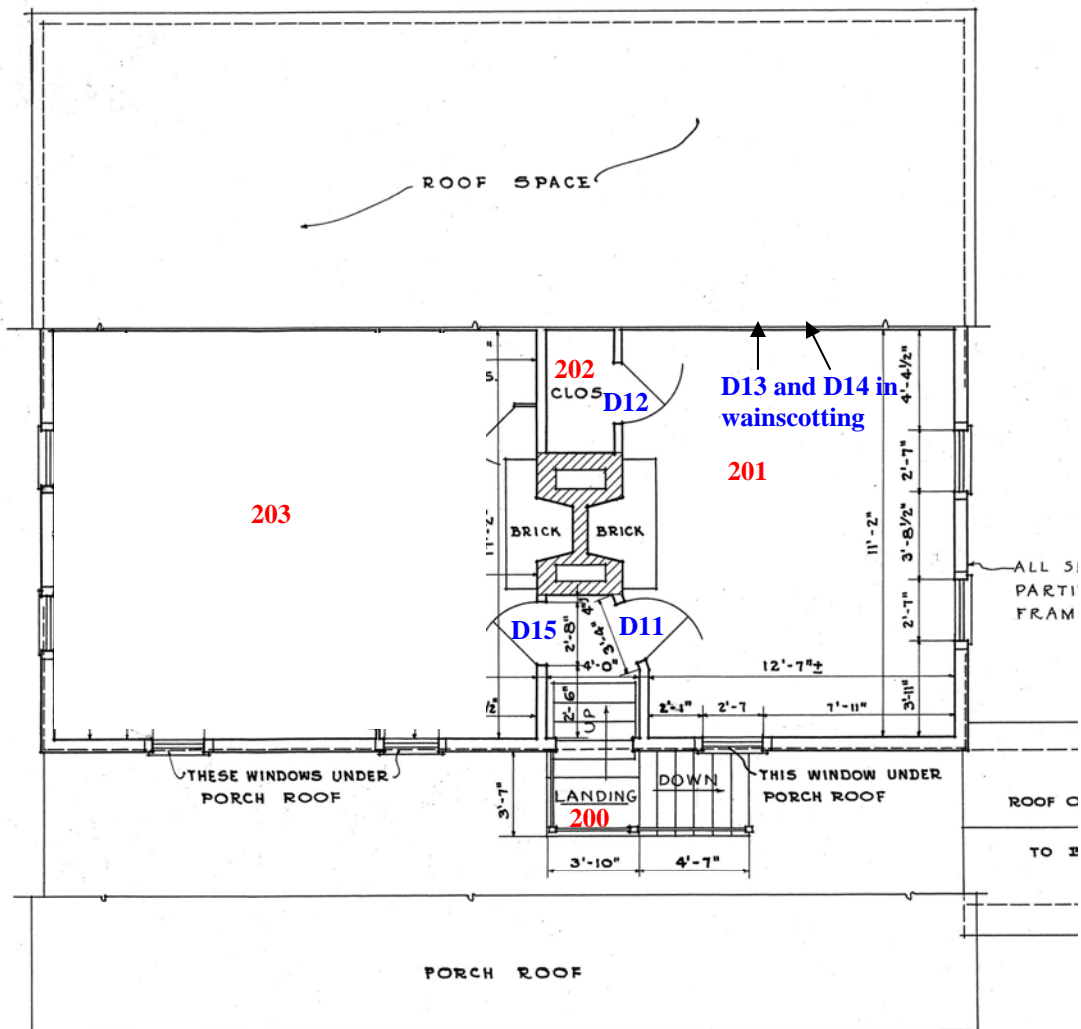


Figure 33: Location of doors on second floor
 (modified 1934 HABS drawing, Library of Congress)

Door Characteristics

Door	Room #	Door Type	Presumed Age of Opening	Knob Type(s)	Lock Type	Hinges
1	EXT / 101	Board & Batten	Original, circa 1797-1798	Porcelain	Surface-mounted brass deadbolt / rim lock	Butt, Type 1
2	101 / 102	Board & Batten	Circa 1870 - 1880s	<i>Unknown</i>	<i>Unknown</i>	<i>Unknown</i>
3	101 / 103	Board & Batten	Circa 1870 - 1880s	Wood	Rim lock / latch	Butt, Type 6
4	EXT / 104	Board & Batten	Original, circa 1797-1798	Porcelain / Metal knobs	Surface-mounted brass deadbolt	Strap, Type 1
5	104 / 105	Board & Batten	Circa 1814-1820 ¹	None	Slide bolt	Butt, Type 6
6	105 / 107	Framed opening only	Circa 1870 -1880s	None	None	None
7	EXT / 105	Board & Batten	Circa 1814-1820	Metal	Rim lock / slide bolt	Butt, Type 2
8	EXT / 105	Board & Batten	Circa 1814-1820	Metal	Rim lock / slide bolt	Butt, Type 2
9	106 / 107	Board & Batten	Circa 1870 - 1880s	Tiger Eye Porcelain	Rim lock	Butt, Type 6
10	101 / 107	Board & Batten	Circa 1870 - 1880s	Porcelain	Rim Lock	Butt, Type 1
11	200 / 201	Four Panel; EXT: flat w/molding, INT: raised	Circa 1814-1820	None	Surface-mounted brass deadbolt	Butt, Type 5
12	201 / 202	Four Panel; EXT: raised, INT: flat	Circa 1814-1820	Gold flecked Porcelain	None	Butt, Type 3
13	201 / Attic	Board & Batten / Wainscoting	Circa 1878-1886	None	Slide bolt	Butt, Type 4
14	201 / Attic	Board & Batten / Wainscoting	Circa 1878-1886	None	Slide bolt	Butt, Type 4
15	200 / 203	Four Panel; EXT: flat, INT: raised	Circa 1814-1820	Gold flecked Porcelain / Tiger Eye Porcelain	Surface-mounted brass deadbolt / rim lock	Butt, Type 5
16	EXT / Attic	Board & Batten	Circa 1814-1820 ¹	None	None	Strap, Type 2

¹ This door appears to be a modern reproduction.

² This door is partially obscured by a fixed display.

Door Types



Figure 34: Door 7, a typical board-and-batten door. (Photo by author.)



Figure 35: Door 11, a four-panel door. (Photo by author.)



Figure 36: Door 12, a four-panel door. Note the raised panels. (Photo by author.)



Figure 37: Door 16, a modern board-and-batten door. (Photo by author.)

Door Knob / Lock Types



Figure 38: Door 1, white porcelain knob and iron rim lock. Note that the lock is stamped "A&D Manufacturing, Co. May 29, 1866." (Photo by author.)



Figure 39: Door 3, wood door knob and metal turn latch. (Photo by author.)



Figure 40: Door 8, exterior metal knob and plate. (Photo by author.)



Figure 41: Door 9, tiger-eye porcelain knob. (Photo by author.)



Figure 42: Door 7, interior metal knob and rim lock. (Photo by author.)



Figure 43: Door 8, interior embossed metal knob and rim lock. (Photo by author.)

Door Hinge Types



Figure 44: Butt Hinge, Type 1. (Photo by author.)



Figure 45: Butt Hinge, Type 2. (Photo by author.)



Figure 46: Butt Hinge, Type 3. (Photo by author.)



Figure 47: Butt Hinge, Type 4. (Photo by author.)



Figure 48: Butt Hinge, Type 5. (Photo by author.)

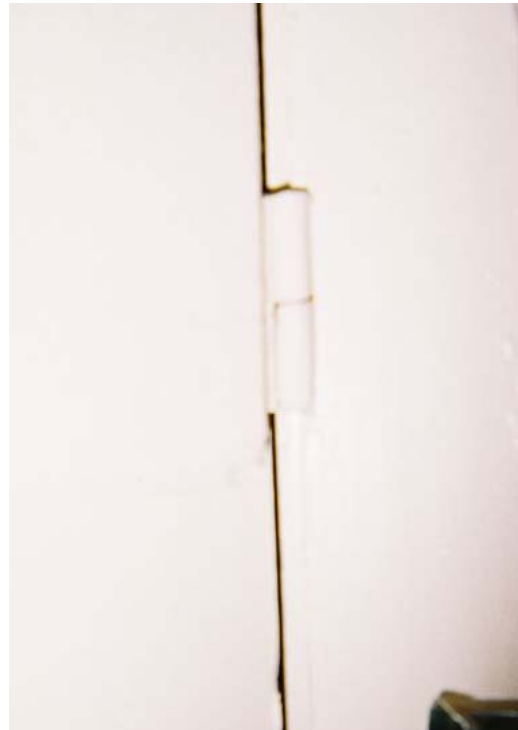


Figure 49: Butt Hinge, Type 6. (Photo by author.)



Figure 50: Strap Hinge, Type 1. (Photo by author.)



Figure 51: Strap Hinge, Type 2. (Photo by author.)

Windows

The house was originally constructed in its current two-story configuration with two different window types: double hung and fixed sashes. Except in the attic, all the windows are divided light, double-hung types. The first story windows have nine-over-six sashes, and the overall openings vary in size from 2'-9½" by 5'-4" to 3'-5½" by 6'-0½". This size range can be subcategorized into three groups. Window openings 1 through 4 have an average size of 2'-9½" by 5'-4". Window openings 5 and 6 average 3'-5" by 6'-0" in size, and window openings 7 and 8 are an average



Figure 54: Window 14, example of 6/6 window, typical to the second floor. (Photo by author.)



Figure 52: Window 16, fixed 6-light window at north end of attic. (Photo by author.)



Figure 53: Window 7, example of 9/6 window, typical to first floor. (Photo by author.)



Figure 55: Typical window muntin. Note 20th century sash lift. (Photo by author.)

of 3'-1½" by 5'-9" in size. This variation in opening size does not appear to directly correlate to the known evolution of the first floor. The second story windows have six-over-six sashes and are grouped into two general sizes: 2'-3" by 3'-7½" on the south end of the house and 2'-6" by 4'-8" on the north end of the house. A six-pane, fixed sash window is located in the attic at the

north gable end. All the windows have ¾" muntins, the profiles of which appear to be the same. The frame of Window 15 has been partially reconstructed.

The size of the interior window stools and aprons varies throughout the house. The window stools on the first floor vary from 2½" to 5½" wide, while the aprons vary in size from 3" to 6" wide. The window stools and aprons on the second floor are typically 4" wide. There are no aprons on Windows 8 and 15. The typical exterior window trim and sills measure 4" and 5" wide, respectively. For simplification, the individual window conditions are included in table format. The table and floor plans identifying the location of the windows are included on the following pages.

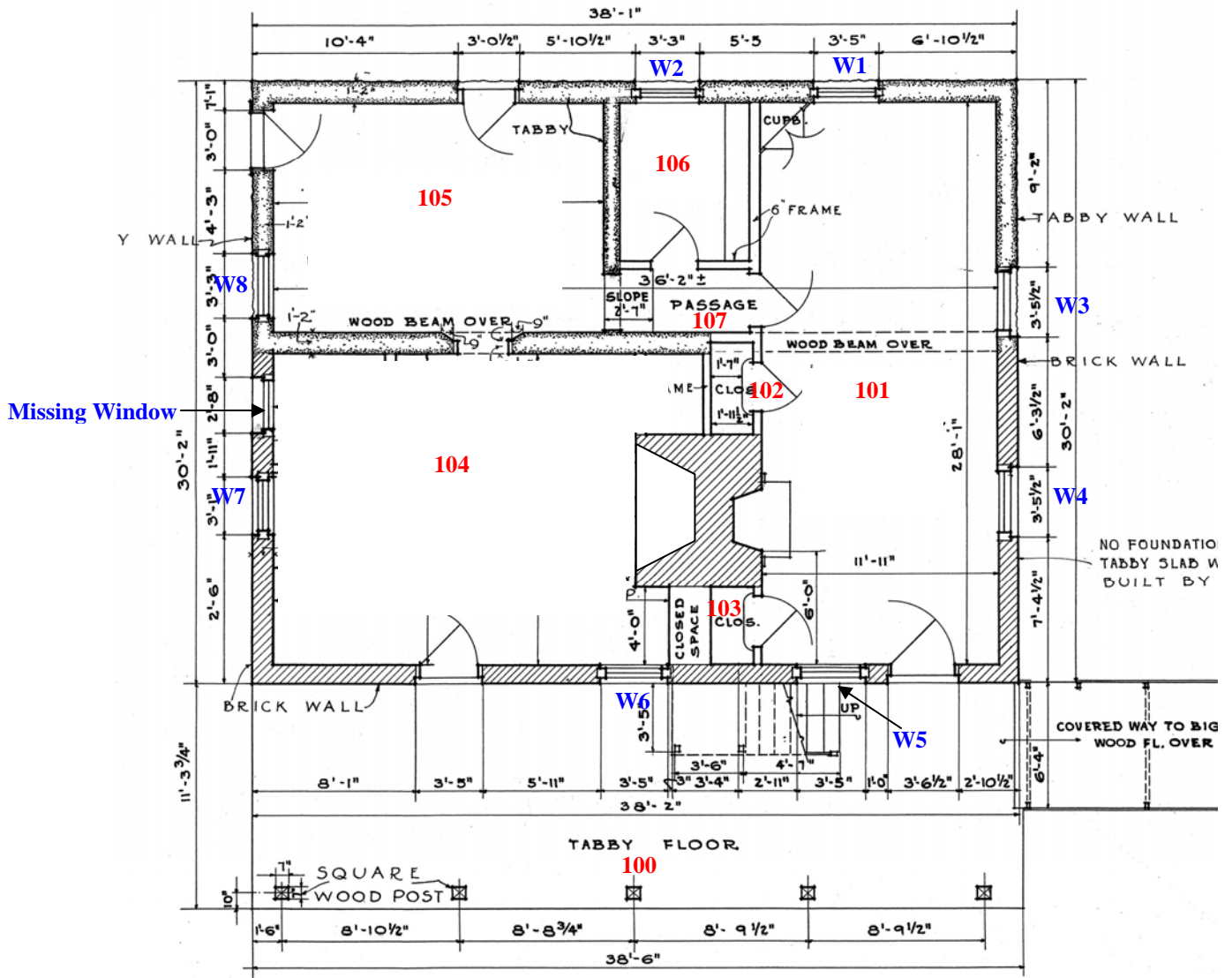


Figure 56: Location of windows on first floor (modified 1934 HABS drawing)

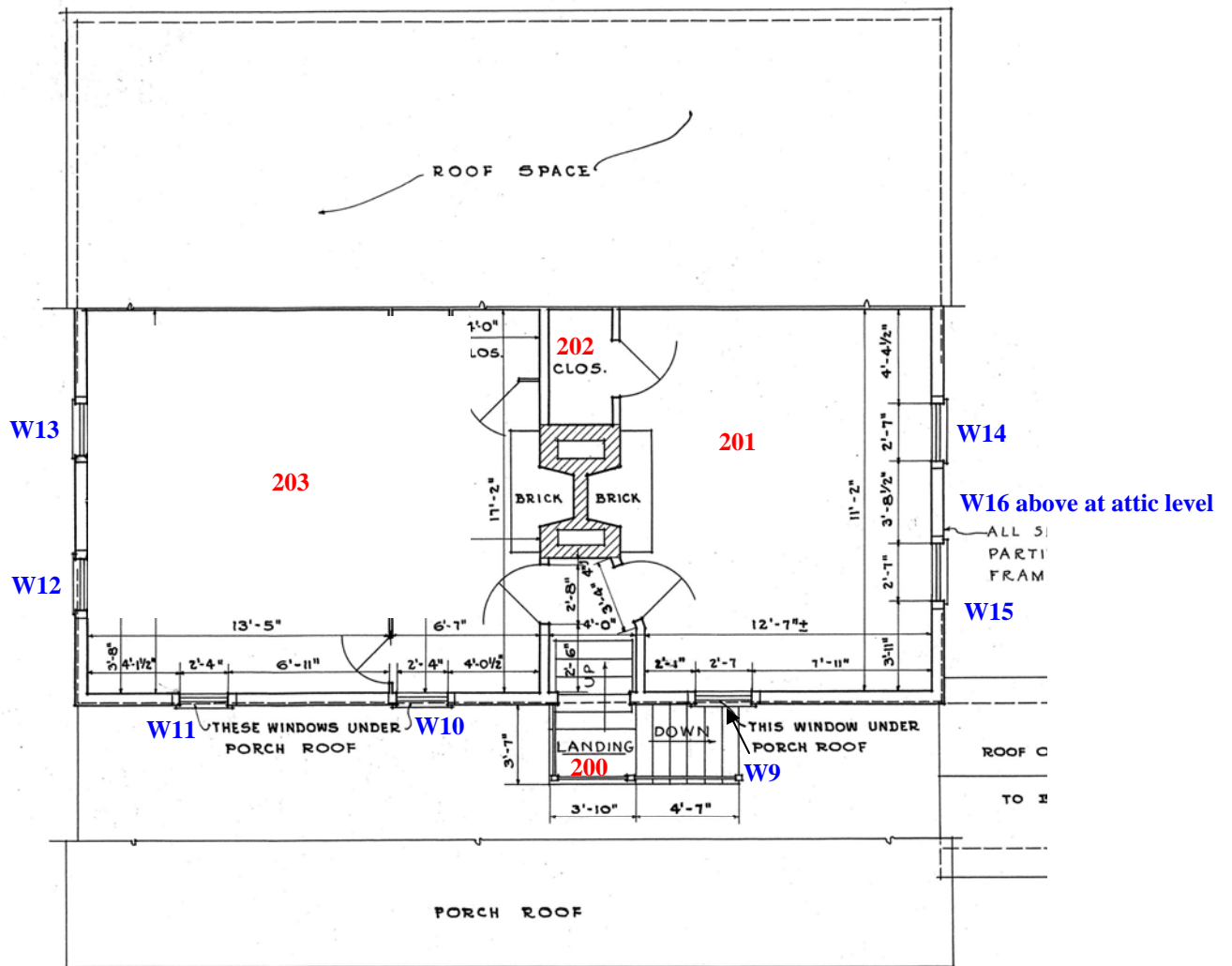


Figure 57: Location of windows on second floor (modified 1934 HABS drawing)

Window Conditions

Window	Room #	# of Lights	Exterior Condition	Interior Condition
1	101	9/6	Deteriorated paint, missing glazing caulk	Deteriorated paint
2	106	9/6	Deteriorated paint, missing glazing caulk	Deteriorated paint
3	101	9/6	Deteriorated paint, glazing caulk	Jamb partially rotted, deteriorated paint
4	101	9/6	Deteriorated paint, missing glazing caulk	Jamb partially rotted, deteriorated paint
5	101	9/6	Good condition, some cracked caulk	Deteriorated paint, condensation on glazing
6	104	9/6	Paint starting to deteriorate/bubble	Good condition
7	104	9/6	One cracked light, deteriorated paint	Deteriorated paint
8	105	9/6	Several cracked lights, deteriorated paint	Deteriorated paint, poor condition beneath stool
9	201	6/6	One missing light, paint starting to deteriorate	Deteriorated paint
10	203	6/6	Good condition	Good condition
11	203	6/6	Good condition	Good condition
12	203	6/6	Deteriorated sill	Fair condition
13	203	6/6	Deteriorated paint, sill, missing glazing caulk	Fair condition
14	201	6/6	Sill appears new, needs paint and glazing caulk	Deteriorated paint
15	201	6/6	One cracked light, deteriorated paint	Deteriorated paint, partially reconstructed frame
16	Attic	6 Fixed Lights	Not assessed	Not assessed

Interior Wall Finishes

All of the walls on the first floor are finished with plaster, either as a skim coat applied to a masonry surface or to wood lath where later wood frame walls were added to the interior. The walls of the second floor are plaster on wood lath (Rooms 200, 201, and 202) and later gypsum board (Room 203).

Room Descriptions

The following room nomenclature was taken from the 1934 HABS drawings.

Porch (100)

The Porch spans the north elevation of the house and leads to the Breezeway. This porch was added to the house circa 1878-1886. Overall, the porch measures 11'-3 $\frac{3}{4}$ " deep by 38'-6". A shed



Figure 58: Chamfered porch post. (Photo by author.)

extension of the main gabled roof is supported by chamfered posts and covers the porch.

Floor: The Porch has a poured tabby floor finished with a lime plaster. Portland cement has been used to repair the finish on several areas of the flooring. The rough tabby is exposed in several areas. This floor is in fair to poor condition.

Ceiling: The ceiling of the Porch is the exposed roof framing. The height of the ceiling measures 14'-8" at the west wall and 12'-0" at the east eave. Shingle lath measuring 1" by 3" and spaced 5 $\frac{1}{2}$ " on center spans the rafters in an east and west direction. The rafters are painted white, but the shingle lath and exposed roofing underlayment are unpainted.

Walls: The walls of the North Porch are finished in drop siding that has a 5" exposure and a 1 $\frac{1}{4}$ " cove. This siding dates to circa 1878-1886.

Doors: Four doors are located at the porch, Doors 1, 4, 11 and 15. Doors 1 and 4 are on the first story, and Doors 11 and 15 are on the second story. All of these doors have been previously discussed.

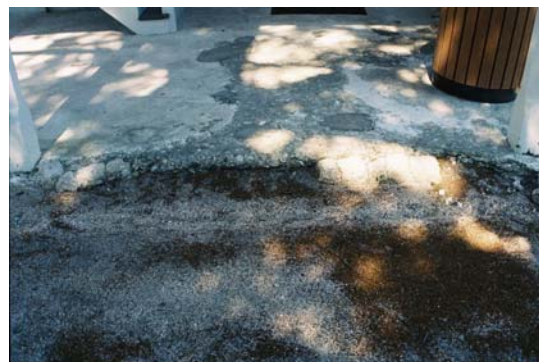


Figure 59: Tabby floor of porch. Note the dark grey, Portland cement patching. (Photo by author.)



Figure 60: Detail of porch roof bracket. (Photo by author.)

Miscellaneous Features: The chamfered posts measure 7" in square. At the top of these posts are decorative brackets that measure approximately 1'-6" high and 1'-6" deep. The brackets span the upper corners of the posts along the eastern façade of the porch. The brackets crowning the second from the northernmost post are likely not original, as they were noted as missing in the 1934 HABS drawings. Smaller brackets are located beneath the north and south end walls of the porch.

Sitting Room (101)

Room 101 is located at the north end of the first floor and is, in part, one of the earliest sections of the building. The room is 11'-11" by 28'-1" in size and is accessible through the Door 1 at the Porch (100) and through Door 10 at the Passage (107). Currently, this room serves as an exhibit space.

Floor: The flooring in the room is composed of 5¼" to 9¼" wide, tongue-and-groove boards. The boards run east and west and are laid in random intervals. This flooring is modern, added to the building sometime before 1991.

Ceiling: The ceiling is set at 8'-2" at the west end of the room. At the east end of the room, there is no ceiling; the floor framing and earliest flooring of Room 201 is exposed. A large, exposed girder divides the east and west sections of the room. The exposed joists have a bead running along the bottom of each side. The exposed floorboards measure 7¼" wide and run north and south. The west end of the ceiling is dropped and finished with plasterboard. Both the exposed floorboards and the plasterboard are painted white. The exposed joists and beam are stained a dark brown color.



Figure 61: Exposed joists and beams at east end of Room 101. Note the ogee molding along the top. (Photo by author.)

and show evidence of a former plaster-on-lath ceiling. Modern track lighting is installed on both ends of the ceiling.

Doors: Besides Door 1 and Door 10, which are discussed elsewhere, there are two other door openings in this room: Door 2 and Door 3. Door 1 is an original opening to the house. The rim lock on Door 1 is embossed with “A&D Manufacturing Co. May 29, 1866,” indicating that the lock, at least, was installed after 1866, likely by Rollins. Door 10 was likely added to the building circa 1814-1820 by Kingsley.

Trim: A 1” by 9” baseboard with a 1½” cove shoe molding is typical on the walls. A bead runs along the upper ½” of the baseboard. A 1” ogee-profile crown molding is typical along the perimeter of the walls and along the exposed joists in the east end of the room. Part of the molding is missing along the east end of the third joist from the south end of the room.



Figure 62: Cupboard in southwest corner of Room 101. (Photo by author.)



Figure 63: Fireplace on south wall of Room 101. (Photo by author.)

Miscellaneous Features: Centered on the east end of the south wall is a red clay brick fireplace. Overall, the fireplace measures 6’-4” wide by 4’-11¼” tall. A simple, wood mantel piece, painted black, frames the fireplace. The mantel shelf measures 3½” by 6’-4”. The facing from the bottom of the shelf to the bottom of the mantel piece measures 12¾”. Two pilasters, measuring approximately 6½” by 3’-8¼”, form the sides of the mantel piece. The chimney breast is finished with plaster, and painted white on the sides and black along the top. The hearth appears to be cement and measures approximately 6’-8” wide by 1’-0” deep. The firebox measures 3’-5” wide by 4” deep. There are three stamped bricks in the firebox, each with a different trademark. The bricks are stamped with the following: 1) “DFBC Kimberly,” 2) “Crown,” and 3) “Spartan Steel.”

In the southwest corner of the room is a built-in cupboard measuring 3’-4½” wide by 1’-9½” deep by 7’-2” high. This cupboard has interior shelves. The glass doors for this cupboard have been removed and are stored in Room 106. Pintles are mounted to either side of the



Figure 64: Room 103. Note slant in ceiling where exterior stairs penetrate the building. (Photo by author.)

cupboard, at the top and bottom, where doors once hung. A pinhole centered in the bottom of the head casing is evidence of the former door latch. The cupboard likely dates to circa 1870-1880s.

West Closet in Sitting Room (102)

Located west of the fireplace in Room 101 is a closet, likely added to the building circa 1870-1880s. A large, interpretive exhibit was fixed over this closet, Room 102, making it inaccessible for a complete examination. However, part of the board-and-batten door was visible. According to the 1934 HABS photograph of Room 101 and the closets, the closet door is hung with butt hinges, type 6. Information provided in Dan Scheidt's 1999 report indicates the flooring of this closet is composed of 2½" to 3½" wide, tongue-and-groove boards.

East Closet in Sitting Room (103)

Like the west closet, the east closet was likely added to the house circa 1870-1880s. The door to the closet is board-and-batten and hung with butt hinges, type 6. A rim lock is mounted to the inside face of the door. Mounted to the west jamb, at a height several inches above the rim lock is a turn latch. Two shelves are currently mounted inside the closet. However, there are mountings for two additional shelves. These shelves are evident in the 1934 HABS photo of Room 101 and the closets. Some of the floor boards have been removed inside the closet, revealing joists and a mixture of shell and sand below. It is likely that the shell and sand are the deteriorated remains of the earlier tabby floor.

The exterior staircase penetrates the building at the east side of the closet, the underside of which has been finished with plaster.



Figure 65: North wall of Room 104, east of fireplace. Note where exterior staircase penetrates the building. (Photo by author.)

Kitchen (104)

Room 104 is located in the southeast section of the first floor and is one of the earliest parts of the building. The room is 19'-8" by 15'-8" in size and is accessible through Door 4 at the Porch (100) and through Door 5 at the Dining Room (105). Currently, this room serves as the Park bookstore.

Floor: The flooring in this room is composed of 5¼" to 9¼" wide, tongue-and-groove boards. The boards are run east and west and are laid in random intervals. This flooring was added to the building by the State of Florida sometime between 1955 and 1991.

Walls: The walls of this room are tabby finished with several layers of plaster and white and grey paint. The plaster and paint finishes are severely worn throughout the room. The lower 4'-3" of the entire south wall, as well as the southern portions of the east and west walls, is 5" wider than the upper portion, creating a ledge along these walls. The lower portion of these walls is constructed of tabby brick, which can easily be seen in the 1934 HABS photograph of the Kitchen House and in the circa 1950s State of Florida photograph (see figures 4 and 5). The upper third of the wall may be constructed of formed tabby. The existing exterior stucco finish in these areas obscures a clear view of the underlying masonry, but, due to the deteriorated finish on the interior walls, some tabby bricks can clearly be seen. Based on historical documentation, it is reasonable to suggest that the variation in wall construction is a result of Zephaniah Kingsley's expansion of the Kitchen House, circa 1814-1820.



Figure 66: Fireplace in Room 104. (Timucuan Ecological and Historic Preserve.)



Figure 67: South wall of Room 104. Note ledge which wraps around to east wall. (Photo by author.)

Ceiling: There is no ceiling in this room. The floor framing and flooring of Room 203 is exposed. The height from the finished floor of Room 104 to the underside of the floor of Room 203 is 8'-2". The exposed floorboards measure approximately 8" wide and run north and south. The exposed joists and beams show evidence of weathered white paint. The exposed floorboards are stained a medium brown color and appear modern, likely installed sometime between 1955 and 1991.

Doors: Two openings are in this room: Door 4 and Door 5. Door 4 is an original opening to the house. Door 5 was likely added to the building circa 1814-1820s by Kingsley. Both doors are discussed previously in this report.

Trim: A 1" by 5" flat baseboard is typical on the walls. The baseboards have been painted white.

Miscellaneous Features: Centered on the north wall is a large, clay-brick fireplace. Overall, the fireplace measures 7'-7½" wide by 4'-5" tall. A 5" wide wood lintel caps the chimney cheeks. The firebox is 5'-8" wide by 2'-4½" deep. The fireplace brick show remnants of old, white paint. The hearth for this fireplace has been covered with T-111, installed by the National Park Service in January, 2003, as a protective surface.

Dining Room (105)

Located in the southwest corner of the building, this room was likely added circa 1820. The room is 16'-7" by 11'-4½" and accessible from the Kitchen (Room 104) through Door 5, through the south end of the Passage (Room 107) and from the exterior through Doors 7 and 8. Currently, this room is used as an

exhibit space and access is limited to visual observation from Door 5.



Figure 67: Room 105, looking southwest. (Photo by author.)

Floor: The floor in the room is poured tabby patched with modern materials. According to the *Historic Structure Assessment Report*, this floor is not an antebellum surface.



Figure 68: Poured tabby floor in Room 105. (Photo by author.)

Ceiling: The ceiling is set at 7'-7" and is gypsum board, painted white.

Doors: Four door openings are in this room: Doors 5, 6, 7, and 8. All openings but Door 6 hold a door, described previously. All of these door openings likely date to circa 1820.

Pantry (106)

Room 106 is centrally located in the west end of the building. This room is 7'-3" by 5'-11½" and is accessible from the Passage (107) through Door 9. This room was likely added to the house circa 1870-1880s. Currently, this room is being used for storage.

Floor: The flooring in the room is composed of 5¼" to 9¼" wide, tongue-and-groove boards. The boards run east and west and are laid in random intervals. This flooring was added to the building by the State of Florida sometime between 1955 and 1991.



Figure 70: Room 106. (Photo by author.)

Ceiling: The ceiling is set at 7'-8½" and is gypsum board, painted white.

Trim: A ¾" by 6" flat baseboard with a 1" cove shoe molding is typical. All of the trim in this room is painted white.

Miscellaneous: A set of wood and glass double doors is stored in Room 106. Each door is divided lengthwise with three lights. These doors were removed from the built-in cabinet located in the southwest corner of Room 101.

Passage (107)

Room 107 is a hallway between Room 101 and 105 which provides access to Room 106. This room measures 8'-7" by 2'-11". It is likely that this passage was created circa 1870-1880s.

Floor: The flooring in the room is



Figure 69: Double doors stored in Room 106. (Photo by author.)

composed of 5¼” to 9¼” wide, tongue-and-groove boards. The boards run east and west and are laid in random intervals. This flooring is modern, added to the building sometime after 1991.

Ceiling: The ceiling is set at 7’-8½” and is gypsum board, painted white.



Figure 71: Staircase on south elevation of Kitchen House. (Photo by author.)

Staircase (200)

Located just north of center on the east elevation of the building is a quarter-turn, wood staircase. The top run of the staircase penetrates the building and leads to a landing with doors on either side. Doors 11 and 15 lead to Rooms 201 and 203, respectively. This staircase likely dates to circa 1820.

The first run of stairs measures 4’-7” long, and the second run measures 2’-6” long. The landing at the first run of stairs

measures 3’-6 by 3’-5”. The risers measure 7½” high, and the treads measure 10” deep. Supporting the stairs at the first landing are two 2” by 4” square posts. Two rails are located on one side of the staircase and span from the newel post to the corner posts at the first landing to the exterior wall at the top of the stairs. The stair treads and landings are painted grey, and the balance of the staircase is painted white.

The flooring of the landing is composed of 3½” to 4½” wide boards running north and south. The north and south walls at the top of the staircase are finished in plaster, painted white. Portions of the plaster have deteriorated, revealing the underlying wood lath.



Figure 72: Landing at top of staircase. (Photo by author.)

North Bedroom (201)

Room 201 is located at the north end of the second floor and was added to the house circa 1814-1820. The room is 13’-10” by 11’-2” in size and is accessible through the Door 11 at the top of the stairs. Currently, this room serves as storage space.

Floor: The flooring in the room is composed of 3½” to 4½” wide, tongue-and-groove boards, running north and south. This flooring is laid on top of



Figure 73: Room 201, looking south. (Photo by author.)



Figure 74: Room 201, looking west at wainscoting and entrance to west attic space. (Photo by author.)

earlier flooring, which is exposed as the ceiling of Room 101.

Ceiling: The ceiling is set at 8'-5½" and is hipped at the east and west walls. The hips measure 1'-3" wide. The ceiling is gypsum board, painted white.

Doors: Four openings are in this room, Doors 11, 12, 13 and 14. Door opening 11 is the exterior entrance, likely added circa 1820. Door opening 12 opens to a closet in the southwest corner of the room and was likely added circa 1870-1880s. Doors 13 and 14 are in the wainscoting on the west wall and open to the west attic. .

Trim: Beaded wainscoting measuring 3'-1¼" high is typical throughout the room. The wainscoting is composed of 1" by 3¾" tongue-and-groove, vertical boards with a 2¾" chair rail and a ¼" quarter-round shoe molding. Each board has one bead.

Miscellaneous Features: Centered on the south wall is a red clay brick fireplace. Overall, the fireplace measures 4'-11" wide by 5'-0¾" tall. The chimney cheeks have been plastered and painted white. An earlier black finish is evident beneath the most recent white painted finish. A curved wood mantelshelf, painted black, is mounted over the fireplace. The shelf measures 4'-11" wide by 7½" to 9½" deep. Metal brackets support the shelf. The firebox measures 2'-9" wide at the front, 1'-10" wide at the back and 1'-7" deep. The fireplace has a clay brick hearth.

Closet in North Bedroom (202)

Located to the west of the fireplace in Room 201 is a closet. This closet was likely added to the building circa 1870-1880s. Door 12 opens to this closet.

Floor: The flooring in the room is composed of 9¼" to 11" wide, tongue-and-groove, boards, running north and south. These boards differ from those in Room 201 and appear older, due to their size.

Ceiling: The ceiling is set at 7'-1" and is plasterboard, painted white. An air conditioning duct penetrates the ceiling.

Trim: A 5" flat baseboard is typical throughout the closet. The baseboards are painted a medium cream color.



Figure 75: Room 202. (Photo by author.)



Figure 76: Room 203, looking southeast. (Photo by author.)



Figure 77: Fireplace in Room 203. (Photo by author.)

South Bedroom/Bathroom (203)

Room 203 is located at the south end of the second floor and was added to the house circa 1820. The room is 20'-0¹/₄" by 17'-0" in size and is accessible through the Door 15 at the top of the stairs. Currently, this room serves as storage space.

Floor: The flooring in the room is modern, wall-to-wall carpet. This carpet was added by the State of Florida in 1987. Tongue-and-groove floorboards measuring 8" wide and running north and south exist beneath this carpet and are exposed to Room 104. These floorboards are a medium brown color and appear modern. Due to the carpeting, it is unknown whether later floorboards exist on top of these floorboards in Room 203.

Ceiling: There is no ceiling in this room. The exposed floor framing and flooring of the attic is exposed to this room. The bottom of the attic floorboards are 7'-7" above the finished floor. The exposed floorboards measure approximately 8" wide and run north and south. The exposed joists are beaded and bear traces of white paint. The floorboards are painted white. A ceiling hatch to the attic is located along the west wall at the north end of the room.

Trim: Modern wainscoting measuring 4'-1¹/₂" high is typical throughout the room. The wainscoting is wood sheet paneling with a 2 ³/₄" chair rail and a 3 ¹/₂" baseboard. This wainscoting was installed in 1987.

Miscellaneous Features: Centered on the north wall is a brick fireplace. Overall, the fireplace measures 4'-3¼" wide by 4'-6" tall. A wood mantle, painted black, frames the fireplace. The firebox measures approximately 2'-9" wide by 9" deep. The back wall of the firebox is constructed of larger brick than that used in the chimney cheeks and hearth. One of the bricks at the base of this wall is stamped with the letters, "A. P. Green FB Co. Crown S.M." Brief research revealed that this brick was manufactured by the A. P. Green Fire Brick Company, Mexico, sometime after 1915.¹⁸⁵ The brick hearth measures approximately 5'-0" wide by 8" deep. The brick used in the hearth is lighter in color than that used in the chimney cheeks and back of the firebox. Also, the mortar joints are larger and a darker color than those of chimney cheeks.



Figure 78: Brick in back of firebox in Room 203. (Photo by author.)

Attic

The attic is divided into two spaces, the area over the western first story rooms and the area over the second story

¹⁸⁵ In 1910, a young engineer named Allen P. Green bought the Mexico Brick and Fire Clay Company. A. P. Green Fire Brick Company was incorporated in 1915, and, by 1937 it had become "the world's largest fireclay plant." <http://www.rootsweb.com/~moaudrai/refractories.htm>

rooms. The western space is accessed through Doors 13 and 14 in the west wall of Room 201. The eastern space is accessed through a ceiling hatch along the west wall at the north end of Room 203. Both areas have been largely described under *Structural Systems* earlier in this section. Both attic spaces are unfinished, with the exception of the south end of the eastern space. Flooring composed of 8" wide, tongue-and-groove boards has been installed, running north to south. At the south end of this space is a board-and-batten door, with a Z-brace. This door appears to be a later replacement of earlier shutters or double doors, as illustrated in the 1934



Figure 80: Southern view of attic space above Rooms 201, 202 and 203. Note the board and batten door in the center of the gable. (Photo by author.)



Figure 79: Southern view of attic space, west of Rooms 201, 202, and 203. Note the plaster keys in the left side of the photo and the gypsum board in the center. (Photo by author.)

HABS drawing and photograph of the south elevation.

Utilities

Mechanical System

A Lennox CB 29M-41-1P air handler and direct expansion coil unit with an 8 KW integral electric duct heater serves the Kitchen House. The air handler is located in the attic area over the western first floor rooms and is accessed through doors in the west wall of Room 201. This system also uses an outdoor Lennox model 10HPB36-9P heat pump unit, located behind the building. Supply and return air are distributed by ductwork located in the attic area, with supply takeoffs extending to ceiling and wall registers. Return air ductwork is split to return from two wall grilles located in

each of the upper level rooms. There is also a return grille for the lower level exhibit area, storage, and gift area. Installed on August 11, 2003, the system appears adequate in size, seems to perform well, and is in good condition.

Electrical System

The Kitchen House electrical service comes from under ground and is fed from a meter. The service is single phase. The electrical panel is a GE Powermark Plus Standard main 120/240 VAC, 3 wire, one phase, 125 amp, maximum. The electrical service needs to be upgraded to comply with the latest National Electrical Code (NEC) requirements and regulations and to be adequate for any future use of the building.

Drawings

This section includes drawings reference in the report. A list of these drawings is included below.

- 1934 HABS Drawings of the Kitchen House
- Kitchen House Floor Plans for Treatment Alternatives, Hartrampf, Inc. 2004

PART II

TREATMENT AND USE

Purpose

The primary purpose of this historic structure report is to document the historic evolution of the building and conduct an assessment of its current condition. This report provides recommendations to help insure that work done on the building preserves its historic integrity.

Requirements for Treatment and Use

A number of laws, regulations, and functional requirements circumscribe treatment and use of the historic structures in our National Parks. In addition to protecting the cultural resource, these requirements also address issues of human safety, fire protection, energy conservation, abatement of hazardous materials, and handicapped accessibility. The combined effect of these is to help insure that any treatment of the Kitchen House at Kingsley Plantation be carefully considered.

National Historic Preservation Act

The National Historic Preservation Act of 1966 as amended (NHPA) mandates protection of significant cultural resources. In implementing the act, a number of laws and authorities have been established that are binding on the National Park Service.

Section 106. A routine step in the park's planning process for the treatment of historic structures is Section 106 of the NHPA, which requires Federal agencies "to take into account the effect" of any undertaking involving National Register properties. To satisfy the requirements of Section 106, regulations have been

promulgated (36 CFR 800, "Protection of Historic Properties") that require, among other things, consultation with local governments, state Historic Preservation Offices, and Indian tribal representatives. Prior to any undertaking at the Kitchen House, the National Park Service is required to "afford the Advisory Council on Historic Preservation established under Title II of this act [NHPA] a reasonable opportunity to comment with regard to such undertaking."

Americans with Disabilities Act of 1990

The Americans With Disabilities Act of 1990 (ADA) establishes comprehensive civil rights protection for disabled Americans, both in employment and in their right to free, unaided access to public buildings. However, ADA also recognizes that full compliance with ADA regulations might require significant alterations to the historic character of an historic property and, in that case, also allows for alternatives to full compliance. In cases where ADA compliant entry to a property or portion of a property is not possible due to its physical characteristics, interpretation of that property can be achieved through alternative mediums, such as video, film, wayside exhibits, etc. This solution to interpretation is called the Alternative Minimum approach.

International Building Code

Building codes are generally applicable to all buildings whether they are historic or not. As a matter of policy, the National Park Service is guided by the International Building Code, which includes this statement regarding codes and historic buildings:

3406.1 Historic Buildings. The provisions of this code related to the construction, repair, alteration, addition, restoration and movement of structures, and change of occupancy shall not be mandatory for historic buildings where such buildings are judged by the building official to not constitute *a distinct life safety hazard* [emphasis added].

Threats to public health and safety will be eliminated, but, because this is an historic building, alternatives to full code compliance are recommended where compliance would needlessly compromise the integrity of the historic building.

DOI and NPS Policies and Regulations

In addition to Director’s Order #28, which has guided development of this historic structure report, there are policies and regulations that have been issued by both the Secretary of the Interior and the Director of the National Park Service, which circumscribe treatment of historic buildings.

Secretary’s Standards. The Secretary of the Interior’s Standards for the Treatment of Historic Properties have established a framework in which to plan and execute treatment of historic structures. Guidelines for interpreting the Standards have been issued, and the National Park Service has also published 42 Preservation Briefs to provide detailed direction for appropriate treatment of a variety of materials, features, and conditions found in historic buildings.

Regardless of treatment approach, the *Standards* put a high priority on

preservation of existing historic materials and require that any alterations or additions that are necessary be reversible, i.e., that alterations, additions, or other modifications be designed and constructed in such a way that they can be removed or reversed in the future without the loss of existing historic materials, features, or character.

General Management Policies. Finally, the National Park Service General Management Policies (2001) guides overall management of the Kitchen House at Kingsley Plantation, especially Chapter 5 “Cultural Resource Management.” Based upon the authority of some 19 Acts of Congress and many more Executive orders and regulations, these policies require

“planning to ensure that management processes for making decisions and setting priorities integrate information about cultural resources and provide for consultation and collaboration with outside entities; and Stewardship to ensure that cultural resources are preserved and protected, receive appropriate treatments (including maintenance), and are made available for public understanding and enjoyment.”

Section 5-3-5, “Treatment of Cultural Resources,” provides specific directives, including a directive that “the preservation of cultural resources in their existing states will always receive first consideration.” The section also states that

“treatments entailing greater intervention will not proceed without the consideration of interpretive alternatives. The appearance and

condition of resources before treatment, and changes made during treatment, will be documented. Such documentation will be shared with any appropriate state or tribal historic preservation office or certified local government, and added to the park museum cataloging system. Pending treatment decisions reached through the planning process, all resources will be protected and preserved in their existing states.”

Alternatives for Treatment and Use

Historic Structure Reports generally consider and evaluate alternative uses and treatments for historic structures. Emphasis is on preserving existing historic material and resolving conflicts that might result between a mandate to preserve and the necessity of use.

In concert with the preparation of the Historic Structure Reports for this building and the Main House, a Value Analysis Study was conducted in September of 2004. Normally, a Value Analysis is not conducted until the design phase of a project. However, the National Park Service determined that it would be useful to engage the process earlier. Value Analysis Studies are intended to assure that all viable project alternatives are considered, evaluation factors are sound, solutions are cost effective, an independent opinion is provided, and all project objectives are satisfied by the chosen alternative. Because the Value Analysis is completed and a preferred alternative thereby selected, discussions of

alternatives for treatment and use of the Kitchen House are abbreviated and for historical purposes only in this report. The reader should refer to the Value Analysis Study report for a complete discussion of the alternatives considered.

Alternatives for Interpretation and Treatment

An intrinsic part of determining ultimate treatment for the buildings involved determining the desired interpretive period for the site. This period will be consistent for both the Main House and the Kitchen House. Although the existing *General Management Plan* for the Park designates an interpretive period, it was felt that this should be revisited to ensure that it is consistent with current management goals. Following are the three alternative interpretive periods and associated treatments considered, but not selected, for the Kitchen House.

Treatment Alternative 1: Restoration to End of Civil War – Interpretation of the Plantation Period Prior to the John Rollins Family

Interpreting the property to this period would focus on the evolution of an antebellum plantation and its people under the changing political climate of early Florida. It would include interpretation of the original construction by John McQueen, use of the property as headquarters for a revolutionary movement in Florida by John McIntosh, and use of the property as a cotton plantation for commercial production by Kingsley, Gibbs, and Barnwell.

This alternative would remove all the additions made to the house after its purchase by John Rollins. Included in this treatment alternative is the repair of

all deteriorated structural members and building fabric. The existing electrical and mechanical systems are not included in this treatment, but are addressed under the Alternatives for Use. In addition, this treatment would include the following:

Exterior:

- Removing the existing exterior drop siding and restoring the lapped siding.
- Restoring the original second story gable roof, with the removal of the east and west rafter extensions. This would restore the shed roof over the western first story rooms and the earliest one-story porch roof at the east elevation. From a historic photograph, it appears that this roof was either a shed or hip design and that the porch supports may have been square.
- Remove the existing porch roof, supports and brackets.
- Restoring the front porch floor to its historic stuccoed tabby finish.
- Restoring the historic paint colors. (This treatment would require an analysis of the existing finishes.)

General Interior:

- Restoring the door hinges and locks to match the earliest examples. The earliest hinges were likely strap. It is unclear what type of handles actually existed, although period examples could be located.
- Restoring the historic paint colors. (This treatment would require an analysis of the existing finishes.)

First Floor:

- Removing the gypsum board ceilings.
- Removing the wood-framed walls, including those forming the closets in Room 101 and the north and east walls of Room 106.
- Removing the corner cabinet in Room 101.
- Reconstructing the formed tabby wall at the north-south beam in Room 101, dividing the space into two rooms. Reconstructing the door opening between these spaces, which was likely centrally located on the wall.
- Restoring the flooring throughout the first floor to poured tabby with a plaster finish, matching that which exists in Room 105.

Second Floor:

- Removing the carpet in Room 203.
- Removing the wainscoting from Rooms 201 and 203.
- Removing the closet from Room 201.
- Removing the gypsum board walls and restoring with plaster on lath in Room 203.
- Removing the gypsum board ceiling in Room 201.

Treatment Alternative 2: Restoration to World War I and the End of Residential Use – Interpretation of Period of Residential Use, 1700s to 1920s

This is the interpretive goal of the existing General Management Plan for the site. The focus of this period would begin with the establishment of plantation functions on Fort George Island and end with the end of

agricultural production. This could include indigo culture from the mid-1700s, cotton production from the late 1700s through the end of the Civil War, and the culture of citrus trees and grapes from the Civil War until the end of the nineteenth century. Although commercial agriculture ended on Fort George Island in 1895, Millar and Gertrude Rollins Wilson attempted to farm the island until 1912 and did not sell the property for use as a private club until the 1920s.

This alternative would remove all the additions made to the house after its purchase by Admiral Blue and the establishment of the Fort George Club. Included in this treatment alternative is the repair of all deteriorated structural members and building fabric. The existing electrical and mechanical systems are not included in this treatment, but are addressed under the Alternatives for Use. In addition, this treatment would include the following:

Exterior:

- Restoring the small fixed pane, six-light window to the south elevation at the first floor, between the two existing windows. This window provided light to penetrate into the former Stores.
- Restoring the front porch floor to its historic stuccoed tabby finish.
- Restore the scored stucco finish to the exterior walls of the first floor.
- Restoring the historic paint colors. (This treatment would require an analysis of the existing finishes.)

General Interior:

- Restoring the door hinges to match the earlier examples.
- Restoring the historic paint colors. (This treatment would require an analysis of the existing finishes.)

First Floor:

- Removing the gypsum board ceilings and restoring with plaster on lath.
- Restore the molding to the south wall in Room 101.
- Restore the finished plaster ceiling to Room 101.
- Restoring the small room in the southwest corner of Room 104, once known as the Stores.
- Restoring the closet to the northwest corner of Room 104.
- Restoring the wood floorboards in the first floor Rooms, 101, 102, 103, 104, 106 and 107 to match the historic size and pattern.

Second Floor:

- Removing the carpet in Room 203.
- Removing the wainscoting from Rooms 203
- Removing the gypsum board walls and restoring with plaster on lath in Room 203.

Treatment Alternative 3: Preservation of all Historically Significant Fabric (End of Private Use: 1955)

This option would afford the opportunity to interpret the entire history of the site prior to government ownership, beginning with the acquisition of the property by John McQueen and ending with the sale of the Fort George Club to the State of Florida for a State Park. The

Club Era, an important social trend in the United States, is often overlooked as a theme in historical interpretation. Because the Fort George Club did not make substantial changes to the Main House or the Kitchen House in order to use the site for a private Country Club, it is still possible to interpret this important period without losing sight of the earlier historical periods, a significant consideration given the long history of the site prior to the Club Era.

The alternative would remove all non-historic, non-contributing fabric that was installed in the buildings by the State of Florida Division of Recreation and Parks and the National Park Service. Included in this treatment alternative is the repair of all deteriorated structural members and building fabric. The existing electrical and mechanical systems are not included in this treatment, but are addressed under the Alternatives for Use. In addition, this treatment would include the following:

Exterior:

- Restoring the small fixed pane, six-light window to the south elevation at the first floor, between the two existing windows. This window provided light to penetrate into the former Stores.
- Restoring the front porch floor to its historic stuccoed tabby finish.
- Restoring period plumbing pipes expressed on the exterior of the house (southern exposure)
- Restoring the historic paint colors. (This treatment would require an analysis of the existing finishes.)

First Floor:

- Removing the gypsum board ceilings and restoring with plaster on lath.
- Restore the molding to the south wall in Room 101.
- Restore the finished plaster ceiling to Room 101.
- Infilling the firebox of the fireplace in Room 104 with brick.
- Restoring the small room in the southwest corner of Room 104, once known as the Stores.
- Restoring the closet to the northwest corner of Room 104.
- Restoring the wood floorboards in the first floor Rooms, 101, 102, 103, 104, 106 and 107 to match the historic size and pattern.
- Restoring the historic paint colors. (This treatment would require an analysis of the existing finishes.)

Second Floor:

- Restoring the wood frame partitions in Room 203 to create a bedroom, a bathroom, two closets and a hall.
- Restore period bathroom fixtures to the southwest area of Room 203.
- Removing the carpet in Room 203.
- Removing the wainscoting from Rooms 203
- Removing the gypsum board walls of Room 203, and restoring with plaster on lath.
- Restoring the historic paint colors. (This treatment would require an analysis of the existing finishes.)

Alternatives for Use

Alternatives for use were evaluated separately from treatment alternatives during the Value Analysis Study. The following represent the alternatives considered, but not selected, for the Kitchen House, and their associated requirements.

Use Alternative 2: Provide for unguided, unlimited public visitation throughout the building. Relocate the Visitor Center/Bookstore use from the first floor to another building.

To meet the requirements of this prescribed use, the following considerations should be addressed:

Structural Considerations:

- Deteriorated joists should be repaired or replaced, as necessary.
- This option would require substantial structural reinforcing of the first floor and second floor to meet IBC 2000 requirements for public access.
- Stairs may have to be redesigned to comply with IBC 2000 requirements.
- A lift or elevator may have to be installed to comply with ADA standards.

Electrical Considerations:

The electrical service for the Main House should be upgraded to comply with the latest National Electrical Code (NEC) requirements and regulations and to be adequate for any future public use of the building.

New electrical service with all wiring throughout the building should be adequately supported and enclosed in

conduits, in order to comply with the latest safety standards and National Fire Protection Association (NFPA) requirements. New wiring and conduits should be concealed in the interpretative rooms. All wall penetrations should be sealed with appropriate fire stopping materials.

- To meet the use of unguided, unlimited public access to the house, it is recommended that the minimum amount of lighting be installed throughout the house, in order to maintain the historic appearance while meeting current safety standards. Additional spot lighting may prove necessary to highlight exhibits. In this event, additional outlets may be needed in the exhibit rooms.

Mechanical Considerations

- Retain current system, or
- Provide ductless units in select areas.

Accessibility Considerations

- In compliance with ADA, a lift could be installed to provide access from the front porch (100) to the second floor of the building. Ranger assistance could be provided for the operation of a lift, as needed.
- No public access would be provided to the attic spaces. These areas of the house may be interpreted through the Alternative Minimum approach.

Security/Fire Considerations

The building should be equipped with a security system(s) that is monitored for intrusion and the outbreak of fire. The existing systems should be assessed to

ensure that they function properly, are in good condition, and meet the intended use requirements.

Use Alternative 3: Close the building to the public. Relocate the Visitor Center/Bookstore use from the first floor to another building. Interpretation of the interior of the building would be achieved through the Alternative Minimum approach. Through this approach a visitor would experience the interior of the building through multimedia materials provided in an accessible location in the Park.

To meet the requirements of this prescribed use, the following considerations should be addressed:

Structural Considerations

No structural work shall be provided.

Electrical Considerations

No new electrical work shall be provided.

Mechanical Considerations

Abandon the current system and do not condition the air in the building.

Accessibility Considerations

No public access would be provided to the building.

Security/Fire Considerations

The building should be equipped with a security system(s) that is monitored for intrusion and the outbreak of fire. The existing systems should be assessed to ensure that they function properly, are in good condition, and meet the intended use requirements.

Use Alternative 4: Retain the Visitor Center/Bookstore use in the first floor.

Public access to the first floor of the house would flow through the Visitor Center. Provide for administrative office space within the second floor of the building. There would be no public access to the second floor.

To meet the requirements of this prescribed use, the following considerations should be addressed:

Structural Considerations

- Deteriorated joists should be replaced.
- This option would require substantial structural reinforcing of the first floor and second floor to meet IBC 2000 requirements for administrative use.

Electrical Considerations

The electrical service for the Kitchen House should be upgraded to comply with the latest National Electrical Code (NEC) requirements and regulations and to be adequate for future administrative use of the building.

New electrical service with all wiring throughout the building should be adequately supported and enclosed in conduits, in order to comply with the latest safety standards and National Fire Protection Association (NFPA) requirements. New wiring and conduits should be concealed in the interpretative rooms. All wall penetrations should be sealed with appropriate fire stopping materials.

- To meet the Visitor Center/Bookstore and interpretive uses of the first floor, it is recommended that the minimum amount of lighting be installed throughout the interior rooms that will be accessible to

the public, in order to maintain the historic appearance while meeting current safety standards. Additional spot lighting may prove necessary to highlight exhibits and merchandise. In this event, additional outlets may be needed in the exhibit rooms.

- To meet an administrative use in the second floor of the building, support requirements would likely include telephone, copy machine, network computer connections, convenience power and lighting. The building would require 220V service for the copier.
- It is recommended that the minimum amount of task lighting be installed throughout the upper floors of the house, in order support administrative use needs while meeting current safety standards.

Mechanical Considerations

- Retain current system, or
- Provide ductless units in select areas.

Accessibility Considerations

- As the second floor rooms would be closed to the Public, interpretation of these historic spaces would be achieved through the Alternative Minimum approach. Through this approach a visitor may experience the interior of the second floor through multimedia materials provided in an accessible location on site or in another building on site.

- No public access would be provided to the two attic spaces. These areas of the house may be interpreted through the Alternative Minimum approach.

Security/Fire Considerations

The building should be equipped with a security system(s) that is monitored for intrusion and the outbreak of fire. The existing systems should be assessed to ensure that they function properly, are in good condition, and meet the intended use requirements.

Ultimate Treatment and Use

The following discussion outlines the optimal treatment and use selected for Kitchen House during the Value Analysis. For a detailed discussion of this decision, please consult the Value Analysis Report to the Development Advisory Board of the National Park Service.

Ultimate Treatment

Based on the findings of the Value Analysis, the optimum interpretive theme and treatment for the site and the Kitchen House was determined to be *Alternative 4: Total Preservation and Conservation, with Interpretation of All Periods of History*. This option allows for the interpretation of the entire history of the site to the present day, including the years of ownership by the State of Florida and the National Park. Because the State of Florida purchased the site in 1955, changes made by the State to convert the property to a State Park will begin to acquire historical significance in their own right in only a few years. This option allows for the possibility of preserving features that would be lost if the guidelines for historic significance were applied today but would be saved if they were applied only a few years from now.

This alternative would not remove any of the existing interior and exterior finishes. The following recommendations are provided to preserve the Kitchen House through the repair of deteriorated structural members and through the continued maintenance of the building fabric.

Breezeway: The breezeway is in good condition and should be preserved through routine maintenance, painting, and repair of the structure, as needed.

Tabby Porch Floor: The stucco finish of the tabby floor has spalled in a number of places on the surface and along the edges. The continued use that is intended for the Kitchen Building will result in the further deterioration of this floor surface. It is therefore, recommended that a thin finish coat of stucco be applied to the entire floor surface. Also, to protect the edges of the porch floor from continued foot traffic wear, a cement curb should be built around the north, east and southern sides of the floor. This new curb should be constructed to withstand a significant amount of foot traffic and its appearance should clearly be modern. However, a large shell aggregate should be used in the cement to provide a compatible appearance to the historic material.

Porch Posts: The chamfered posts, scrolled brackets and other millwork of the front porch appear in good condition. These features should be preserved through routine maintenance, painting, and repair, as needed.

Wood Siding: The exterior wood siding should be treated with care. Recent repair and maintenance work on the Main House revealed that the underlying wall framing is severely deteriorated from termite damage and rot. In some cases, this damage has extended to the siding, revealed when it was removed during repair work. As the siding on the Kitchen House is the same type and overall vintage as that on the Main House, any future repair work needed should be treated in the same manner as

that on the Main House. It is recommended that the historic siding, if it is ever removed, should be removed in a manner that does not inflict any further damage on the boards. All boards that show no damage should be retained and reinstalled. Any damaged boards should be repaired either through splicing or consolidating treatments whenever possible, and reinstalled on the house. Any new boards installed should complement the historic profile of the existing siding, but not replicate the cut, which would tend to misrepresent the new boards as historic. Whenever it is necessary to repaint the siding, the boards should gently scraped and sanded to achieve a sound surface and painted to match the existing color. Prior to repainting, it is strongly recommended that a paint analysis be completed to establish the historic paint colors used on the siding.

Exterior Tabby Walls: The existing exterior stucco and paint finish should be retained and repainted as needed to ensure a protective finish for the underlying tabby. Prior to repainting, it is strongly recommended that a materials analysis be completed to establish the historic finishes and paint colors used on the walls.

Windows: Overall, the condition of the windows is fair to good. The glazing caulk has deteriorated or is missing in sections of nearly all the windows. Also, some of the windows have one or more missing or cracked lights. (See table under Windows in Physical Description section of this report.) Windows 3 and 4 (located on the north elevation of the first story) show evidence of rot at the jambs, as does the sill of Window 12 (located at the southeastern end of the

south elevation on the second story). All deteriorated window sections should be repaired or, if necessary, replaced. The missing lights should be replaced, and the cracked lights should be inspected to determine if replacement is necessary. All glazing should be recaulked. All sashes, frames, sills, stools, and casing should be gently scraped and sanded to a sound surface and repainted on the interior and exterior. Prior to repairing or repainting, it is strongly recommended that a paint analysis be completed to establish the historic paint colors used on the windows.

Doors: The doors appear in good overall condition. Some of the doors are missing their historic knobs, and the knobs of other doors have suffered a significant amount of corrosion and repainting. Molding is missing from some of the four-panel doors on the second floor. The replacement of these historic features is not recommended as they are not required for the continued use of the building, given their location outside the public venue. Furthermore, their replacement would be inconsistent with the treatment plan established for the building during the Value Analysis process. It is recommended that all doors be kept operable through continued maintenance of their fabric and hardware. When they require painting, the exterior surface of the doors should be gently scraped and sanded to a sound surface and repainted. Prior to repairing or repainting, it is strongly recommended that a paint analysis be completed to establish the historic paint colors used on the doors.

Roof: The wood shingle roof appears in good condition. The gutters should be kept clear of any debris to help avoid

moisture damage to the shingles and underlying materials and structure. The roof should be inspected regularly to ensure that no leaks or other damage are present.

Chimney: The chimney appears in good condition, although it is slightly weathered. The entire surface of the chimney should be gently cleaned to remove any environmentally caused discoloration. No chemical or abrasive methods should be used when cleaning the brick. It is recommended that the chimney be regularly inspected to ensure that the mortar is in sound condition and the bricks are free of any spalling or cracking.

Interior Walls: The tabby walls of the first story are in sound overall condition. The plaster finish has largely deteriorated in Room 104. However, the tabby brick appears intact and shows no sign of spalling. Repairing the plaster finish is currently not recommended, as this finish serves an aesthetic purpose more than a protective one. Furthermore, its restoration would be inconsistent with the treatment plan established for the building. However, if, in the future, the tabby appears to be deteriorating due to exposure, restoring the plaster finish should be considered for the protection of the historic fabric. Prior to undertaking any refinishing project on the tabby walls, it is strongly recommended that a materials analysis be completed to establish the historic plaster mixes used on the walls. Measures should be taken to ensure that none of the exhibits or bookstore merchandising furniture is mounted directly to any of the walls due to the fragile nature of the tabby.

Interior Wood Flooring: Although patched in Room 104, the floor boards throughout the first and second floor rooms appear in good condition. Carpet covers the floorboards in Room 203 (the south room on the second story). However, the boards are exposed to the first floor and appear in good condition.

Interior Tabby Flooring: The tabby floor in Room 105 (the southwest room on the first story) is in good condition, and, as it is not subjected to public foot traffic, no protective finish treatment is recommended.

Interior Finishes: Beyond what is discussed in the individual features recommendations, no further treatment is recommended for the interior finishes beyond routine maintenance, repairs, and painting.

Ultimate Use

The optimum use for the site and the House was determined to be *Alternative 1: Limit number of people in building to 10-20 people in the house at a time. Retain the Visitor Center/Bookstore use in the first floor. Access to Main House would flow through the Visitor Center.* There will be no public access to the second floor and attics.

Implementation of this use will require consideration and, in some cases, treatment, of the existing structural, electrical, mechanical, and fire and life safety systems, as well as the current accessibility of the building to the public. As discussed during the Value Analysis process, the following treatments have been recommended.

Human Safety: To continue to use the Kitchen House as a Visitor Contact Center and Bookstore, deteriorated floor joists should be repaired and/or replaced as needed throughout the first and second stories, and additional structural reinforcing of the floor joists should be installed to supplement any undersized members. The second floor of the Kitchen House can support an allowable load of 45 psf. If the second floor is opened to the public, access must be limited to less than fifteen people at one time, or the floor framing must be reinforced. All *ad hoc* shims and blocking of the second floor structure should be replaced with more permanent support. Furthermore, if the second floor is opened to the public, the stairs may have to be redesigned to comply with International Building Code requirements. For these reasons, it is recommended that the second floor not be open for public visitation.

The main roof rafters are adequate for the wind load condition at the Kitchen House. Some of the rafters over Rooms 201 and 203 have some minor deterioration from rot. This damage is minimal and does not appear to threaten the structural stability of the roof. However, it is recommended that the roof structure be monitored for any further deterioration and that, if repairs are made, only those sections that have shown signs of damage be repaired or, if necessary, replaced.

The porch rafters are not adequate in accordance with the current building codes. However, these rafters are in good condition. In consideration of the prescribed treatment for the House, no additional structural support for the porch roof is recommended at this time.

The electrical service for the Kitchen House must be upgraded to comply with the latest National Electrical Code (NEC) requirements and regulations and to be adequate for future uses of the building. New electrical service must be adequately supported and enclosed in conduits in order to comply with the latest safety standards and the National Fire Protection Association (NFPA) requirements. New wiring and conduits should be concealed in the interpretative rooms. All wall penetrations should be sealed with appropriate fire stopping materials.

Functional Support: To meet the use of limited access, it is recommended that the minimum amount of lighting be installed throughout the interior rooms that will be accessible to the public in order to maintain the historic appearance while meeting current safety standards. Additional spot lighting may prove

necessary to highlight exhibits. In this event, additional outlets may be needed in the exhibit rooms.

Energy Conservation: The heating and ventilation system appears to be in good working order. It is recommended that, for energy conservation, Park personnel ensure that doors are not left open when the system is running. However, it was noticed during the investigation that moisture accumulates on the window surfaces of the air-conditioned spaces. It is recommended that the temperature in these spaces be raised somewhat to reduce this condition as it will damage historic fabric over time.

Abatement of Hazardous Materials: The contract for this report did not include a Materials Analysis to investigate the possible presence of hazardous materials. However, the age of the building suggests that hazardous materials may be present. If no such investigation has been made, it is recommended that the Park perform a materials analysis, including a paint analysis, to determine if hazardous materials such as asbestos or lead paint are present and, if such materials are found, abate them appropriately to maintain the health and safety of park personnel and visitors. This treatment could include ensuring all historic finishes and surface materials are secure, thereby encapsulating any potentially hazardous materials.

Public Accessibility: The north room (Room 101) on the first story of the Kitchen House is currently accessible to all visitors. However, the threshold to the southeast room (Room 104) at Door 4 is 1¾" above the tabby porch floor. As this room is currently used as the

Bookstore, a small ramp should be located at the door opening to provide for adequate accessibility that is ADA compliant. Access to the southwest room on the first story (105) is currently limited to visual inspection from the doorway in the bookstore. The western first story room (Room 106) and passage (107) are not accessible to the public. Therefore, no additional treatments are required for these rooms. In addition, the second story rooms will not be open to the public. For all visitors, the western first story room and passage and second floor should be interpreted through the Alternative Minimum approach. Through this approach a visitor may experience the interior of the second floor through multimedia materials provided in an accessible location on site or in another building on site.

Security: There is currently a security system installed at the Kitchen House. The existing system should be assessed to ensure that it functions properly, is in good condition, and meet the intended use requirements.

Fire Protection: The Kitchen House currently does not have a sprinkler system. The introduction of a sprinkler system to this historic building is not recommended because such a system would have a negative impact on the rooms designated to accommodate the vertical riser, on the ceilings, and on the attic. Given the character of the existing ceilings, sprinkler piping would have to be installed exposed on the ceiling in the first floor and either installed exposed on the ceiling in the second floor or installed in the attic with the sprinkler heads penetrating the ceilings.

Operationally, running sprinkler piping in the attic would not have a significant impact on interpretation, but the negative impact on the historic ceilings to allow for penetration of the sprinkler heads or to affix the sprinkler piping to the surfaces would be notable. The National Park Service currently uses hand-held fire extinguishers at the Kitchen House. This practice should be continued. Equipment should be assessed periodically to ensure it is in good working order and all personnel should be instructed in its use.

The following measures should also be taken to protect the Kitchen House from fire.

- All existing smoke and fire detection alarms should be maintained.
- The building should be locked whenever it is not in use and

should be under the supervision of National Park Service Personnel or a volunteer whenever it is not locked.

- Contents of the building should be replaceable – that is, they should be reproductions, not originals.

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APPENDIX

This includes relevant information that is not included in the text. Information includes copies of supplementary documents. A list of these documents is included below.

Supplementary Documents

1787 Land Grant Map of Fort George Island for Richard Hazard

1792 Land Grant of Fort George Island to John McQueen

(transcribed and translated)

1822 Charles Vignoles' Map of Fort George Island

1843 Last Will and Testament of Zephaniah Kingsley

(transcribed)

Diary of Hannah Rollins

Notebook of John Rollins

(copied by Gertrude Rollins Wilson)

Fort George Island in the 1870's

(compiled writings)

1878 Fort George Island Association Handbook

1934 HABS Report and Photographs

Kingsley Plantation State Historic Site Structural and Site

Improvements: Phase I, by Shepard Associates, Architects

& Planners, Inc. and Gomer E. Kraus & Associates, Inc., 1981

