



FLORIDA DEPARTMENT OF STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

July 8, 2024

The Honorable Sarah Arnold
Chair, St. Johns Board of County Commissioners
500 San Sebastian View
St. Augustine, Florida 32084

Re: Henry S. O'Brien House (FMSF: SJ02931), 99 Kelley Lane, St. Augustine, Florida, 32086

Dear Ms. Arnold:

We are pleased to advise you that the above referenced property has been proposed for nomination for listing in the National Register of Historic Places. The nomination proposal will be reviewed by the Florida National Register Review Board in a public meeting on August 8, 2024, starting at 1:30 pm in Room 307 at the R.A. Gray Building, 500 South Bronough Street, Tallahassee, Florida. The meeting will be both in-person and via webinar. To participate in the webinar, please register online at <https://attendee.gotowebinar.com/register/5976696059885189470>. The webinar ID is 860-232-315. If the Review Board finds that this property meets the criteria for listing established by the National Register, a formal nomination will be submitted to the Keeper of the National Register in Washington, D.C., who will make the final decision.

A copy of the meeting agenda, nomination and additional information on protection provisions, financial incentives, or other aspects of the National Register Program may be obtained by calling our Survey and Registration Section at 850.245.6430. If you wish to comment on whether or not this property should be nominated for listing in the National Register, please send me your comments before August 8, 2024.

Sincerely,

Dr. Kyra N. Lucas
Survey & Registration Supervisor
Bureau of Historic Preservation

KNL/ram



Division of Historical Resources
R.A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399
850.245.6300 • 850.245.6436 (Fax) • FLHeritage.com





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June 7, 2024

The Honorable Sarah Arnold
Chair, St. Johns County Board of Commissioners
500 San Sebastian View
St. Augustine, Florida 32084

Re: O'Brien Estate ([FMSF#SJ02931]), 99 Kelley Lane, Moultrie, St. Johns County

Dear Ms. Arnold

A Florida National Register Nomination Proposal for the above referenced property has been prepared by the State Historic Preservation Office. We solicit your review and recommendation concerning eligibility in accordance with the procedures established by the National Historic Preservation Act, as amended (54 U.S.C. 302504), which created the basis for the participation of Certified Local Governments in the Florida National Register of Historic Places nomination process.

According to the Act, before properties within the jurisdiction of the certified local government may be considered by the State to be nominated for inclusion on the National Register, the State Historic Preservation Officer shall notify the owners, the applicable chief local elected official, and the local historic preservation commission. The commission, after reasonable opportunity for public comment, shall prepare a report as to whether or not such properties meets the eligibility criteria. Within sixty days of the notice from the State Historic Preservation Officer, the chief local elected official shall transmit the report of the commission and their recommendation to the State Historic Preservation Officer. If no such report and recommendation are received within sixty days, the State shall proceed with the nomination process.

If either the preservation agency or the chief local elected official supports the nomination of the property, the proposal will be scheduled for consideration by the Florida National Register Review Board. We have tentatively scheduled the nomination for the above property for consideration by the Florida National Register Review Board at their August 8, 2024 meeting.

If both the commission and the chief local elected official recommend that a property not be nominated to the National Register, the State Historic Preservation Officer shall take no further action, unless within thirty days of the receipt of such recommendation by the State Historic Preservation Officer an appeal is filed with the State. Any party may file an appeal with the State Historic Preservation Officer. If the State



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Ms. Arnold
June 7, 2024
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Historic Preservation Officer, after hearing the appeal, determines that the property is eligible, he shall proceed with the nomination process. The State Historic Preservation Officer shall include any reports and recommendations from any party along with the nomination submitted to the Keeper of the Register.

We look forward to your recommendation and comments regarding this property. If we can be of any further assistance to you, please do not hesitate to contact me at kyra.lucas@dos.fl.gov or 850-245-6339.

Sincerely,



Dr. Kyra N. Lucas
Survey & Registration Supervisor
Bureau of Historic Preservation

KNL/ram

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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

1. Name of Property

Historic name: Henry S. O'Brien House

Other names/site number: O'Brien House; Dixie Home for the Aged and Infirm Deaf; Johnson's Point; SJ02931

Name of Related Multiple Property Listing: N/A

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

2. Location

Street & number: 99 Kelley Lane not for publication

City or town: Moultrie (St. Augustine) vicinity

State: Florida County: St. Johns Zip Code: 32086

3. State/Federal Agency Certification

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

Applicable National Register Criteria: A B C D

Signature of certifying official/Title _____ Date _____

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

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

Signature of commenting official/Title _____ Date _____

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is: Signature of the Keeper _____ Date of Action _____

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

5. Classification

Ownership of Property

(Check as many boxes as apply.)

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

Category of Property

(Check only one box.)

- buildings
- district
- site
- structure
- object

Number of Resources within Property

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

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

Number of contributing resources previously listed in the National Register:

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions)

Current Functions

(Enter categories from instructions)

DOMESTIC: Camp

DOMESTIC: Camp

DOMESTIC: Institutional Housing

7. Description

Architectural Classification

(Enter categories from instructions)

LATE VICTORIAN: Queen Anne - Eastlake

Materials

(Enter categories from instructions)

foundation: Coquina Concrete

walls: Coquina Concrete

roof: shingle

other: decorative wood and gingerbreading

Narrative Description

(On continuation sheets, describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a summary paragraph that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Areas of Significance

(Enter categories from instructions)

Exploration and Settlement

Social History: Disability History

Architecture

Period of Significance

1885-1945

Significant Dates

1885 (Construction of the O'Brien House)

1931 (Acquisition by Dixie Home for Aged Infirm)

Significant Person

(Complete only if Criterion B is marked)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown/Unknown

Narrative Statement of Significance

(On continuation sheets, provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations. For the Narrative Statement of Significance, provide at least one paragraph for each area of significance.)

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
previously listed in the National Register
previously determined eligible by the National Register
designated a National Historic Landmark
recorded by Historic American Buildings Survey
recorded by Historic American Engineering Record
recorded by Historic American Landscape Survey

Primary location of additional data:

- State Historic Preservation Office
Other State agency
Federal agency
Local government
University
Other
Name of Repository:

#

#

10. Geographical Data

Acreage of Property 12 acres

Latitude/Longitude Coordinates

Datum if other than WGS84:

(enter coordinates to 6 decimal places)

1. Latitude: 29.824908 1. Longitude: -81.301721
2. Latitude: _____ 2. Longitude: _____
3. Latitude: _____ 3. Longitude: _____
4. Latitude: _____ 4. Longitude: _____

See continuation sheet

-Or-

UTM References

Datum: (indicated on USGS map) NAD 1927 NAD 1983 WGS84

1. Zone: _____ Easting: _____ Northing: _____
2. Zone: _____ Easting: _____ Northing: _____
3. Zone: _____ Easting: _____ Northing: _____
4. Zone: _____ Easting: _____ Northing: _____

See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

Name/title: PAUL L. WEAVER, III
Organization: HISTORIC PROPERTY ASSOCIATES, INC
Street & Number: P.O. BOX 1002
City: ST. AUGUSTINE State: FL Zip Code: 32084
Email: HPA007@AOL.COM Telephone: 9043476090 Date: 11/30/2003

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A USGS map (7.5 or 15 minute series) indicating the property's location -or- an equivalent scaled map that indicates the property's location and latitude/longitude or UTM coordinates.
- A Sketch map for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

Photographs

Clear and descriptive photographs under separate cover. The size of each image must be 3000x2000 pixels, at 300 ppi (pixels per inch) or larger. Each photograph must be numbered in the order they are referenced in the manuscript, and that number must correspond to the photograph number on the photo log.

Additional items

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

Paperwork Reduction Act Statement: This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

- Tier 1 – 60-100 hours
- Tier 2 – 120 hours
- Tier 3 – 230 hours
- Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Henry S. O'Brien Estate

Name of Property

St. Johns County, Florida

County and State

N/A

Name of multiple listing (if applicable)

Section number 7 Page 1

SUMMARY

The O'Brien House, 99 Kelley Lane, Moultrie, St. Johns County, Florida is a 3-story Queen Anne-Eastlake Style residence constructed in 1885. It is located on an open twelve-acre site at the confluence of the Matanzas River and Moultrie Creek. Its foundation and structural walls are poured concrete with a coquina aggregate as are its corner tower and window and door surrounds. It has an irregular ground plan and massing, multiple roof forms and three massive coquina concrete chimneys. It features a belvedere and elaborate Eastlake wood detailing on the main (east) facade. Windows are 1/1 wooden, double-hung sash. A highly detailed wrap around porch is located on the east and south facades. The interior is divided into three floors. The first floor contains public spaces; the second contains bedrooms; and the third contains servants' quarters and storage. Interior materials and features are of outstanding architectural quality. The building retains its integrity in its location, design, setting, materials, workmanship, feeling, and association.

SETTING

The site of the O'Brien House encompasses 12 acres. The property is located on a peninsula with water on three sides. The Matanzas River is on the east, Moultrie Creek and its tributaries are on the north and west, and Kelley Lane and the St. Augustine Shores Subdivision is on the south. The site is largely clear cut with St. Augustine grass covering most of the property. A stand of live oaks is located on the west side of the property with a border of live oaks on the south boundary and scattered lived oaks on the remainder of the property (Photos 1-3). The site is likely the location of the Purisima Concepcion de Casapullas Franciscan Mission (c. 1737) and the improved portion of a Second Spanish Period (1784-1821) land grant to Matias Pons. It has been deforested and was cultivated as far back as 1809 (Figure 1). A 1937 USGS map shows a large Indian Mound on the south side of the property (Figure 2).

Access to the property today is coming north from Kelley Ln in the St. Augustine Shores Subdivision. Historically, the property was accessed by the Matanzas River. A ruinous non-historic dock is located on the east side of the property (Photo 1). The dock has been rebuilt numerous times since the early twentieth century, the last being around 2000. To access the property from the west historically, one would utilize colonial and territorial roads. For most of the twentieth century, the property was accessed by Vaill Point Road from US Highway 1. Vaill Point Road was a St. Johns County Road built in the 1930s and surfaced with oyster shell removed from the numerous shell mounds along the Matanzas River and Moultrie Creek (Figure 3). A right-of-way to the property along Vaill Point Road built in the 1930s, leads from Kelley Lane to the rear of the building (Figure 5). A sidewalk with a non-historic fountain, both dating from 2000, leads from the house to the dock. The sidewalk is on axis with the main entrance

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National Register of Historic Places Continuation Sheet

Section number 7 Page 2

Henry S. O'Brien Estate

Name of Property

St. Johns County, Florida

County and State

N/A

Name of multiple listing (if applicable)

and follows the course of previous sidewalks and paths, dating from the historic period, which connected the building with the dock (Photo 1).

NARRATIVE DESCRIPTION

The O'Brien House is a three-story Queen Anne-Eastlake style residence. It has poured concrete footings, a continuous poured concrete foundation, and massive two story, poured concrete structural walls. The walls were constructed in one-foot levels with form boards. The scarring from the pour lines and original concrete finish remain and are an important part of the architectural detailing and craftsmanship of the building.

Exterior - East (Main) Façade

The east (main) façade contains the principal entrance to the building and is the most detailed. It is oriented toward the east and has a commanding view of the Matanzas River. Given water was the original mode of transportation to the property, it provided the historic access point from the house to the river (Photo 4).

The east façade is five bays wide (Photo 4). The central bay is the main entrance. It features paired, five panel wood doors and coquina concrete pilasters with a base, shaft with a recessed panel, and capital. The pilasters were poured in courses like the structural walls and as a result have visible pour lines. The upper element of the capital features a bullseye motif. Above the doors and resting on the pilasters is an entablature, consisting of an architrave, frieze, and cornice. The frieze is distinguished by pour lines which give it a textured appearance as opposed to the flat, unrelieved appearances of traditional friezes. Flanking the entrance are three 1/1 lite windows, two on the north side and one on the south. The windows have a sill and surround it like the main entrance, all executed in poured concrete.

At the southeast corner of the façade is a three-story octagonal tower (Photos 5-6). At the first and second floor levels the tower is constructed of coquina concrete. It has three double-hung 1/1 lite sash windows with detailing which matches the other windows. The third floor is wood and features classically detailed corbels at the base. Above the corbels are eight panels with an X pattern beneath sixteen recessed panels. The tower roof also has an octagonal form with open, projecting eaves supported by jig-sawn brackets. It is covered with architectural shingles.

The second floor of the east façade contains a one-bay wide balcony with paired wooden doors with four glass panels (Photo 7). The balcony has a rail system consisting of four classically detailed posts with jig-sawn panels in between. The balcony has a series of classically detailed

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

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Henry S. O'Brien Estate

Name of Property

St. Johns County, Florida

County and State

N/A

Name of multiple listing (if applicable)

corbels at its base. Singly placed windows are located on each side of the balcony. The windows match the design and detailing of other windows.

At the third-floor level is a three-bay wide balcony (Photos 7-8). The balcony has a rail system consisting of four classically detailed chamfered posts on each side with jig-sawn panels in between. Arched brackets with decorative detailing are attached to the upper portions of the posts. A rail is located above the posts and serves as a base for a series of classically detailed corbels. The upper portion of the façade features a belvedere (Photo 8). The belvedere is square in plan with three bays on each side. It has a rail system consisting of four classically detailed chamfered posts on each side with jig-sawn panels imitating balusters in between. Arched brackets with decorative detailing are attached to the upper portions of the posts. The belvedere is topped by a pyramidal roof with open, flared eaves. The roof is finished with architectural shingles. The belvedere provided a commanding view of the Matanzas River to St. Augustine and, for maintenance purposes, allowed access to the roof including the three chimneys (Figure 6).

South Façade

The south façade is seven bays wide at the first-floor level with one bay recessed at the rear of the building and three bays wide at the second (Photo 9). Windows are three singly placed 1/1 lite double-hung sash. The windows have a sill and surround it like the main entrance, all executed in poured concrete. The rightmost window extends further down and there are two panes on the extensions of the window frame. Pour lines from the concrete construction are noteworthy (Photo 10). Two massive coquina concrete chimneys are located on the lateral roof slope of the main gable roof. The chimneys have corbelled caps and faint ashlar scoring.

Porch, East, and South Façades

A massive thirteen bay porch wraps around the east (main) and south facades of the building (Photos 12-14). The porch rests on poured coquina concrete piers with lattice work infill. It has one-by-four wooden decking and is covered by a shed roof with architectural shingles.

On the central bay on the east façade, the porch is open and provides access to the main entrance. The central bay is accessed by six poured concrete steps with flanking concrete pedestals and rail systems that match the detailing of the remainder of the porch. It is covered by a front facing gable roof. Surrounding the central bay are paired chamfered wooden columns with plinth and capitals. Above the columns are wooden panels with large quatrefoil cutouts surrounded by smaller cutouts with two vertical points and two horizontal foils. Two brackets with a sunburst cutout flanked by triangle cutouts rest on the columns.

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Henry S. O'Brien Estate

Name of Property

St. Johns County, Florida

County and State

N/A

Name of multiple listing (if applicable)

Between the remaining porch bays are jig-sawn wooden panels attached to stringers and handrails. The panels have a repetitive decorative pattern imitating turned balusters. The porch bays are framed by chamfered columns with plinth and capitals.

West Façade

The west façade is the least detailed and served as a service entrance to the building (Photo 15). The first-floor level is austere with only pour lines and a one-story c. 2000 addition. Scarring from the removal of a wooden addition is evident on the north side of the facade. At the second-floor level are two singly placed wooden double-hung sash windows with concrete sills and surrounds which replicate the detailing of windows on the other facades. There is also scarring from the removal of a second story porch. The roof on the façade is a clipped gable with board and batten and corbeling in the gable end. The roof structure has decorative wooden eaves and brackets.

North Façade

The north façade is three bays wide on both the first floor and second floors (Photo 11). A poured concrete belt course divides the two floors. Like other concrete features it was poured in courses and has three joints. Windows are wooden double hung sash with 1/1 lites. The fenestration pattern is irregular and consists of paired, singly placed and grouped (3) windows. The windows have a sill and surrounds like the main entrance, all executed in poured concrete. Pour lines from the concrete construction are evident. A massive coquina concrete chimney is located on the lateral slope of the main gable roof. The chimney has corbelled caps and faint ashlar scoring. The main feature of the north façade is a projecting coquina concrete pavilion on the east side. The roof over the pavilion is a clipped gable with a board and batten finish and corbeling in the gable end. The roof structure has decorative wooden eaves and brackets.

Interior

The interior spans three floors. The first floor contains five rooms and was historically a public space with a central hall, side parlors and a dining room. (Figure 7) The second floor contains five bedrooms and a bathroom (Figure 8). The third floor is less detailed and contained eight rooms. It functioned as a service area and servant's quarters (Figure 9). A U-shaped staircase finished with heart pine stairs featuring elaborate newel posts and balustrade lead to the second and third floors (Photos 27-29). Unless otherwise noted, throughout the interior, the rooms are voluminous spaces with twelve-foot ceilings. Floors are first cut, heart pine. There are high quality heart pine paneled doors, door and window trim and base boards. Walls and ceiling are plaster over wood lathe. There is plaster crown molding and decorative plaster in the major rooms. (Photos 16-26).

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Henry S. O'Brien Estate

Name of Property

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N/A

Name of multiple listing (if applicable)

Interior: First Floor

Behind the main entrance exterior door on the east façade is a secondary interior door with glass panels and a simple wood surround. (Photo 16). Upon entering through the main entrance is the central stair hall (Photos 16-17) which leads to the south parlor (Photos 20-22) and a bedroom (Photo 25) to the left and the north parlor to the right. (Photos 23-24). Straight ahead from the central hall is the dining room and kitchen. (Photo 26) There are four brass registers along the central stair hall which ventilate the interior. (Photo 19, for a closer look of one) There are four classically detailed fireplaces throughout the first floor: one in the north parlor (Photo 23), one in the dining room (Photo 26), one in the bedroom (Photo 25), and one in the south parlor (Photo 21). The fireplaces in the bedroom and south parlor face opposite each other and are situated along the wall the separates the two spaces. (Figure 7) Each fireplace is constructed of masonry with wood molding surrounds on the mantle's legs and shelf. There is a hearth finished with decorative ceramic tile with approximately 1' depth. (Photos 21, 23, 25-26) The north parlor's fireplace has its shelf missing. (Photo 23) The U-shaped staircase to access the second floor is situated further down the hall to the right immediately opposite the bedroom. (Photo 17)

Interior: Second Floor

Upon entering the second floor from the stairwell, there are two bedrooms to the left, the bedrooms to the right, a porch area straight ahead. While the bedroom doors are of heart pine, the door leading to the porch area has glass panels and a glass transom. (Photo 30) There is a fifth additional bedroom and shared bathroom directly behind when entering the second floor facing east. (Figure 8) There are also four classically detailed fireplaces in the main bedrooms (Photo 32) which have the same design of the fireplaces in the first floor. There are still furniture remnants apparent in the bedrooms including wooden bedframes, drawers, and chairs.

Interior: Third Floor

Upon entering the third floor from the stairwell facing south, there is one bedroom immediately looking straight ahead and one bedroom to the right. (Figure 9) When facing east, there is one bedroom to the left, one bedroom to the right, and a new stairwell leading to the belvedere. It contains four bedrooms and three storage areas. It has pine floors and plaster walls and ceiling finishes (Photos 37-39).

ALTERATIONS

In the 1990s, the porch deck and roof were in deteriorating condition (Figure 10). The porch was therefore restored based on historic photographs and physical evidence. The coquina concrete piers were repaired and lattice matching the originals were re-installed. The porch deck was rebuilt in part using recycled stringers from the original structure. The roof deck was rebuilt in a

United States Department of the Interior
National Park Service

Henry S. O'Brien Estate

Name of Property

National Register of Historic Places Continuation Sheet

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N/A

Name of multiple listing (if applicable)

similar fashion. The porch columns and jig-sawn woodwork were repaired. The original roof surfacing was hexagonal wooden shingles (Figures 11-12). It was replaced around 1917 with a standing seam metal roof.¹ In 2000, the porch roof was surfaced with architectural shingles.²

On the east (main) façade a door with stained glass panels on the second door balcony has been removed and replaced with a simpler door with clear glass panels. (Figure 8). On the south façade a second story balcony, similar in design to the balcony on the main façade, has been removed. On the west (rear) façade a second-floor balcony and a wooden addition have also been removed.

The main roof has had three finishes (Figures 6-8). The original finish was wooden shingles. In keeping with the Queen Anne styling of the building the shingles were cut in a variety of patterns. Like the porch roof, the original roof, along with the corner tower and belvedere roofs, was replaced with standing seam metal around 1917. Other alterations were the removal of an eyebrow dormer on the south slope of the roof and finials on the belvedere, corner tower, and ridge of the main roof.

On the interior, the building did not have electricity until the 1930s and air conditioning until 2000. Modern systems have been seamlessly integrated into the building. Some flooring in the first-floor hall was removed because it was deteriorated, and access was needed to the crawl space for running duct work and plumbing. The flooring was professionally replaced with river, recovered heart pine flooring. Some of the original crown moldings in the hall were removed and replaced to install wiring. Air handlers were installed in a storage space below the first-floor stair and in attic storage spaces. A modern bathroom was added in a former trunk room at the rear of the second floor.

The 12-acre site has been cleared and cultivated since at least 1809. A small cabin, which pre-dates the O'Brien estate, has been removed (Figure 9). Historic photographs show scattered orange trees in the early twentieth century, but these have been lost over time to freezes. Vegetable crops and cranberries were grown on the southwest side of the property in the 1930s but are now part of the grounds. By 1931 an early barn, chicken coupes, and dock had been removed. During the ownership of the Dixie Home for the Aged and Infirm Deaf there was a wooden garage and small caretaker's quarters west of the main building which have now been removed.

¹ C.E. Howland Buys The O'Brien Estate," St. Augustine Evening Record, August 18, 1917, p. 1.

² The information on the 2000 restoration was based on personal communication from Jon Benoit, AICP and a building contractor who has been the custodian and perform maintenance on the property since 2010.

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National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 7

Henry S. O'Brien Estate

Name of Property

St. Johns County, Florida

County and State

N/A

Name of multiple listing (if applicable)

INTEGRITY

The O'Brien House retains integrity of location, setting, design, materials, workmanship, feeling and association. The O'Brien House has never been moved and thus retains its integrity of location. The surrounding area is St. Augustine Shores, a mid-twentieth century subdivision, but the original 12-acre site is undeveloped aside from the house itself. The approximately twelve-acre site is geographically distinct and has had an open setting since at least 1809 when it appears deforested and under cultivation. While some landscape features such as orange trees have been lost to freezes, the O'Brien House also retains its integrity of setting.

The original foundation, walls and roof forms of the house are all intact. Elements of the Queen Anne-Eastlake style such as the corner tower, wrap around porch, belvedere, and intricate wooden detailing remain. In 2000 the building was in deteriorated condition, but Bruce McClean, the owner at the time, carefully restored the exterior with major alterations in this phase being the replacement of the galvanized metal main roof, porch roof, and rebuilding of the porch deck and roof.

Understandably, the original wood shingle roof surfacing has been lost, but the current architectural shingles are a compatible replacement. The high-quality wood detailing and the carefully crafted poured concrete features, including the horizontal pour lines, are unaltered. From the interior spaces, the original floor plan, the heart pine flooring, with the exception of the first-floor hall, and the plaster wall and ceiling finishes all remain. The original doors and high-quality millwork consisting of baseboards, wall and door trim have been preserved. There are eight original fireplaces, original stairs, original chandeliers, and decorative plaster work. Retrofitting of the building with modern electrical, HVAC and plumbing systems has been done seamlessly and not impacted any significant interior finishes. Despite some major alterations, the O'Brien House retains enough character-defining features of the Queen Anne-Eastlake style for its integrity to be intact for design, materials, and workmanship. Finally, despite the property being repurposed a few times, the estate portrays its respective history and architecture accurately enough when someone visits the property today. It is largely unchanged since the late nineteenth century and continues to convey the feeling and association of a large, landed seasonal residence and estate dating from the period. Therefore, the property retains its integrity of feeling and association.

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SUMMARY

The O'Brien House, Moultrie, St. Johns County, constructed in 1885 is significant under Criterion A in the area of Exploration and Settlement and Social History: Disability History at the local level. The property is associated with the settlement of Moultrie and coastal southeastern St. Johns County during the highly significant Flagler Era of development (1885 to 1913). It has been identified as a prominent residence from the period in St. Johns County outside of St. Augustine.³ It is located on a distinctive twelve-acre parcel which dates to 1809. The O'Brien family and other seasonal residents were attracted to the Moultrie area for its warm climate, abundant fishing, and hunting opportunities, so the property eventually served as a seasonal residence and estate for Henry Stanton O'Brien who owned the property from 1882 until his death in 1912. From 1931 to 1945, the building housed the Dixie Home for the Aged and Infirm Deaf, a deaf-owned, deaf-run, and deaf-funded organization and the only one of its kind in the Southern United States. Furthermore, the O'Brien House has architectural significance at the local level under Criterion C. The O'Brien House is an excellent example of the style and one of the earliest in St. Johns County. Its conical tower, belvedere, encircling porch, with projecting corner bay, Eastlake detailing and massive chimneys with corbelling are character defining features of the style. Its poured coquina concrete construction is an unusual material associated with a Queen Anne style residence and a further part of its significance as it is a rare, documented example of a Queen Anne Style building constructed of concrete in the United States. Moreover, the O'Brien House is the second oldest poured concrete building in Florida after only Villa Zorayda⁴ and pre-dates the National Historic Landmark Ponce de Leon Hotel.⁵

Historical Context of Moultrie, 1565–1865

The O'Brien House is located on the west bank of the Matanzas River at the junction of Moultrie Creek. Moultrie is an unincorporated community in southeastern St. Johns County. The area is known historically as Moultrie for its association with British Period plantation owner Lt. Governor John Moultrie. Moultrie Creek is the first major tidal creek south of St. Augustine.

The Moultrie area has a history extending back to the colonial period of Florida history. During the First Spanish Period (1565–1763), Moultrie Creek was known as San Nicholas. It was the site of the Casapulla Franciscan mission during the latter years of the Spanish occupation. During the British Period, the name San Nicholas Creek was changed to Woodcutter's Creek due to timbering, the establishment of a sawmill, and turpentine operations.⁶ John Moultrie

³ Florida Master Site SJ2931; see also Historic St. Augustine Preservation Board, "Historic Properties Survey of St. Johns County," (St. Augustine, Florida, 1985).

⁴ Adams and Piland. "Villa Zorayda" FMS # SJ01028 (08/1993).

⁵ Graham. "Hotel Ponce de Leon" FMS # SJ00080 (2005).

⁶ Anthony James Hagan and Robert C. Jones. "Moultrie Church National Register Nomination." FMS #SJ2940 (09/08/2014).

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received a grant for 500 acres on the north side of the creek, opposite Casapulla. He named the property Bella Vista for the beautiful view it commanded of the creek from the surrounding bluffs. He produced vegetables and rice for the St. Augustine market and began turpentine of an estimated 50,000 pine trees.⁷

Moultrie was part of a British Period transportation network. The British constructed the King's Road from New Smyrna, sixty-five miles south of St. Augustine, to the Georgia Colony north of the St. Mary's River. One of the more prominent locations of the King's Road was at the Moultrie Grant at Woodcutter's Creek, approximately five miles south of St. Augustine. A 1775 survey of the Moultrie Grant is one of the first documents to locate the course of the King's Road in St. Johns County. The Moultrie grant survey shows the road in its traditional course as it bears southwest from the bluffs of the creek near Old Moultrie Road across the north branch of the creek to a place where Ft. Peyton was located during the Second Seminole War.⁸ During the Second Spanish Period numerous grants of land were distributed to Spanish subjects. The creek again became known as San Nicholas.⁹

Moultrie as a place name was finalized after the United States acquired Florida in 1821. In 1823, Moultrie Creek was the setting for the signing of the Treaty of Moultrie Creek between the United States and the Seminole Indian tribe. The Florida Peninsula was still a sparsely settled frontier, except for scattered villages of the Seminole Indians. In order to promote settlement, the United States government sought to relocate the Seminoles to a four-million-acre reservation in Central Florida. Representatives of the United States government and over four hundred members of the Seminole Tribe led by Nemathla met at Moultrie Creek and signed the treaty in September of that year.¹⁰

During the Territorial Period, economic development of Moultrie and other areas along the southern reaches of the Matanzas River was largely limited to orange cultivation and timbering. In 1835 a severe freeze destroyed much of the orange industry and the Seminole War (1835–1842) resulted in the destruction of settlements and the depopulation of the area. Ft. Peyton, originally known as Ft. Moultrie, was part of a series of fortifications designed to protect St. Augustine from Indian attack. South from Ft. Peyton was the site of the capture of Seminole

⁷ Ibid.

⁸ William R. Adams, et al, "The King's Road, Florida's First Highway," (St. Augustine, 1997, unpublished manuscript prepared by Historic Property Associates, Inc., St. Augustine, FL, 1997), 7,11.

⁹ Hagan and Jones. "Moultrie Church National Register Nomination." FMS #SJ2940 (09/08/2014).

¹⁰ Ibid.

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Indian Chief Osceola on October 21, 1837, on the King's Road. Following the Seminole War, no significant development occurred in the Moultrie area until after the Civil War (1861–1865).¹¹

Post Civil War Development, 1865–1930

Moultrie's peak development largely coincided with the Flagler Era (1885-1913) of St. Augustine and St. Johns County historical development. There was modest development in southeastern St. Johns County following the Civil War, particularly citrus cultivation and small turpentine camps at Moultrie, Dupont Center and Carter. The Moultrie Methodist Church (National Register 2014) was erected in 1877 and the surrounding Wildwood Cemetery was an early hub for the fledgling community.¹² Moreover, a post office was established at Moultrie in 1882.¹³

The Flagler Era (1885-1913) began in 1885 when Standard Oil magnate Henry Morrison Flagler arrived in St. Augustine with the dream of transforming the city into a Winter Newport, a summer retreat for wealthy northerners in Rhode Island. During the late 1880s, he financed the construction of the Ponce de Leon and Alcazar hotels, two of the most elaborate buildings of their type in the United States. He also acquired a third hotel, the Casa Monica, during the period and renamed it the Cordova. From his base in St. Augustine, Flagler expanded his plans for the Winter Newport to make the east coast of Florida into an American Riviera.¹⁴ He started a railroad, the Florida East Coast Railway (FEC) which extended to Miami and eventually Key West and led to the first substantial development of Florida's Atlantic Coast. The FEC linked vacationers to resorts, settlers to cities and farmlands, and crops to northern markets. It was a catalyst for the development of modern Florida.¹⁵ The Flagler Era ended with Henry Flagler's death in 1913.

During the Flagler Era, many prominent northerners visited or built winter residences in St. Augustine and along the Matanzas River running south from the city. Unlike visitors to the Ponce de Leon, Alcazar and Casa Monica hotels in St. Augustine, visitors and residents of Moultrie were not intrigued by its opulence as Moultrie was more isolated and rustic. Instead, Moultrie had an abundance of wildlife with hunting opportunities and rich marine resources which intrigued them. Albert Lewis, from Pennsylvania, and Henry O'Brien, from New York City, were some of the seasonal residents that were attracted to Moultrie. Lewis and O'Brien both owned

¹¹ See St. Augustine Historical Society Marker, Figure 9.

¹² Hagan and Jones. "Moultrie Church National Register Nomination." FMS #SJ2940 (09/08/2014).

¹³ Alfred G. Bradbury and E. Story Hallock, A Chronology of Florida Post Offices, (The Florida Federation of Stamp Clubs, 1962), p. 56.

¹⁴ David Nolan, Fifty Feet in Paradise, The Booming of Florida, (Harcourt Brace and Jovanovich, New York, 1984), p. 109.

¹⁵ Thomas Graham, The Awakening of St. Augustine (St. Augustine Historical Society, St. Augustine, 1978) pp. 203-204.

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large estates on the north and south sides of Moultrie Creek at its confluence with the Matanzas River.

Both Albert Lewis and Henry O'Brien embodied the wealthy northern seasonal residents who came to St. Augustine during the Flagler Era. Albert Lewis was a highly successful lumberman and ice manufacturer from Bear Creek, Pennsylvania. He had extensive timber holdings in Western Pennsylvania and owned the Bear Creek Ice Company, a major ice producer and employer in the area. Not only did he own a winter home in greater St. Augustine, but he also owned a summer home in Newport, Rhode Island.¹⁶ His property on the north side of Moultrie Creek, on the site of the former Bella Vista Plantation, along with the Henry O'Brien property, were one of two major estates at Moultrie.

Moultrie also provided a plethora of agricultural products for St. Augustine during the Flagler Era. There was great demand for fresh food for the hotels and restaurants associated with the tourist industry. With its rolling hills, well-drained lands, and fertile soils, Moultrie provided vegetables, citrus fruit, and persimmons to the St. Augustine market. Poultry was another important local product, as was wine. While vineyards in St. Augustine dated back several hundred years, the vineyards that were planted in Moultrie included the Ponce de Leon Vineyard which provided wines for Henry Flagler's grand hotel.¹⁷ In 1894, the Ponce de Leon Vineyards were incorporated with Henry S. O'Brien, owner of the O'Brien Estate; and William P. Locke and William A. Lawrence of Waterville, Onieda County, New York as directors.¹⁸

During the 1880s, St. Johns County built the Carter and Moultrie roads and bridges that crossed the creek to make the area more accessible by land. Albert Lewis, who owned land on the north side of Moultrie Creek, became a member of the East Florida Good Roads League. In 1893, at personal expense, he built an oyster shell road from Moultrie Road to his estate at Lewis Point.¹⁹ In fact, shell from Indian middens along Moultrie Creek and the Matanzas River, including the O'Brien property, became a major source of road building material in southern St. Johns County. During the late nineteenth and early twentieth centuries the Moultrie and Carter roads were paved with shell from St. Augustine to Moses Creek, several miles south of Moultrie.

Citrus production at Moultrie was devastated by several freezes during the winter of 1894-1895. Thereafter, commercial citrus production moved from St. Johns County farther and farther south

¹⁶ Ancestry.com, Albert L. Lewis and Arthur L. Stull.

¹⁷ Hagan and Jones. "Moultrie Church National Register Nomination." FMS #SJ2940 (09/08/2014).

¹⁸ Albany Democrat and Chronicle, "New Wine Company," February 10, 1894, p. 1.

¹⁹ Ibid.; The Record On-Line, June 10 & September 24, 2013

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to warmer regions of Florida. The Great Freeze of 1895 was a catalyst for Henry Flagler to build the Florida East Coast Railway (FEC) to Miami. Ironically, the FEC bypassed Moultrie and initially swung west to the potato producing community of Hastings. Turpentine and lumber production had been an industry in Moultrie since the colonial period. During the Flagler Era the Moultrie Turpentine Company became a major employer for the area including members of the black community. Turpentine Pond, named for the company, was a gathering spot for the community with dances, picnics, and games.²⁰

Outside of the O'Brien home and the Albert Lewis estate, Moultrie did not develop as its own community until the 20th century. For Beth Rogero Bowen, historian, author, and former president of the St. Augustine Historical Society, Moultrie is not just a creek. She stated in a St. Augustine record article that Moultrie, "was a community, connected but separate from St. Augustine. (A) [h]undred years ago, it was not as easy to get to town as it is now, so these little communities had their own identity [s]tarting from after the Civil War, but it really came active from the 1910s through the 1920s. There was a big poultry farm here, turpentine camps, a winery called the Ponce de Leon Winery that made wine for Henry Flagler's hotels,"²¹ Bowen also described the Moultrie area as a getaway destination for people from St. Augustine at the time. She described the social dynamics in a response, "What was life for someone living on Moultrie Creek in the 1920s? I think they had a lot of fun. They swam in the creek. They fished, they had dances, they all knew each other. The people in the community were very social in the 1910s, '20s and '30s."²²

The history of Moultrie in the 1920s was also characterized by transportation improvements. Both the Dixie Highway and the main line of the FEC Railway were initially routed through Hastings in western St. Johns County, and bypassed Moultrie (Figures 13-14). In the mid-1920s, the Dixie Highway, known as State Road 4 and later U.S. Highway 1, was routed due south from St. Augustine through Moultrie to Bunnell, Ormond Beach and Daytona Beach. In 1925 the FEC built the Moultrie Cutoff which provided a direct line from St. Augustine through Moultrie to points south.²³ With the collapse of the Florida Boom and the onset of the Great Depression, real estate development slowed dramatically in St. Johns County. St. Johns County, like much of the state, had suffered longer than much of the United States. The Great Depression in Florida effectively began with the collapse of the Florida Land Boom in 1926. By 1930 the historic development of Moultrie was largely complete.

²⁰ Hagan and Jones. "Moultrie Church National Register Nomination." FMS #SJ2940 (09/08/2014).

²¹ Willott, Peter. n.d. "Where History Lives: St. Augustine's Rich Past Runs through Moultrie Creek." St. Augustine Record. Accessed May 7, 2024.

²² Ibid.

²³ USGS Map Crescent Beach Quadrant 1937.

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Historical Summary, O'Brien House, 1737-1882

The history of the O'Brien property dates to the eighteenth century. The property was originally the site of the Casapulla Franciscan mission. The Casapulla association with the site dates to as early as 1738. In a letter that year from Spanish Governor Manuel de Montiano to the Captain General of Cuba, Montiano describes Casapulla as a tribe and village on San Nicolas Creek as Moultrie Creek was then known. The site was further described as being fertile land for agriculture. The mission consisted of ten men, two of whom were chiefs.

During the Second Spanish Period (1784-1821), the Spanish Crown conceded a grant to Matias Pons, a member of the Minorcan Colony established by British subject Andrew Turnbull in 1768 at New Smyrna, Florida. The grant covered 393 acres and included hardwood hammock and piney flatlands. An 1809 survey showed the point where the twelve-acre O'Brien Property is located as cleared and cultivated with several buildings. The Pons Grant was also known as Casapulla.²⁴ The Pons family owned the 393-acre grant until sold to Cristobol Bravo in 1868. Bravo subsequently re-sold the property to Richard Thorn, a wealthy northerner from New York, New York.

The acquisition of Spanish Land Grants was a key to the development of Moultrie during the Flagler Era. Spanish Land Grants were the first private land holdings in Florida. In Moultrie until the late nineteenth century, they were the only private land holdings available for sale and development. Until the Disston Purchase in 1881, state lands were unavailable for private sale. Federal homestead grants were also unavailable until after the Civil War and were small, typically forty to one hundred sixty-acre tracts.²⁵

Richard Thorn not only acquired the Matias Pons Grant but the adjacent Falany Grant. The Falany Grant was developed into Vaill Point Subdivision and parts of St. Augustine Shore Subdivision. In 1874 Thorn sold the Pons Grant to William H. Johnson. The property was known for a time as Johnson's Point. Johnson built a log cabin at the bluff on the edge of the river (Figure 15). Johnson sold the property to Horace Batsford of New Haven, Connecticut.²⁶

²⁴ Spanish Land Grants in Florida, Claim P57; Wilbur Henry Siebert, *Loyalists in East Florida*, (DeLand: Stetson University Press, 1929), p. 241;

²⁵ T. Frederick Davis, "The Disston Land Purchase," *The Florida Historical Quarterly* Gainesville, Florida 17 (3), 201-211.

²⁶ St. Johns County Public Records, Deed Book Q, pp. 457, 461; Deed Book U, p. 416; Deed Book Y, p. 115; Deed Book AAA, p. 187.

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Historical Summary, O'Brien House, 1882-1931

In 1882, Henry S. O'Brien of New York City, New York purchased the 393-acre property. Henry O'Brien was a prominent real estate developer in Manhattan and a typical wealthy seasonal resident that came St. Johns County during the Flagler Era. O'Brien was a native of North Carolina and served under General Robert E. Lee during the Civil War. He was a member of the Seventh South Carolina Cavalry and was a scout in northern Virginia. O'Brien moved north following the war and made a fortune in Manhattan real estate. In 1870 he married Mary Elizabeth "Lizzie" Flood. His son Lewis was born in 1873; Henry, Jr. was born in 1876; and Earl was born in 1880. A daughter, Edna, was born in St. Augustine in 1886. Lewis attended Phillips Exeter Academy, Harvard College, and Harvard Law School and went on to become Deputy Attorney General of New York in 1905.²⁷

In the winter of 1882, O'Brien began building the three-story, nine-bedroom Queen Anne Style residence as a seasonal retreat.²⁸ The building was completed in 1885. The date of completion was documented through a note written by his son, Lewis, in May 1885.²⁹ Lewis listed the members of the O'Brien family including his father, mother, grandmother and two brothers. Lewis O'Brien placed the note in a bottle and hid it in an air vent in the building. It was discovered in 1980 and immediately recognized for its architectural quality.³⁰

In addition to leisure activities Henry O'Brien continued the cultivation of citrus on the property (Figure 16). Orange cultivation on the site likely dates to the colonial period. The sale of citrus and other agricultural products was a way to offset maintenance costs of the property. O'Brien also cultivated strawberries and vegetables for sale in St. Augustine.³¹ In 1907, Henry O'Brien transferred the property to members of his family. Unfortunately, within several years Lizzie, Lewis, and Henry, Jr. all died. Henry, Sr. died in 1912 at Sleepy Hollow, New York.

In October 1912, the heirs of Henry S. O'Brien put his estate up for sale. Charles Howland of Atlantic City, New Jersey purchased the property from the O'Brien heirs in 1917. The purchase was described as one of the largest in St. Johns County in years. The property was described as a "magnificent concrete and coquina building and 393 acres of land." At the time of the sale the Matias Pons grant was still intact. The twelve acres parcel being proposed for National Register nomination was described as under cultivation. Howland planned to fence the entire

²⁷ O'Brien Family History, Ancestry.com.

²⁸ Florida Daily Times, "Moultrie," June 15, 1882.

²⁹ St. Augustine Record, August 19, 1980.

³⁰ Ibid.

³¹ Florida Times-Union, January 18, 1888. "The Ancient City," p. 2.

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property, engage in livestock raising, and build a packing house for pork products. He intended to ship products from the dock on the property via the Matanzas River.³²

Howland's plans for the property, particularly the packing house, were never realized. In 1920, Howland sold the property to his business partner, John Lake Young, owner of the Ocean Pier Amusement Park in Atlantic City, New Jersey.³³ Howland and Young continued the tradition of wealthy northern owners who used the property as a seasonal residence until 1931.

Historical Summary, Kelley-O'Brien House and Deaf History, 1931-2000

In 1931, the home was reinstated as the Dixie Home for the Aged and Infirm Deaf. (Figure 17). Ever since, after the Florida School for the Deaf and Blind was established in the city in 1885, a tight-knit deaf community has remained in St. Augustine since then. The elderly deaf at the time were particularly vulnerable as they were often dependent on family or charity for financial support and a place to live their lives. They were also at a disadvantage because of limited communication with family members and access to health care and social workers. Because of their disability, deaf people often had limited incomes and financial resources. A solution for their care was a group home specifically for the elderly and infirmed deaf where they could live together and communicate among themselves and support staff.³⁴ By 1934 there was five such homes in the United States. They were the Pennsylvania Home for the Aged and Infirm Deaf, Torresdale, Pennsylvania; Gallaudet Home for the Aged and Infirm Deaf, Wappinger Falls, New York; Ohio Home for the Age and Infirm Deaf, Columbus, Ohio; The New England Home for Deaf-Mutes, Danvers, Massachusetts; and the Dixie Home for the Aged and Infirm Deaf, Moultrie, Florida. The latter of which was the only home of its type in the Southern United States.³⁵ The Dixie Home for the Aged and Infirm Deaf is notable for being a deaf-owned, deaf-funded, and deaf-run organization to serve the needs of the deaf community.

The Dixie Association was a regional organization with chapters in the Southeast U.S. It was founded in 1927 and was incorporated in 1930. Thomas Marr, Hugh K., and Elizabeth Bush initially funded the Dixie Home for the Aged and Infirm Deaf when the goal of establishing a permanent home for the aged deaf was attained in 1931. (Figure 30) In July 1931, Marr and the Bushes turned the Moultrie property over to the Dixie Association of the Deaf in a trust

³² "C.E. Howland Buys The O'Brien Estate," St. Augustine Evening Record, August 18, 1917, p. 1.

³³ St. Johns County Public Records, Deed Book 25, p. 250; Deed Book 39, p. 181; "Ocean Pier Company Buys Land," St. Augustine Evening Record, April 2, 1921, p. 4.

³⁴ Brian H. Greenwald and Joseph J. Murray, Editors, In Our Own Hands: Essays in Deaf History, 1780-1970, (Washington, D.C., Gallaudet University Press) Jean Lindquist Bergey, "Divine and Secular.: Reverend Robert Capers Fletcher and the Southern Deaf Community 1931-1972," p. 245.

³⁵ American Annals of the Deaf, Caroline Hyman, B.A., "The Care of the Aged Dear in the United States," n.d. p. 395.

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agreement.³⁶ The agreement was based on the condition that the Association demonstrates that it was capable of financially supporting the Home. Marr was a pioneering deaf architect and 1889 graduate of Gallaudet College. Hugh Bush was a successful businessman. Both he and his wife were deaf. He attended schools for the deaf in Virginia and later graduated from Gallaudet University. During its initial stages, the Dixie Home administrators developed architectural plans for adapting the O'Brien House for housing and long-term care for its deaf residents (Figure 18). The plans included men's and women's dormitories to the north and south sides of the main porch and partially enclosed the porch with glass. The Dixie Home operated the property during the Great Depression and depended exclusively on charitable contributions for income.

The Reverend Robert C. Fletcher, a nationally prominent deaf religious leader and the father of academy award winning actress Louise Fletcher, led those fundraising efforts (Figures 22-23). Fletcher was born in Arab, Alabama and became deaf at the age of four after being struck by lightning. He graduated from the Alabama School for the Deaf and Gallaudet University. He then received a Bachelor of Divinity degree from the Philadelphia Episcopal Seminary, where he also received an honorary doctorate in 1957.³⁷ Fletcher made several films directed at deaf supporters encouraging financial support for the home. One was entitled "Home for the Aged Deaf," and a second was made at the home in Moultrie with Reverend Fletcher signing at the site. Fletcher targeted his campaign for the home not only at the deaf but at the network of deaf schools and parents of deaf children. Fletcher further promoted a coupon campaign from corporate sponsors, including Luzianne Tea, Octagon Soap, Rumford Baking Powder, Knox Gelatin and Borden's Condensed Milk. The sponsors gave support to the school based on the number of coupons contributed.³⁸ According to Robert Fletcher, when Social Security began paying benefits in the early 1940s, many of the elderly deaf could afford to live with their families and the need for a home diminished. Subsequently, the association moved to Atlanta and was eventually closed. The Dixie Association for the Deaf dissolved in 1952.³⁹ In 1945, the Dixie Home for the Deaf sold the property to James H. Dodson of Fulton County, Georgia.⁴⁰

After World War II, Paul and Annie Kelley of Lawrenceville, Georgia purchased the property and turned it into a seasonal retreat and fish camp. In 1980, under the Kelley family ownership,

³⁶ "Brief Sketch of the Dixie Home for the Aged and Infirm Deaf," 1931, Brochure in the "Huuse" File, St. Augustine Historical Society; St. Augustine Historical Society, Kelley-O'Brien File.

³⁷ Reverend Doctor Robert Capers Fletcher, Ancestry.com, Findgrave.

³⁸ In Our Own Hands: Essays in Deaf History, Jean Lindquist Bergey, "Divine and Secular,": Reverend Robert Capers Fletcher and the Southern Deaf Community 1931-1972, p. 245.

³⁹ Ibid. p. 248

⁴⁰ "Brief Sketch of the Dixie Home for the Aged and Infirm Deaf," 1931, Brochure in the "Huuse" File, St. Augustine Historical Society; St. Augustine Historical Society, Kelley-O'Brien File.

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exterminators found Lewis O'Brien's message in a bottle in an air vent.⁴¹ The Kelley's owned the property for nearly 50 years before selling it in 1998 to Bruce McClean of Sag Harbor, New York. In nearly ruinous condition when they purchased it, the McClean family restored and stabilized the building in 2000. Current plans are to list the property in the National Register of Historic Place and grant a preservation easement for the house and surrounding 12-acre parcel.

HISTORIC SIGNIFICANCE

Criterion A: Exploration and Settlement, 1885–1931

The O'Brien House is significant at the local level in the area of Exploration and Settlement. The house, along with the Albert Lewis Estate, was one of only two prominent estates to be developed in Moultrie during the period from 1885–1931. The Lewis Estate was subdivided and developed as St. Augustine South Subdivision beginning in the 1950s⁴², leaving the O'Brien Estate as the only comparable property in Moultrie and surrounding St. Johns County. The distinctive 12-acre tract on which it is located is known as Casapulla and has been settled, cleared, and cultivated since the colonial period. At the time the O'Brien family sold it in 1917, it was considered one of the most valuable properties in St. Johns County.⁴³

The property is associated with the Flagler Era (1885–1913). During this era, wealthy northern seasonal residents came to St. Johns County seeking relief from northern winters in exchange for recreational activities such as hunting and fishing. Henry S. O'Brien, Sr. was a quintessential example of these kind of seasonal residents. Henry O'Brien's connection to the property spanned the years from its purchase in 1882 until his death in 1912. This period is very similar and strongly associated with the Flagler Era. The house stands today as an outstanding example in the county of a large, rural landed estate dating from the Flagler Era. In the case of Moultrie, the only other current National Register property is the Moultrie Methodist Church, a small wood-frame structure reflecting the settlement of the county in the post-Civil War Era.⁴⁴

Criterion A: Social History- Disability History, 1931–1945

The O'Brien House is also significant in disability history for its institution as the Dixie Home for the Aged and Infirm Deaf from 1931–1945. St. Augustine and St. County has a long association with the Deaf, dating to 1885 when the Florida School for the Deaf and Blind was established in the City. In 1931, when it was acquired, it was one of only **five** such properties in the United States and the only one in the South. Thomas Marr, Hugh K., and Elizabeth Bush

⁴¹ St. Augustine Record, August 19, 1980.

⁴² "History of SAS." SASIA. Accessed May 7, 2024. <https://staugsouth.com/history-1>.

⁴³ "C.E. Howland Buys the O'Brien Estate," St. Augustine Evening Record, August 18, 1917, p. 1

⁴⁴ Hagan and Jones. "Moultrie Church National Register Nomination." FMS #SJ2940 (09/08/2014)

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purchased the property and repurposed the home as the Dixie Home for the Aged and Infirm Deaf. The house appeared to be a significant example of a deaf-owned, deaf-funded, and deaf-run organization during the 1930s and 1940s. This was important and innovative because during this period, staff in many institutions did not understand ASL and many of the old and infirmed deaf had difficulty communicating their medical needs.

ARCHITECTURAL CONTEXT

Queen Anne Style Context

The O'Brien House is an early and excellent example of the Queen Anne Style in St. Augustine and St. Johns County, Florida. Queen Anne was a popular residential style in the United States between 1880 and 1900 and remained popular in Florida through the first decade of the 20th century. The name of the style draws most heavily upon earlier Jacobean and Elizabethan precedents rather than the more restrained Renaissance architecture of the reign of Queen Anne (1702-1714). English architect Richard Norman Shaw is most often credited for developing the style in his designs for grand manor houses during the mid-nineteenth century.⁴⁵ The first American example is the Watts-Sherman House in Newport, Rhode Island. Eventually, the style became more popular among American designers at the Philadelphia Centennial celebration the following year in 1875. The period of Queen Anne architecture is part of a larger architectural revival series known as Victorian architecture, a broad term to encapsulate architectural revival styles during the reign of Queen Victoria of England (1837–1901).

Most Queen Anne styled buildings are restrained examples without the characteristic corner tower or turret. Identifying features of the Queen Anne style include steeply pitched roof lines with intersecting extensions; irregular massing and floor plans; decorative truss work and patterned shingles in the roof gables; veranda porches with spindle work or decorative brackets between turned porch roof supports; canted bay extensions or conical towers; various exterior fabrics, often different from one story to the next; multi-paned double-hung sash windows with decorative glazing patterns; and massive corbelled chimneys with decorative brick work.

Eastlake is a term to describe ornamentation in the broad range Victorian architecture styles which includes Queen Anne architecture. Eastlake has its etymology derived from a British architect and furniture designer named Charles Locke Eastlake who wrote *Hints on Household Taste in Furniture, Upholstery, and Other Details*. While previous iterations of Victorian architecture had the furniture design follow the ornamentation of its façade, Eastlake detailing had its architectural ornamentation follow the detailing of its furniture – thus reversing the design

⁴⁵ Virginia and Lee McAlester, *A Field Guide to American Houses*, (New York: Alfred A. Knopf, 1984), p. 350.

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process.⁴⁶ In most cases, an Eastlake sub-category would apply to a residence classified under a Victorian style of architecture but is less complex in massing and less ornate in detail. Porch posts, railing, balusters, belvederes, and pendants were characterized by a robust quality. These wooden features were worked or turned on a mechanical lathe, much like a piece of furniture.

The Queen Anne style was very popular in northern Florida between 1885 and 1910, as it was in most states in the South. Unfortunately, these types of buildings were often built close to commercial districts or along major transportation arteries. This was true along King Street and San Marco Avenue, both in Jacksonville, where some of the best examples of the style were lost to commercial development in the 1950s. As towns grew into cities many of the Queen Anne style buildings were razed to create space for modern buildings. Two of the best surviving examples in St. Augustine, for context, is Thompson Hall at 9 Carrera Street in the Model Land Company Subdivision and the Xavier Lopez House located at 93½ King Street.

Thompson Hall is situated as part of Flagler College's campus and is a contributing building in the listed Model Land Company Historic District. The 1980 district nomination notes the building as a 2 ½ story Queen Anne residence under the name *Ponce de Leon Cottage* and constructed in 1888 with weatherboard and novelty shingles as its exterior fabric.⁴⁷ Thompson Hall embodies the character-defining features of a cross-gabled Queen Anne residence through its wrap-around porch, steeply-pitched roof, half-timbering on its gable, and heavy turned posts with solid spandrels. The Xavier Lopez House was added to the National Register of Historic Places under Criterion C on June 1, 1993 as a two-story frame Queen Anne residence. William Fishwick and K. McKinnon, local carpenters who had a firm in St. Augustine, built the residence in 1903 using elaborate millwork. The Xavier Lopez House embodies Queen Anne architecture through its steeply-pitched roof, elaborate ornamentation, oriel windows, and turned wooden posts.⁴⁸ The O'Brien Estate not only predates both those buildings, but also uniquely incorporates a belvedere and turrets. However, the key distinction between the O'Brien Estate and those two buildings is the poured concrete that is uncommon in Queen Anne buildings of which neither the Thompson Hall nor Xavier Lopez House does not convey.

Materials Context

St. Augustine has a nationally significant collection of early poured concrete buildings. These buildings date from a period of national experimentation to find durable, fireproof, rot resistant,

⁴⁶ Kowsky, Francis. n.d. "Eastlake." www.buffaloah.com. Chuck LaChiusa. Accessed May 7, 2024.

⁴⁷ Model Land Company Historic District. National Register of Historic Places nomination file, August 2, 1983. State Historic Preservation Office, Tallahassee.

⁴⁸ Bennett, Robert Jr. and Piland, Sherry. Xavier Lopez House. National Register of Historic Places nomination file, June 1, 1993. State Historic Preservation Office, Tallahassee.

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and economically feasible building materials. The search for these materials was spurred on by the late nineteenth century building boom and by technological advances like the invention of elevators and Portland Cement. The inventor of poured concrete construction in St. Augustine was Franklin W. Smith, a self-taught architect who popularized exotic architectural styles in the late nineteenth century. Smith used poured concrete to construct Villa Zorayda, his winter residence in St. Augustine. He mixed coquina aggregate with sand and Portland Cement to build the walls of Villa Zorayda. Henry Flagler learned of the material from Smith and Flagler's architects Carrère and Hastings used it to construct Flagler's grand hotels and churches in St. Augustine including the Ponce de Leon Hotel and Flagler Memorial Presbyterian and Grace Methodist churches in the Model Land Company. Many of the walls and landscape features around the Ponce de Leon Hotel, the Flagler Churches, and Railroad Park on Malaga Street are of poured concrete construction.⁴⁹

ARCHITECTURAL SIGNIFICANCE

The O'Brien House is one of the earliest and best examples of the Queen Anne style in St. Johns County. It embodies the style through its irregular massing and irregular ground plan. Its conical tower, belvedere, encircling porch, with projecting corner bay and massive chimneys with corbelling and ashlar scoring are all character defining features associated with the style.

Another noteworthy feature of the O'Brien House is the Eastlake decorative detailing found on the east (main) facade. The O'Brien House embodies the Eastlake decorative style through its massive, chamfered porch columns, bracketed porch eaves, jig-sawn woodwork between porch columns and around the entrance bay of its porch and other wooden detailing on the east facade. Large, curved brackets, scrolls and other stylized elements were often placed at every corner and turn projection along the façade. A profusion of jig-sawn woodwork found along porch eaves adds to the complexity of the façade.

Moreover, the O'Brien House is a rare example of a Queen Anne style residence constructed of poured concrete in St. Johns County and in the State of Florida. Other poured concrete buildings in St. Augustine are designed in Moorish Revival or Mediterranean influenced styles. Most Queen Anne Style buildings were stick frame and rarely built of masonry. Even in a national context examples of masonry buildings in the style are extremely rare. According to Virginia Savage McAlester, only five percent of Queen Anne style residences were masonry, and these were of brick or stone construction.⁵⁰ Masonry buildings in the Queen Anne style were high-styled, architect designed and constructed by highly skilled builders. These masonry buildings

⁴⁹ Adams, et al, "Historic Sites and Buildings Survey of St. Augustine, Florida," p. 157.

⁵⁰ Virginia and Lee McAlester, *A Field Guide to American Houses*, (New York: Alfred A. Knopf, 1984), p. 350.

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were usually located in large urban centers in northern cities and, because of development pressures, many have been demolished.

In conclusion, the O'Brien House is a high quality designed and constructed masonry example of the Queen Anne Style adapted to local materials and methods of construction. It is a rare, documented example of a Queen Anne Style design constructed of poured concrete in the United States. It was almost certainly designed by a prominent architect and constructed by a master builder skilled in concrete construction. While the architect and builder of the O'Brien House are yet undocumented, St. Augustine during the Flagler Era from 1885 to 1913 was the residence of many of Americas leading architects. These included Franklin Smith, Carrère and Hastings, James Renwick, Jr. and. Bernard Maybeck. Master builders included McGuire and McDonald, contractors for Henry Flagler's grand hotels and churches.

Material Significance

The O'Brien House is also materially significant due to its poured concrete as this specific type of concrete was placed in forms, course by course, with drying time in between. This technique left the course lines as its final form and has since been a distinctive feature of poured concrete buildings. Moreover, other character defining elements of the building executed in poured concrete remain. These include a corner tower, projecting pavilion and architectural detailing such as pilaster and entablature. All of these features are of exceptional building skill and craftsmanship. They were also built in courses and retained the pour lines associated with this historic period and method of construction.

The integrity of these character-defining concrete features is also significant. Some poured concrete buildings, such as the Casa Monica Hotel, have been painted, stuccoed or finished with Dryvit, a type of impervious and synthetic stucco. However, the O'Brien House retains its historic pour lines, features, and finishes. When viewed from a distance, it appears to be constructed of horizontal wood siding, a material which was used only for the form boards.

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St. Augustine Evening Record, "C.E. Howland Buys the O'Brien Estate," August 18, 1917, p. 1.
St. Augustine Record August 19, 1980.

Maps

USGS Map Crescent Beach Quadrant 1937.

Florida Master Site File Sources

Florida Master Site SJ2931

Hagen, Anthony James and Robert C. Jones. "Moultrie Church National Register Nomination."
FMS #SJ2940 (09/08/2014).Weaver, Paul L., and Robert O. Jones. National Register of Historic Places Inventory—
Registration Form: "Cherokee Grove," On file, Division of Historical Resources,
Tallahassee, FL 1997. NR ID#97000379

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Verbal Boundary Description

2, 39 48 49-8S-30E GRANTS TO M PONS & FALANY (EX 21.733AC IN DB236/218, 357AC DB229/171 & 0.5AC DB59,383, 24.4AC IN OR173/400, PT IN OR246/561 & PT IN ST AUG SHORES UNIT 4) (EX PT OR1976/9) DB192/486 & OR878/1095(P/R) & 1332/242(P/R)

Boundary Justification

The nomination boundary encompasses the entirety of the peninsular property associated with the O'Brien Estate and upon which it sits.

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Henry S. O'Brien Estate

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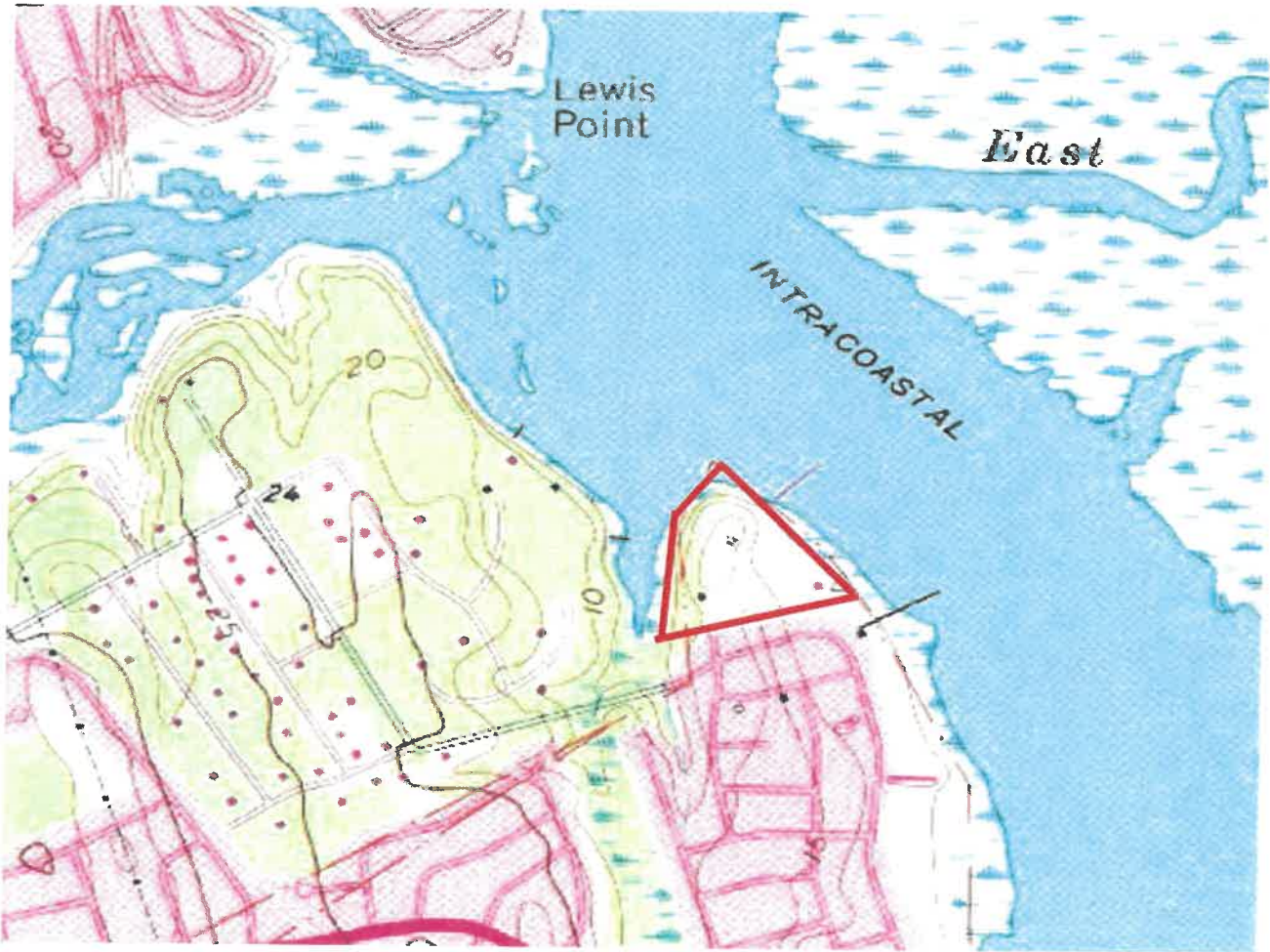
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Additional Documentation (Figures, plans, historic photos)

Henry S. O'Brien Estate, National Register Boundary in Red



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N/A

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Proposed National Register Boundaries Highlighted in Green



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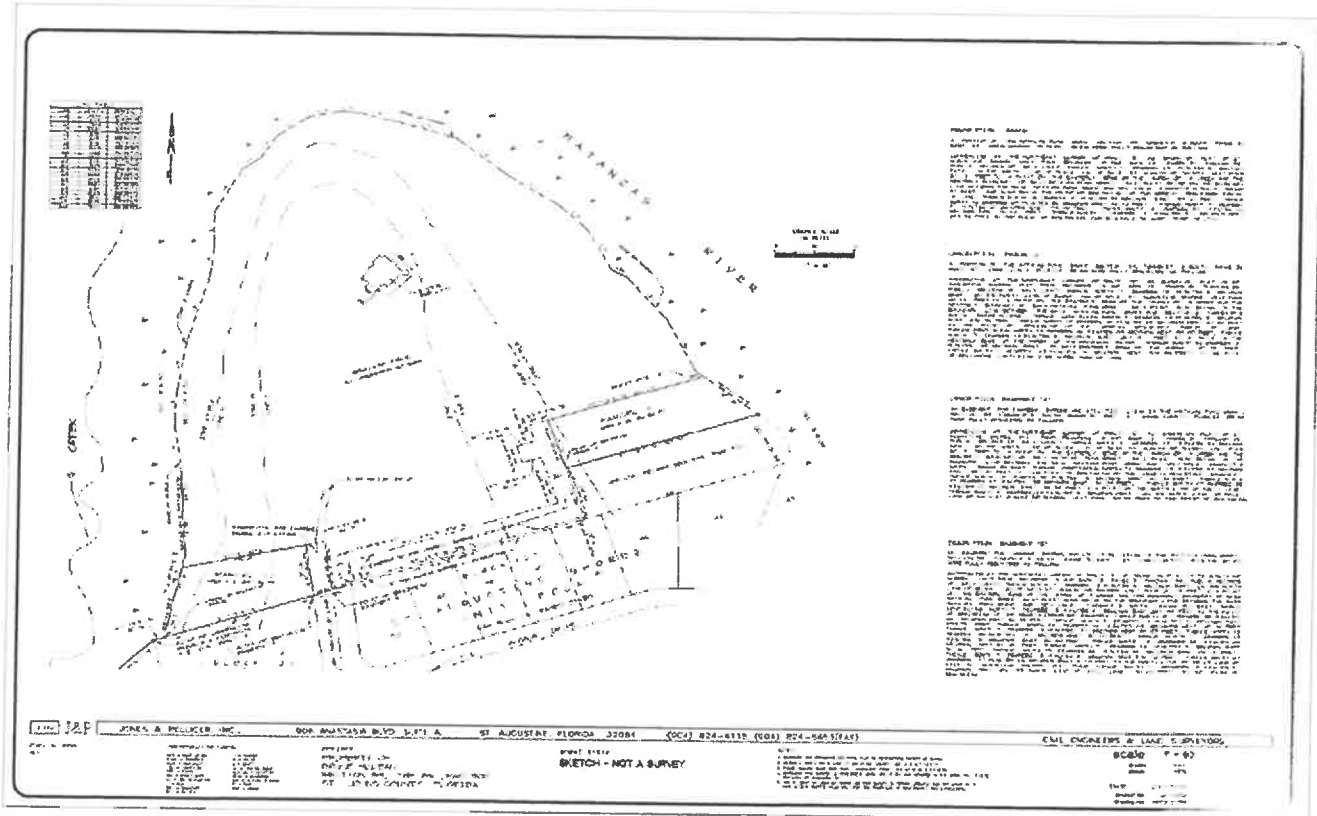
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Sketch Map



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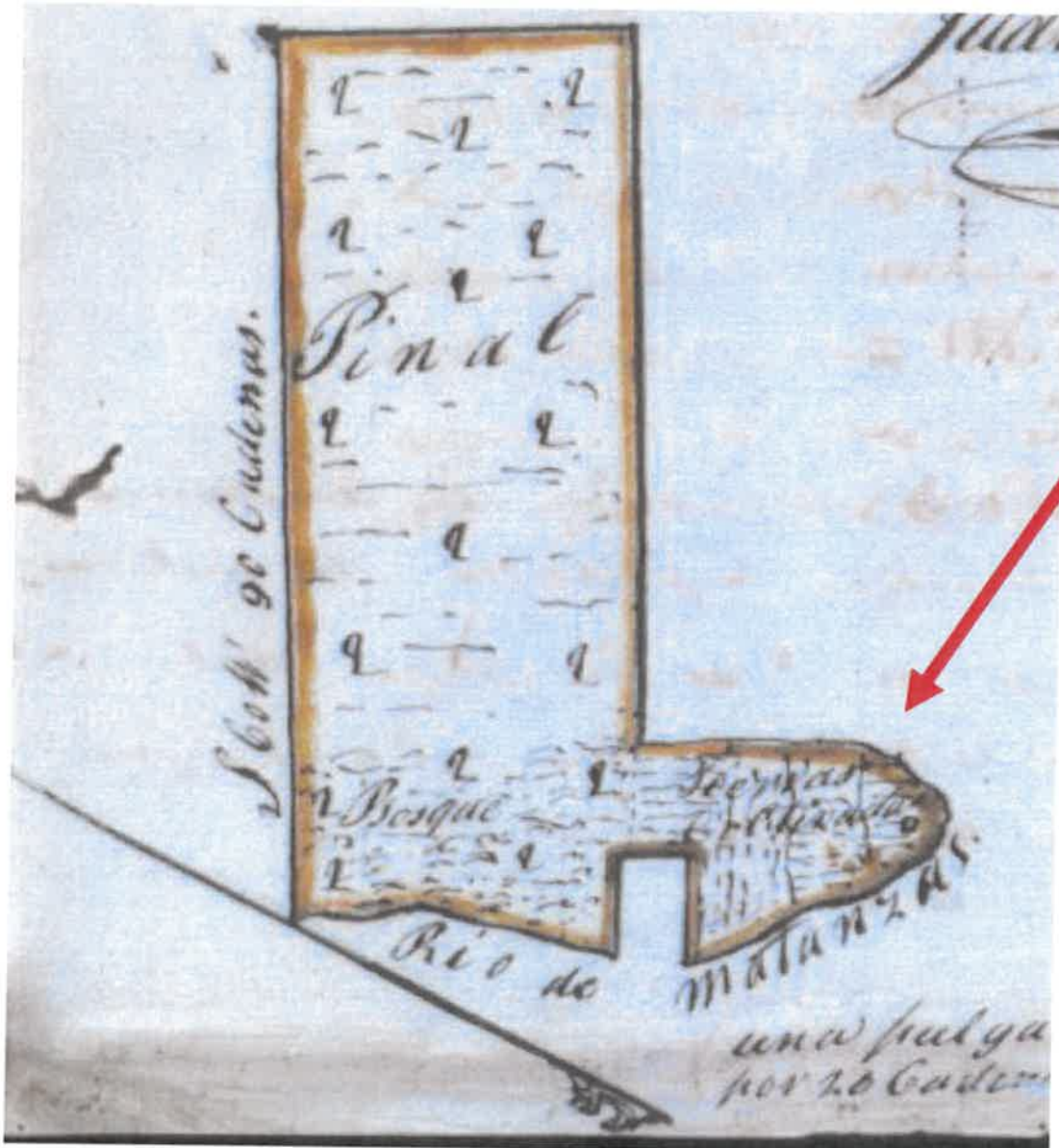
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N/A

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Figure 1. Matias Pons Grant, 1809 Showing O'Brien Estate, Cultivated Fields
Survey Of Spanish Land Grant to Matias Pons, 1809



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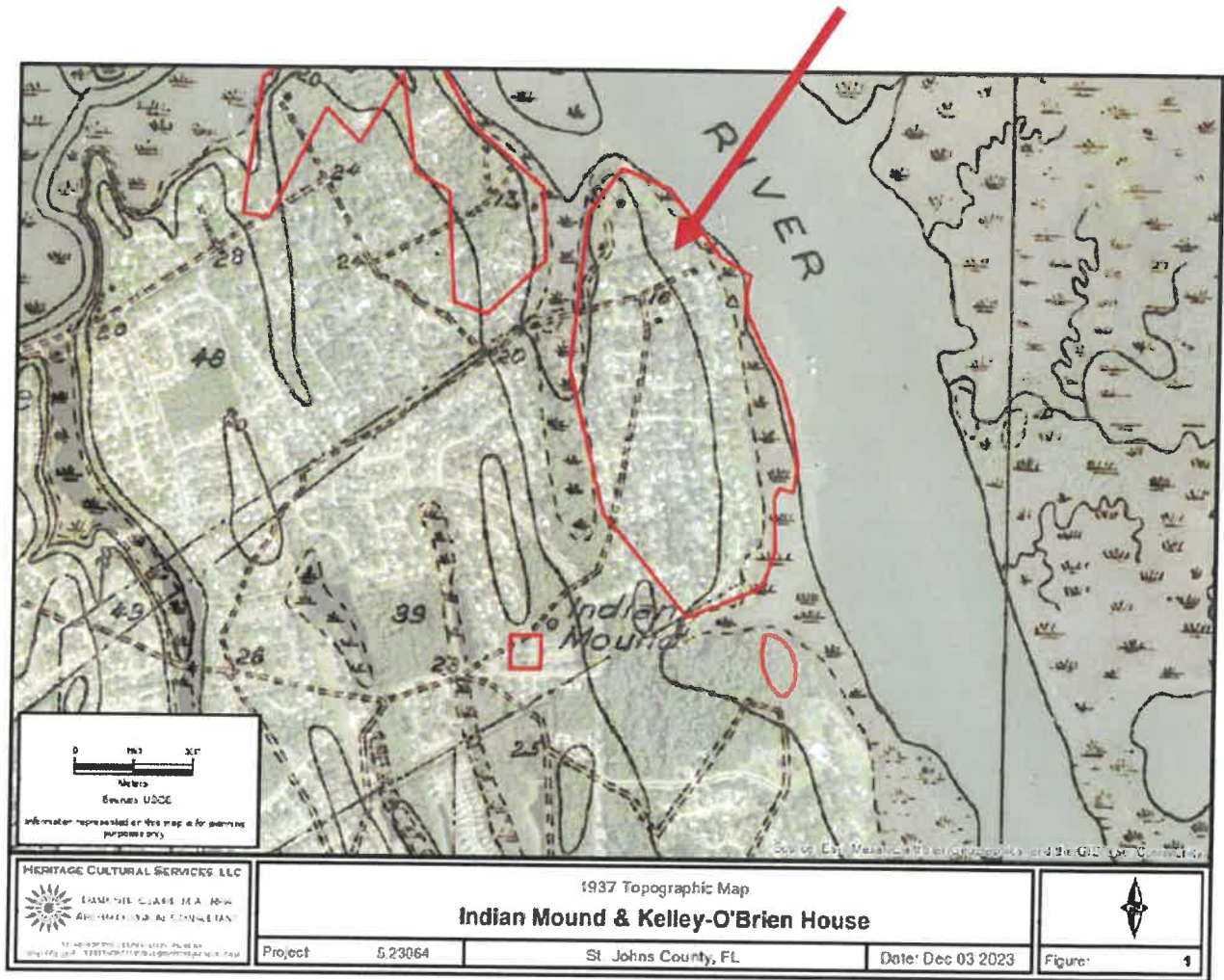
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N/A

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Figure 2. Henry S. Obrien Estate, Indian Mound, 1937 USGS Map



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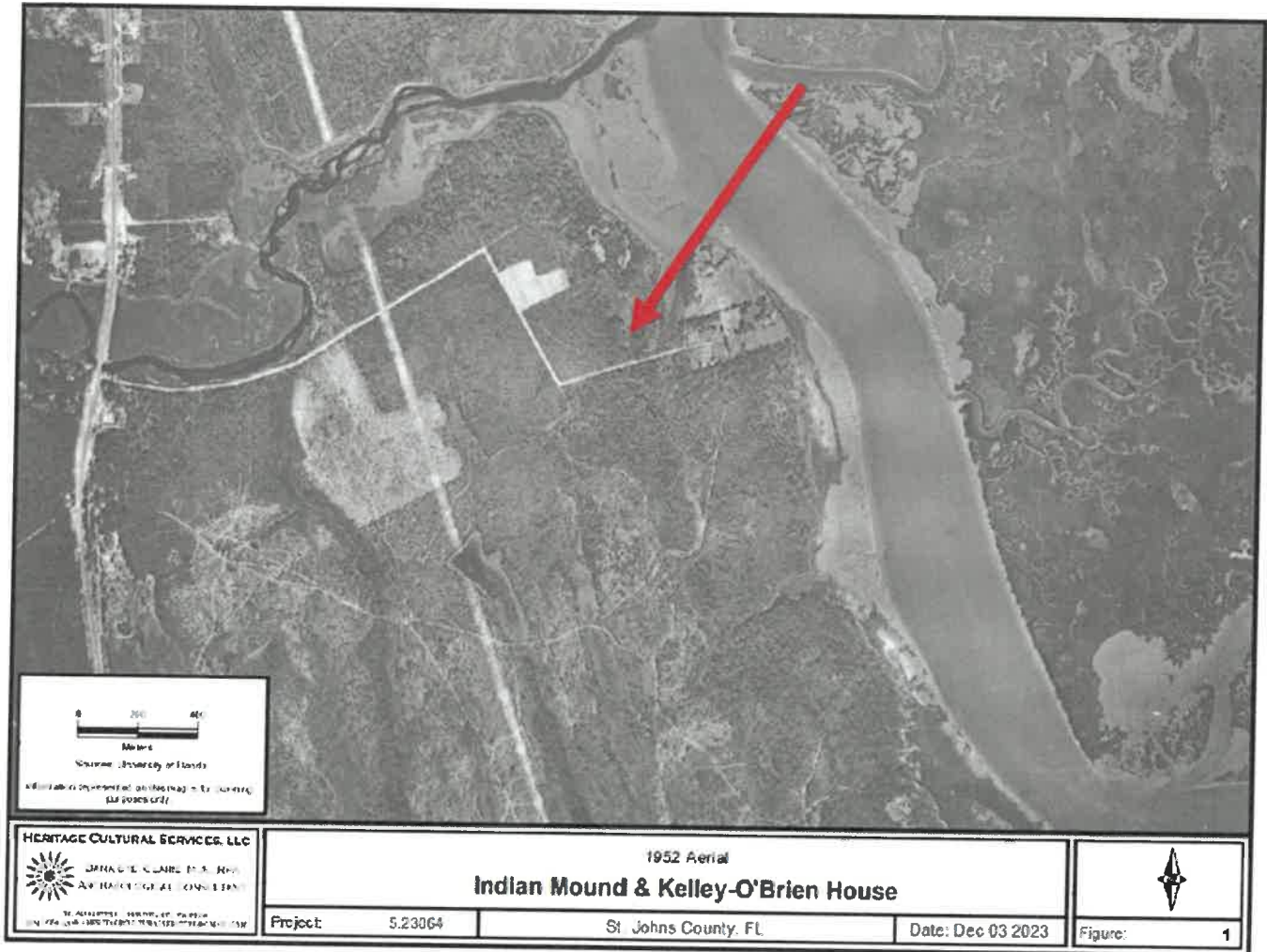
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Figure 3: Henry S. O'Brien Estate, Vaill Point Road, 1952 Aerial



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Figure 4, Henry S. O'Brien Estate, Aerial View



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Figure 5. Henry S. O'Brien Estate, Aerial View, C. 2000 Showing Dock, Road, Site



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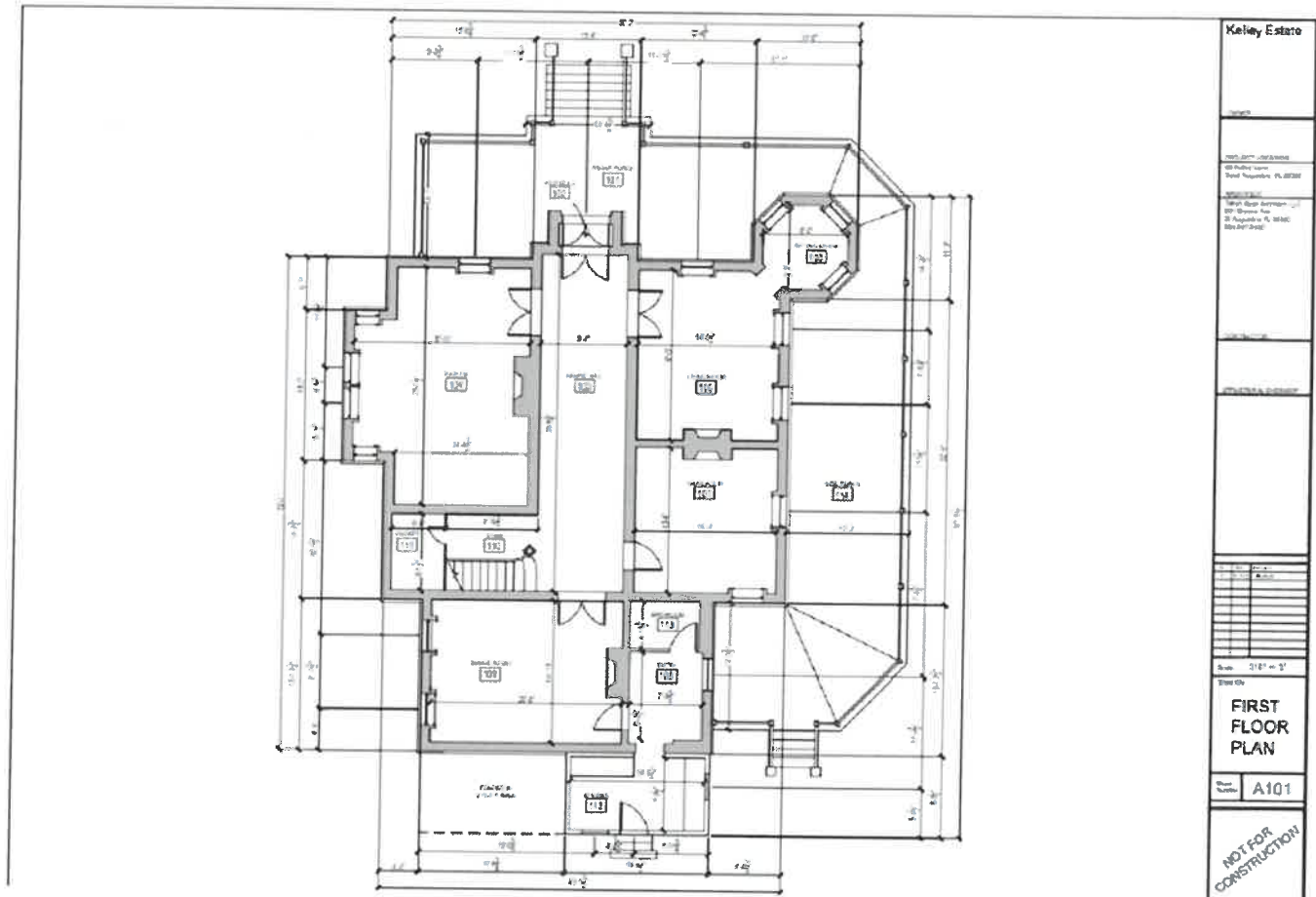
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Figure 7. First Floor Plan



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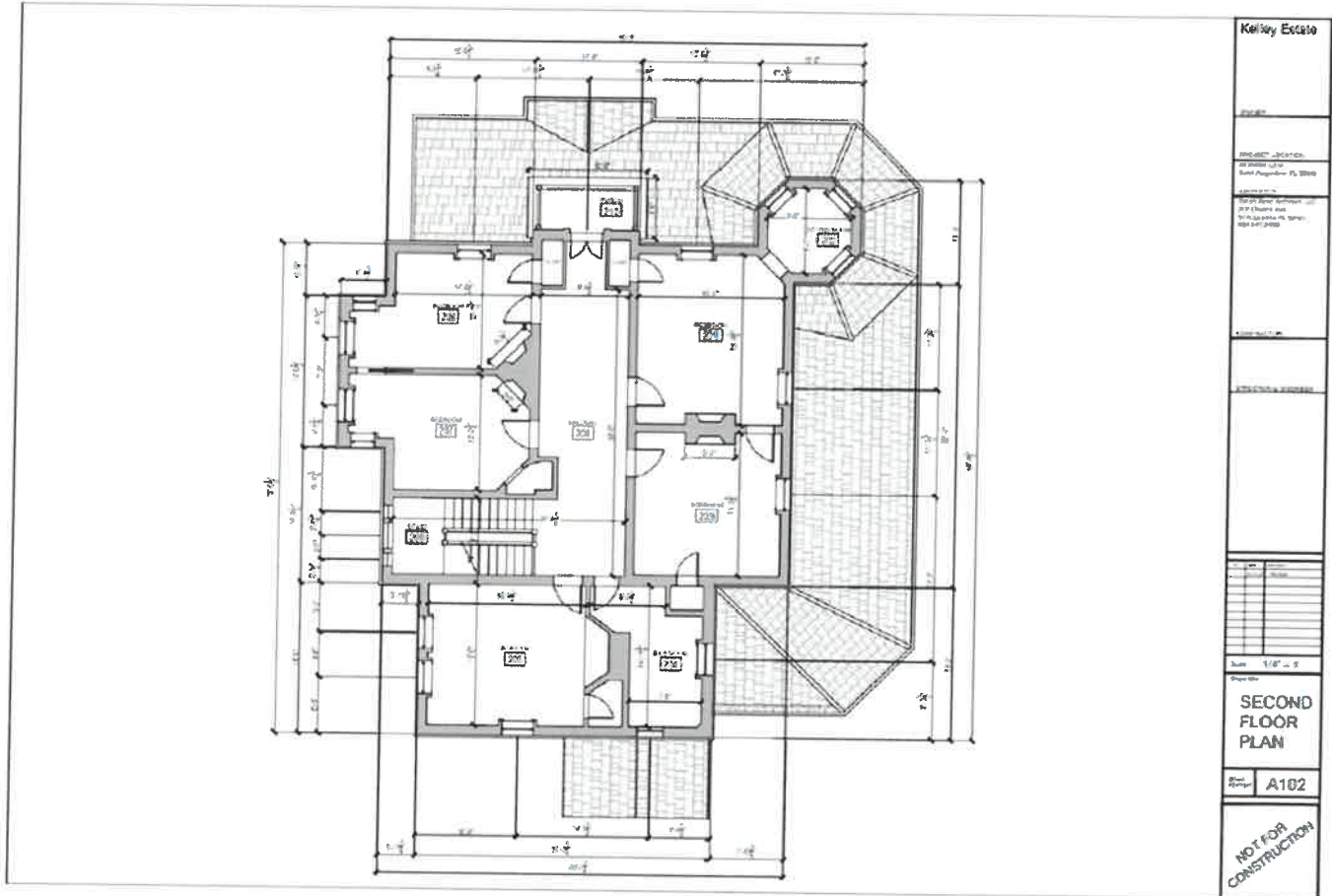
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Figure 8. Second Floor Plan



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Figure 10. Henry S. O'Brien Estate, Condition 1990s



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Figure 11. Henry S. O'Brien Estate, Original Shingles. C. 1900.



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Figure 12. Henry S. O'Brien Estate, Original Shingles. C. 1900.



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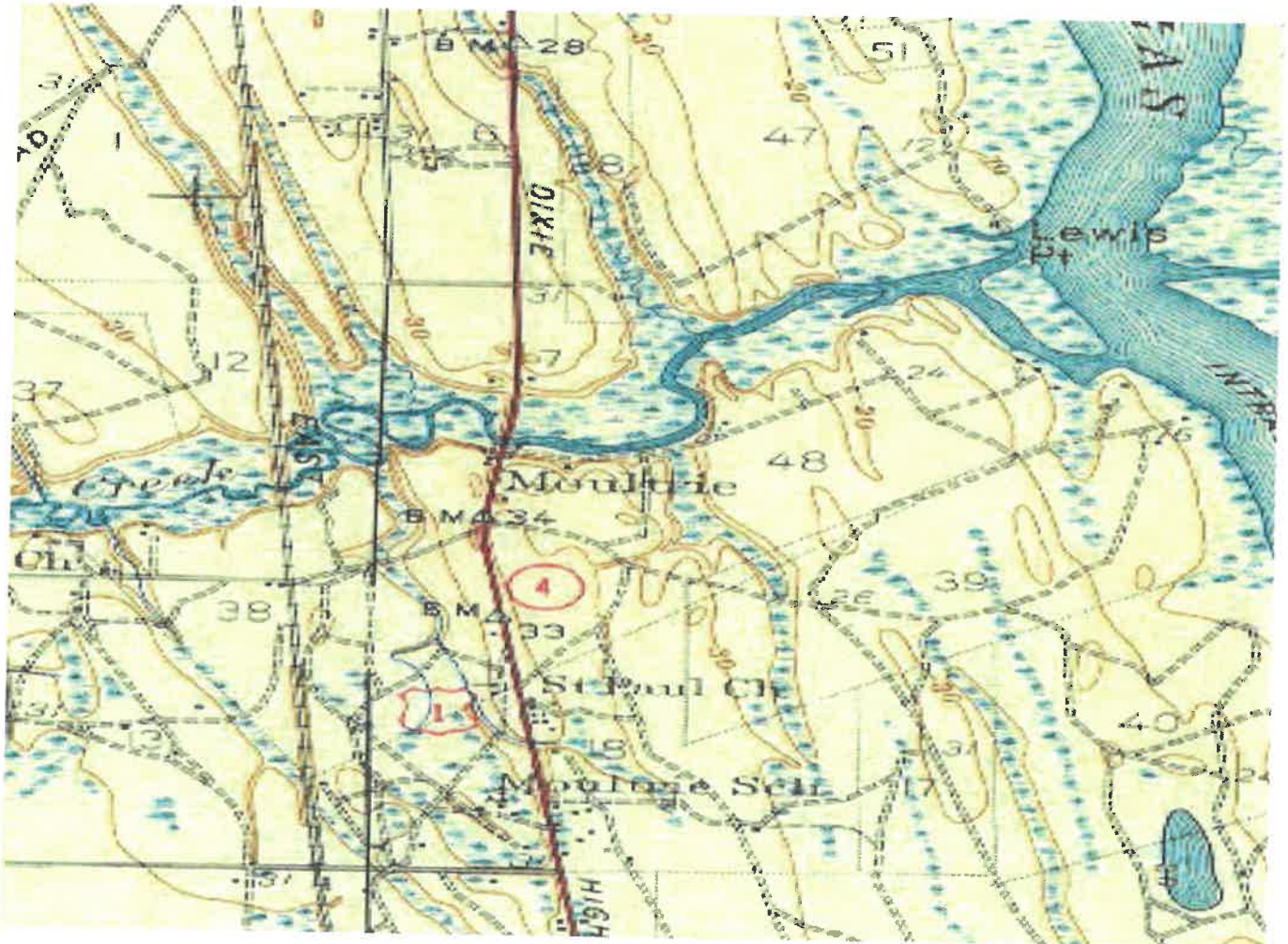
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N/A

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Figure 13. Moultrie Showing Dixie Highway, Moultrie Cut Off, Schools/Churches



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Figure 14. Moultrie Showing Dixie Highway



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Figure 15. Johnson Cabin, C. 1880 Drawing 1925



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Figure 16. Henry S. O'Brien Estate, Site 1931, Showing Orange Trees



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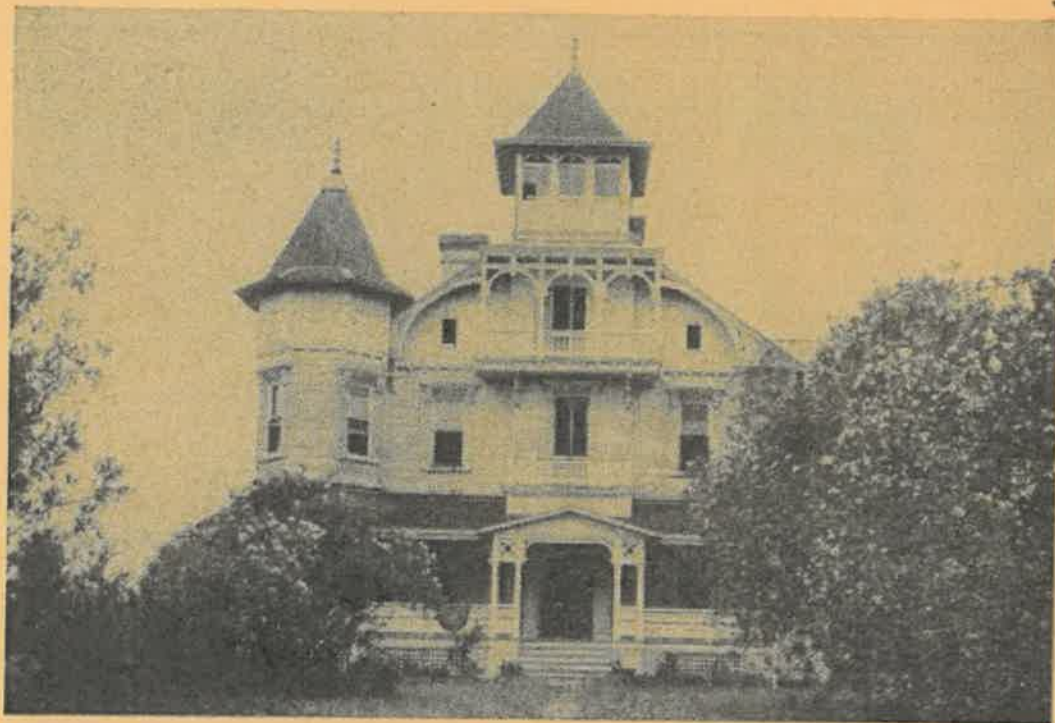
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Figure 17. Dixie Home For the Aged Infirm



THE DIXIE HOME—Facing the River

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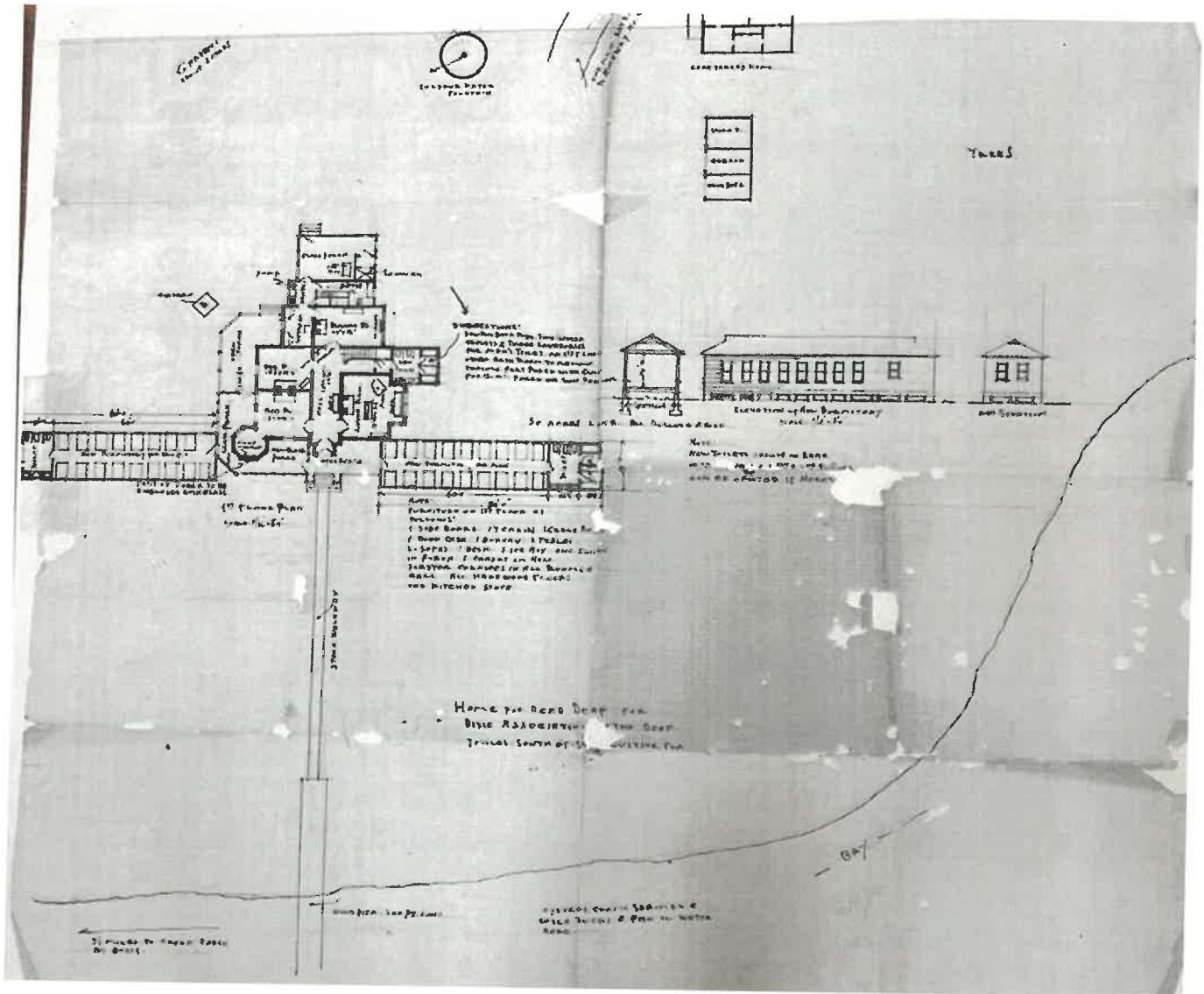
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Figure 18. Henry S. O'Brien Estate, Site 1931



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N/A

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Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Property Name: Henry S. O'Brien Estate

City or Vicinity: Moultrie

County: St. John's

State

FL

Date

Photographer: Paul Weaver

Photographed:

Fall 2023

Verification that photos over a year old are a true representation of the existing building or district

Description of photograph(s) and number, including description of view indicating direction of camera:

Setting/Site

1. Site, dock, Matanzas River facing east.
2. Site, Matanzas River, facing southeast.
3. Site, Moultrie Creek, facing north

Exterior

4. Main (east) facade facing west.
5. Main (east) and south façades facing northwest.
6. Main (east) and south façades, Corner Tower and Eastlake detailing, facing northwest.
7. East façade, Corner Tower and Eastlake detailing, facing west.
8. Main (east) and north façades, Corner Tower and Eastlake detailing, facing west.
9. South façade, facing north.
10. South façade, Course Lines, Poured concrete detailing, facing north.
11. North façade, Belvedere, Eastlake, and Poured Concrete Detailing, facing south.
12. Main entrance/porch, Eastlake Detailing facing east.
13. Main entrance/porch, Poured Concrete Detailing, facing south.
14. Main entrance/porch, Poured Concrete Detailing, facing north.
15. West façade, facing east.

Interior

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16. Interior, 1st Floor, Main Entrance, Center Hall, facing east.
17. Interior, 1st Floor, Stair Hall, facing west.
18. Interior, 1st Floor, South Parlor, paired doors, facing south.
19. Interior, 1st Floor, Stair Hall, brass register, facing south.
20. Interior, 1st Floor, Octagonal Corner Room, facing east.
21. Interior, 1st Floor, parlor, fireplace, facing west.
22. Interior, 1st Floor, parlor, chandelier, facing east.
23. Interior, 1st Floor, fireplace, north parlor, facing south.
24. Interior, 1st Floor, north parlor, facing north.
25. Interior, 1st Floor, fireplace, bedroom, facing east.
26. Interior, 1st Floor, fireplace, dining room, facing south.
27. Interior, 1st Floor, newel post, main stair, facing north.
28. Interior, 1st Floor, main stair, facing north.
29. Interior, 2nd Floor, staircase, facing north.
30. Interior, 2nd Floor, Center Hall, facing east.
31. Interior, 2nd Floor, Center Hall, facing west.
32. Interior, 2nd Floor, Master Bedroom, facing west.
33. Interior, 2nd Floor, Master Bedroom, facing southeast.
34. Interior, 2nd Floor, Master Bedroom, corner turret, facing southeast.
35. Interior, 2nd Floor, bedroom, facing west.
36. Interior, 2nd Floor, bedroom, facing north.
37. Interior, 3rd floor staircase, facing north.
38. Interior, 3rd floor hall, facing east.
39. Interior, 3rd floor hall, facing west.

KELLEY-O'BRIEN HOUSE
99 KELLEY LANE
ST. AUGUSTINE (MOULTRIE), FL
JULY, 2023



- PHOTO 1: SITE, C. 2000 FOUNTAIN, SIDEWALK AND DOCK, MATAINZAS RIVER FACING EAST.

KELLEY-O'BRIEN HOUSE
99 KELLEY LANE
ST. AUGUSTINE (MOULTRIE), FL
JULY, 2023



• PHOTO 2:SITE, MATANZAS RIVER FACING SOUTHEAST.

KELLEY-O'BRIEN HOUSE
99 KELLEY LANE
ST. AUGUSTINE (MOULTRIE), FL
JULY, 2023



• PHOTO 3: MOULTRIE CREEK, FACING NORTH

KELLEY-O'BRIEN HOUSE
99 KELLEY LANE
ST. AUGUSTINE (MOULTRIE), FL
JULY, 2023



• PHOTO 4: MAIN (EAST) FAÇADE, FACING WEST.

KELLEY-O'BRIEN HOUSE
99 KELLEY LANE
ST. AUGUSTINE (MOULTRIE), FL
JULY, 2023



• PHOTO 5: MAIN (EAST) FAÇADE AND SOUTH FACADE, FACING NORTHWEST

KELLEY-O'BRIEN HOUSE
99 KELLEY LANE
ST. AUGUSTINE (MOULTRIE), FL
JULY, 2023



• PHOTO 6: MAIN (EAST) FAÇADE AND SOUTH FACADE, CORNER TOWER AND EASTLAKE DETAILING, FACING NORTHWEST

KELLEY-O'BRIEN HOUSE
99 KELLEY LANE
ST. AUGUSTINE (MOULTRIE), FL
JULY, 2023



• PHOTO 7: MAIN (EAST) FAÇADE , CORNER TOWER AND EASTLAKE DETAILING, FACING WEST

KELLEY-O'BRIEN HOUSE
99 KELLEY LANE
ST. AUGUSTINE (MOULTRIE), FL
JULY, 2023



• PHOTO 8: MAIN (EAST) FAÇADE AND NORTH FACADE, CORNER TOWER AND EASTLAKE DETAILING, FACING WEST

KELLEY-O'BRIEN HOUSE
99 KELLEY LANE
ST. AUGUSTINE (MOULTRIE), FL
JULY, 2023



• PHOTO 9: SOUTH FACADE, FACING NORTH

KELLEY-O'BRIEN HOUSE
99 KELLEY LANE
ST. AUGUSTINE (MOULTRIE), FL
JULY, 2023



- PHOTO 10: MAIN (EAST) AND SOUTH FACADE, COURSE LINES, POURED CONCRETE DETALING, FACING NORTH

KELLEY-O'BRIEN HOUSE
99 KELLEY LANE
ST. AUGUSTINE (MOULTRIE), FL
JULY, 2023



• PHOTO 11: NORTH FAÇADE, BELVEDERE, EASTLAKE AND Poured CONCRETE DETAILING, FACING SOUTH

KELLEY-O'BRIEN HOUSE
99 KELLEY LANE
ST. AUGUSTINE (MOULTRIE), FL
JULY, 2023



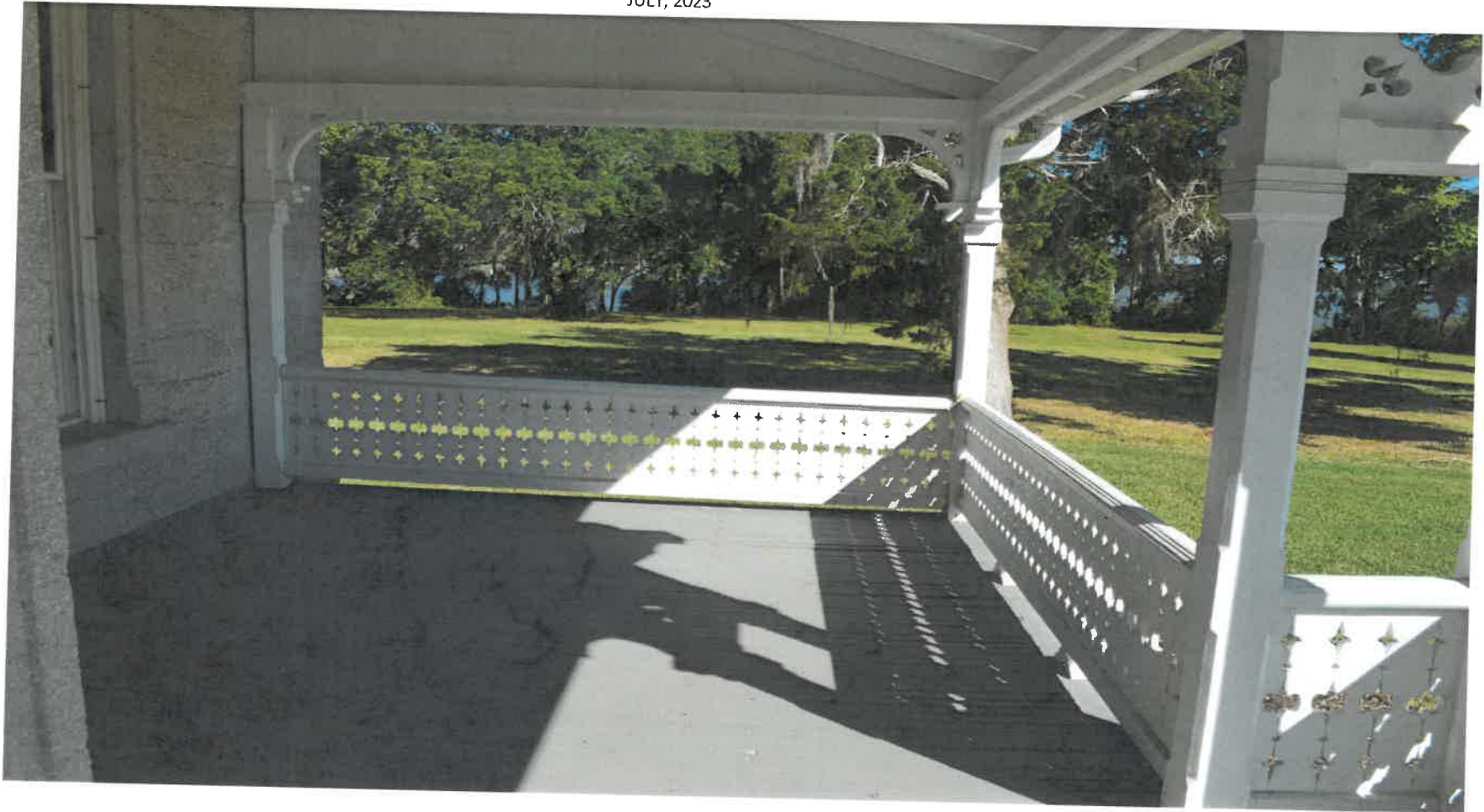
- PHOTO 12: MAIN ENTRANCE/PORCH, EAST LAKE DETAILING, FACING EAST

KELLEY-O'BRIEN HOUSE
99 KELLEY LANE
ST. AUGUSTINE (MOULTRIE), FL
JULY, 2023



• PHOTO 13: MAIN ENTRANCE/PORCH, POURED CONCRETE DETAILING, FACING SOUTH

KELLEY-O'BRIEN HOUSE
99 KELLEY LANE
ST. AUGUSTINE (MOULTRIE), FL
JULY, 2023



• PHOTO 14: MAIN ENTRANCE/PORCH, Poured concrete detailing, facing north

KELLEY-O'BRIEN HOUSE
99 KELLEY LANE
ST. AUGUSTINE (MOULTRIE), FL
JULY, 2023



• PHOTO 15: WEST FACADE, FACING EAST

KELLEY-O'BRIEN HOUSE
99 KELLEY LANE
ST. AUGUSTINE (MOULTRIE), FL
JULY, 2023



• PHOTO 16: 1ST FLOOR, MAIN ENTRANCE, CENTRAL HALL, FACING EAST

KELLEY-O'BRIEN HOUSE
99 KELLEY LANE
ST. AUGUSTINE (MOULTRIE), FL
JULY, 2023



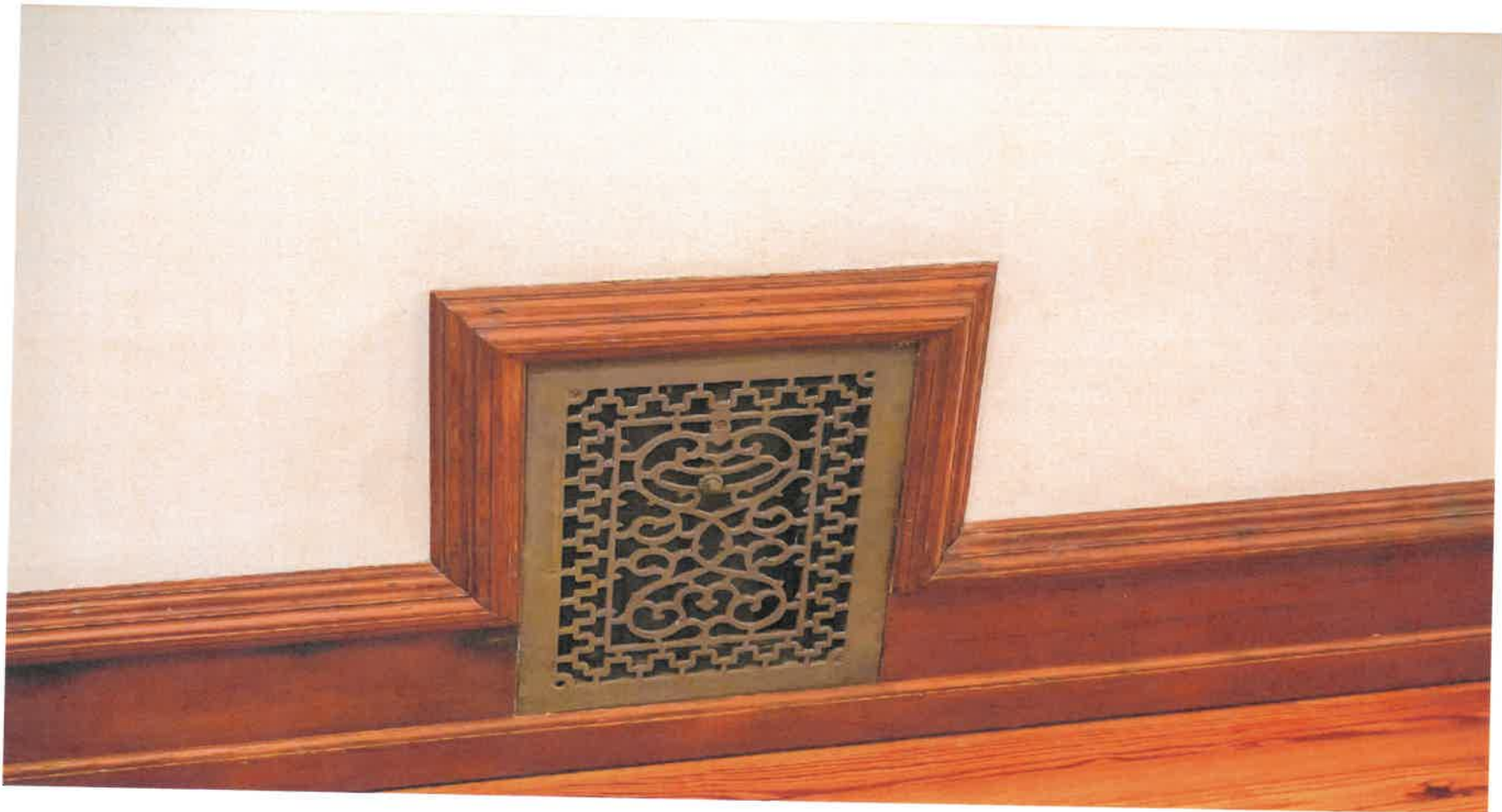
• PHOTO 17 1ST FLOOR, STAIR HALL, FACING WEST

KELLEY-O'BRIEN HOUSE
99 KELLEY LANE
ST. AUGUSTINE (MOULTRIE), FL
JULY, 2023



• PHOTO 18: 1ST FLOOR, SOUTH PARLOR, PAIRED DOORS, FACING SOUTH

KELLEY-O'BRIEN HOUSE
99 KELLEY LANE
ST. AUGUSTINE (MOULTRIE), FL
JULY, 2023



• PHOTO 19: 1ST FLOOR, STAIR HALL, BRASS REGISTER, FACING SOUTH

KELLEY-O'BRIEN HOUSE
99 KELLEY LANE
ST. AUGUSTINE (MOULTRIE), FL
JULY, 2023



• PHOTO 20: 1ST FLOOR, OCTAGONAL CORNER ROOM, FACING EAST

KELLEY-O'BRIEN HOUSE
99 KELLEY LANE
ST. AUGUSTINE (MOULTRIE), FL
JULY, 2023



• PHOTO 21: 1ST FLOOR, PARLOR, FIREPLACE, FACING WEST

KELLEY-O'BRIEN HOUSE
99 KELLEY LANE
ST. AUGUSTINE (MOULTRIE), FL
JULY, 2023



• PHOTO 22: 1ST FLOOR, PARLOR, CHANDELIER, PLASTER DETAILING, FACING EAST

KELLEY-O'BRIEN HOUSE
99 KELLEY LANE
ST. AUGUSTINE (MOULTRIE), FL
JULY, 2023



• PHOTO 23: 1ST FLOOR FIREPLACE, NORTH PARLOR, FACING SOUTH

KELLEY-O'BRIEN HOUSE
99 KELLEY LANE
ST. AUGUSTINE (MOULTRIE), FL
JULY, 2023



• PHOTO 24: 1ST FLOOR, NORTH PARLOR, FACING NORTH

KELLEY-O'BRIEN HOUSE
99 KELLEY LANE
ST. AUGUSTINE (MOULTRIE), FL
JULY, 2023



• PHOTO 25: 1ST FLOOR FIREPLACE, BEDROOM, FACING EAST

KELLEY-O'BRIEN HOUSE
99 KELLEY LANE
ST. AUGUSTINE (MOULTRIE), FL
JULY, 2023



• PHOTO 26: 1ST FLOOR FIREPLACE, DINING ROOM, FACING SOUTH

KELLEY-O' BRIEN HOUSE
99 KELLEY LANE
ST. AUGUSTINE (MOULTRIE), FL
JULY, 2023



• PHOTO 27: 1ST FLOOR, NEWEL POST, MAIN STAIR, FACING NORTH

KELLEY-O'BRIEN HOUSE
99 KELLEY LANE
ST. AUGUSTINE (MOULTRIE), FL
JULY, 2023



• PHOTO 28: 1ST FLOOR, MAIN STAIR, FACING NORTH

KELLEY-O'BRIEN HOUSE
99 KELLEY LANE
ST. AUGUSTINE (MOULTRIE), FL
JULY, 2023



• PHOTO 29:2ND FLOOR, NEWEL POST, MAIN STAIR, FACING NORTH

KELLEY-O'BRIEN HOUSE
99 KELLEY LANE
ST. AUGUSTINE (MOULTRIE), FL
JULY, 2023



• PHOTO 30: 2nd FLOOR, CENTRAL HALL, FACING EAST

KELLEY-O'BRIEN HOUSE
99 KELLEY LANE
ST. AUGUSTINE (MOULTRIE), FL
JULY, 2023



• PHOTO 31: 2nd FLOOR, CENTRAL HALL, FACING WEST

KELLEY-O'BRIEN HOUSE
99 KELLEY LANE
ST. AUGUSTINE (MOULTRIE), FL
JULY, 2023



• PHOTO 32: 2nd FLOOR, MASTER BEDROOM , FACING WEST

KELLEY-O'BRIEN HOUSE
99 KELLEY LANE
ST. AUGUSTINE (MOULTRIE), FL
JULY, 2023



• PHOTO 33: 2nd FLOOR, MASTER BEDROOM, FACING SOUTHEAST

KELLEY-O'BRIEN HOUSE
99 KELLEY LANE
ST. AUGUSTINE (MOULTRIE), FL
JULY, 2023



• PHOTO 34: 2nd FLOOR, OCTAGONAL CORNER ROOM, FACING SOUTHEAST

KELLEY-O'BRIEN HOUSE
99 KELLEY LANE
ST. AUGUSTINE (MOULTRIE), FL
JULY, 2023



• PHOTO 35: 2ND FLOOR, REAR BEDROOM, FACING WEST

KELLEY-O'BRIEN HOUSE
99 KELLEY LANE
ST. AUGUSTINE (MOULTRIE), FL
JULY, 2023



• PHOTO 36: 2ND FLOOR, BEDROOM, FACING NORTH

KELLEY-O'BRIEN HOUSE
99 KELLEY LANE
ST. AUGUSTINE (MOULTRIE), FL
JULY, 2023



• PHOTO 37: 3RD FLOOR, STAIR, FACING NORTH

KELLEY-O'BRIEN HOUSE
99 KELLEY LANE
ST. AUGUSTINE (MOULTRIE), FL
JULY, 2023



• PHOTO 38: 3RD FLOOR, HALL, STAIR TO BELVEDERE , FACING EAST

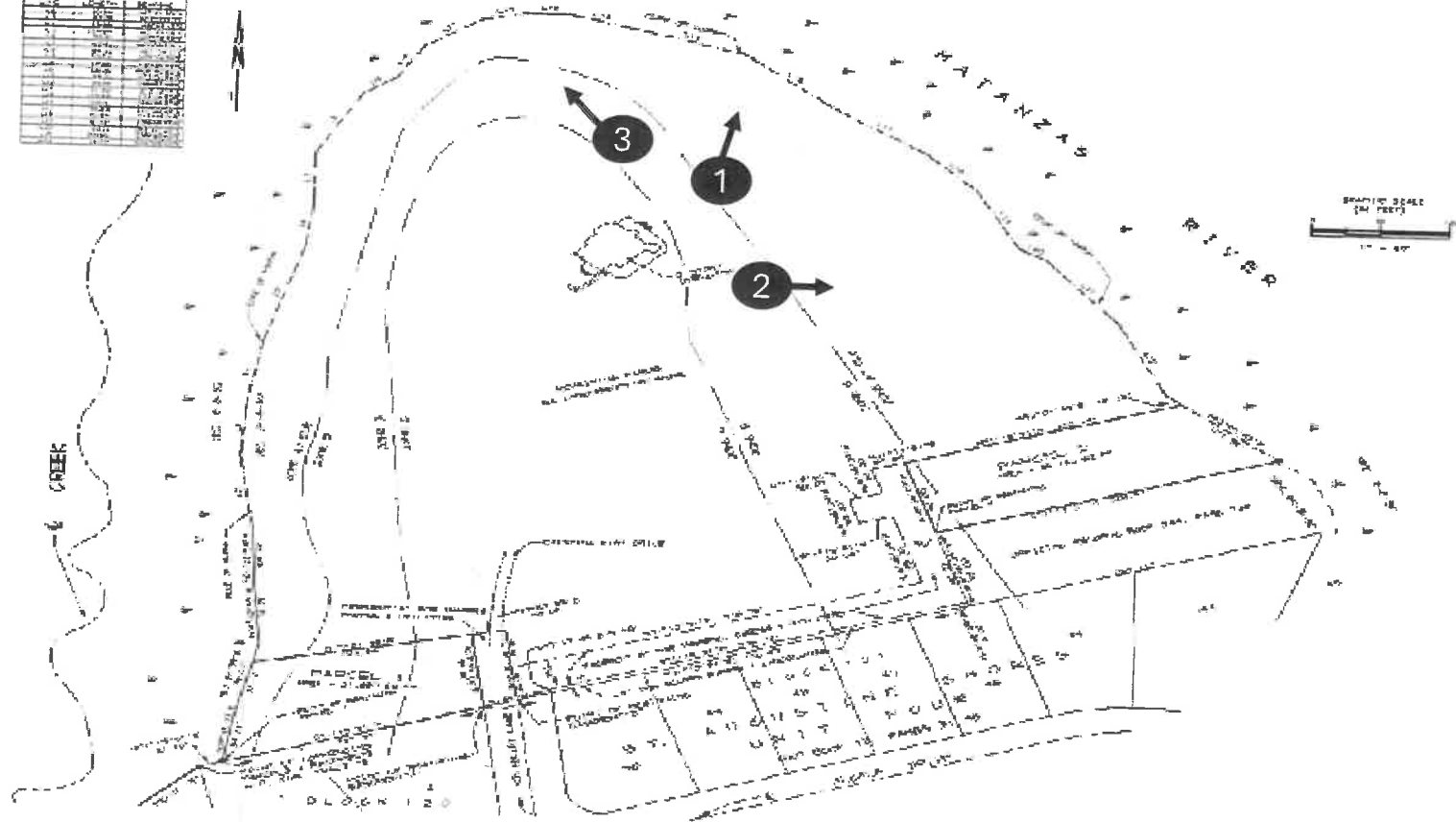
KELLEY-O'BRIEN HOUSE
99 KELLEY LANE
ST. AUGUSTINE (MOULTRIE), FL
JULY, 2023



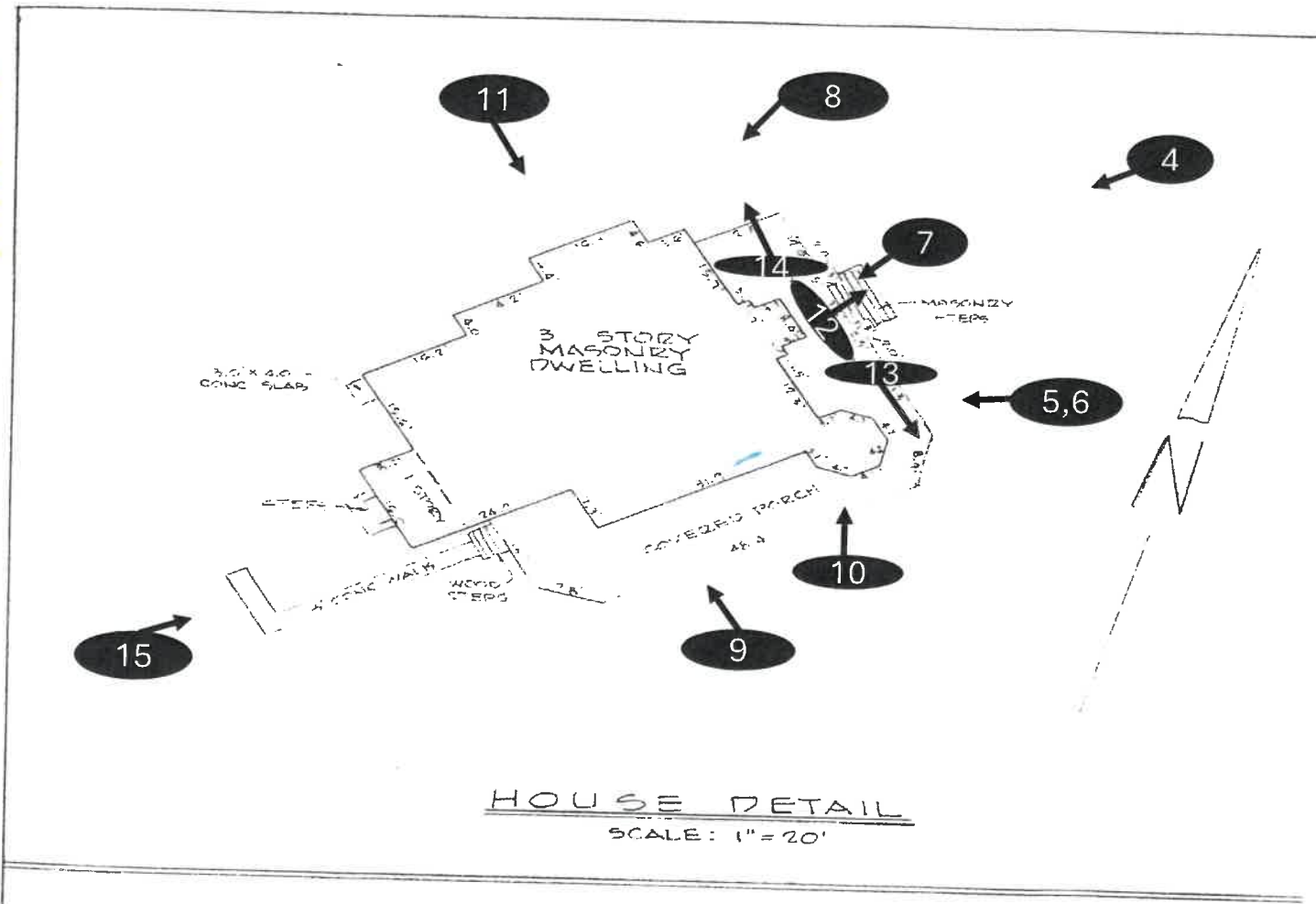
• PHOTO 39: 3RD FLOOR, BEDROOM, FACING WEST

KELLEY-O'BRIEN HOUSE
 99 KELLEY LANE
 ST. AUGUSTINE (MOULTRIE), FL
 NR/PHOTO KEY

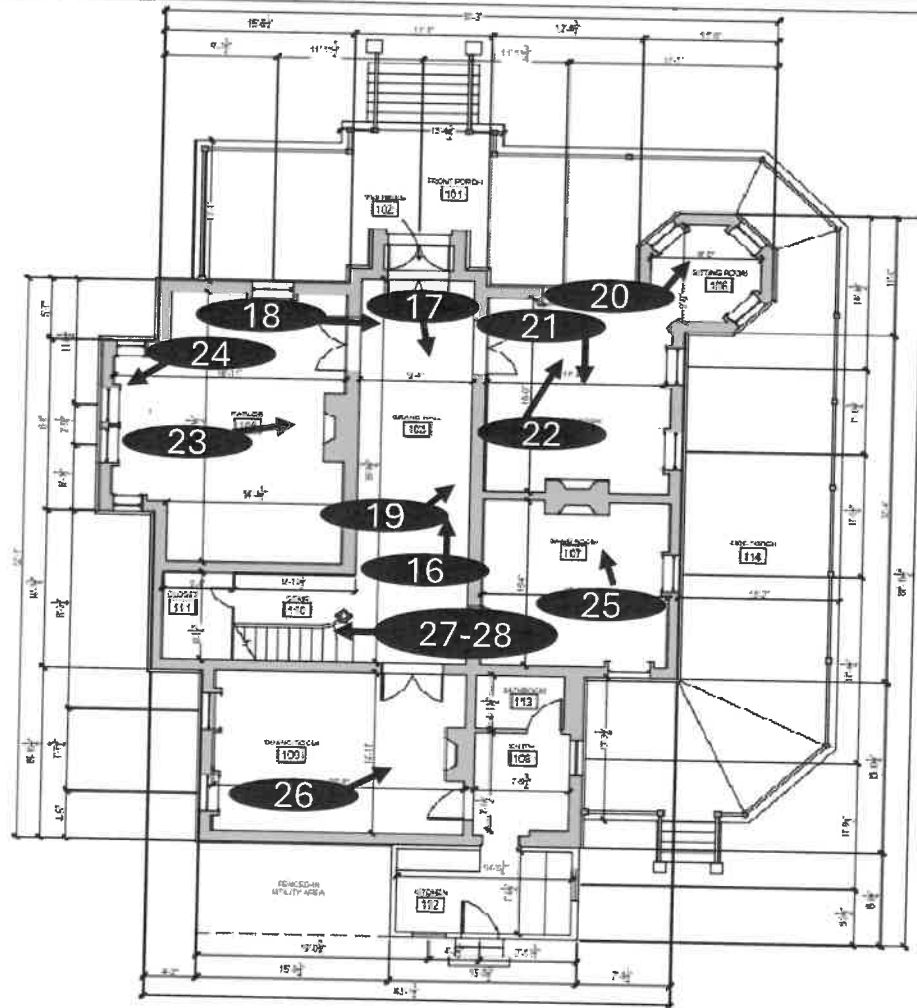
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11/11/01	10:10	3	Back of house
11/11/01	10:15	4	Front of house
11/11/01	10:20	5	Side of house
11/11/01	10:25	6	Back of house
11/11/01	10:30	7	Front of house
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11/11/01	10:45	10	Front of house
11/11/01	10:50	11	Side of house
11/11/01	10:55	12	Back of house
11/11/01	11:00	13	Front of house
11/11/01	11:05	14	Side of house
11/11/01	11:10	15	Back of house
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11/11/01	11:20	17	Side of house
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11/11/01	11:35	20	Side of house
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11/11/01	17:40	93	Back of house
11/11/01	17:45	94	Front of house
11/11/01	17:50	95	Side of house
11/11/01	17:55	96	Back of house
11/11/01	18:00	97	Front of house
11/11/01	18:05	98	Side of house
11/11/01	18:10	99	Back of house
11/11/01	18:15	100	Front of house



KELLEY-O'BRIEN HOUSE
99 KELLEY LANE
ST. AUGUSTINE (MOULTRIE), FL
PART 1 / PHOTO KEY



KELLEY-O'BRIEN HOUSE
 99 KELLEY LANE
 ST. AUGUSTINE (MOULTRIE), FL
 NR /PHOTO KEY



Kelley Estate

N

←

PROPERTY INFORMATION
 99 Kelley Lane
 Saint Augustine, FL 32086

ARCHITECT
 Sarah Pines Architects, LLC
 200 University Ave.
 St. Augustine, FL 32084
 904.817.9100

DATE: 01/15/2015

PROJECT: 15-001

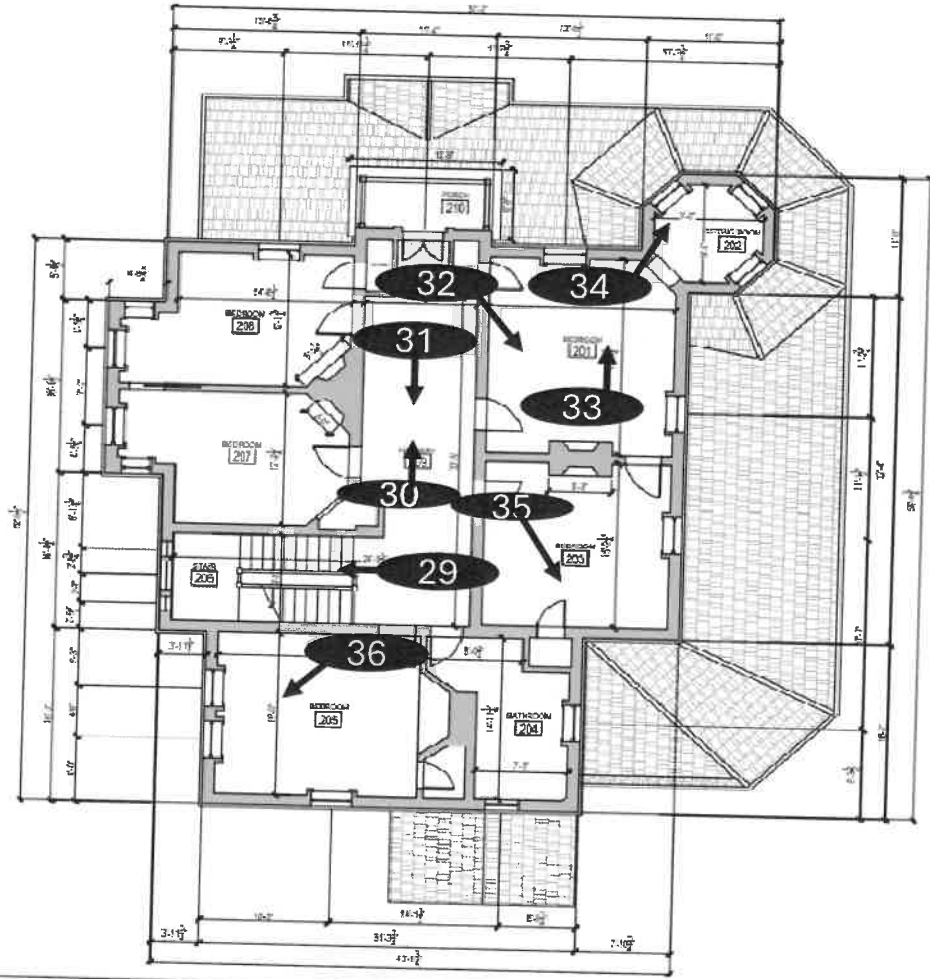
SCALE: 1/4" = 1'

FIRST FLOOR PLAN

Sheet No. **A101**

NOT FOR CONSTRUCTION

KELLEY-O'BRIEN HOUSE
 99 KELLEY LANE
 ST. AUGUSTINE (MOULTRIE), FL
 NR/PHOTO KEY



Kelley O'Brien

N

DATE:

PROJECT LOCATION:
 BP Railway Corridor
 Saint Augustine, FL 32080

OWNER:
 Florida High Speed Rail Authority
 391 Church Street
 St. Augustine, FL 32080
 phone 904-829-1111

PROJECT NO.:

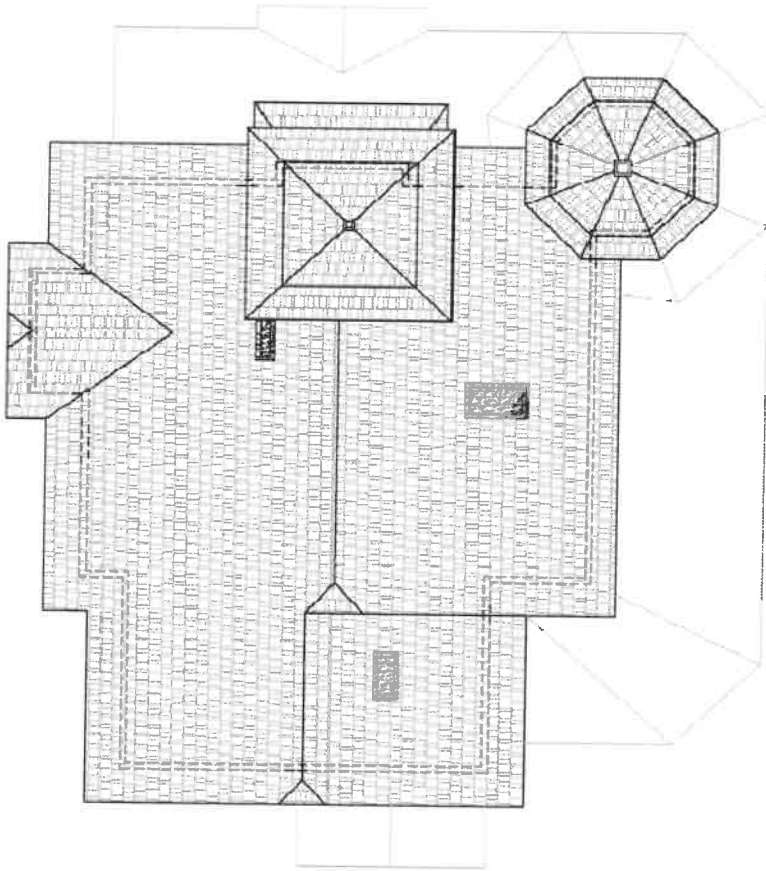
DATE OF PREPARATION:

Scale: 1/4" = 1'

Sheet title:
SECOND FLOOR PLAN

Drawn by:
A102

NOT FOR CONSTRUCTION



Kelley Estate

N

OWNER:

PROJECT LOCATION:
 40 Palm Lane
 Saint Augustine, FL 32086

ARCHITECT:
 Star of Palm Architects, LLC
 2811 Gemini Ave
 St. Augustine, FL 32086
 904.547.9439

CONTRACTOR:

STRUCTURAL ENGINEER:

NO.	DATE	DESCRIPTION
1	02.2	Issue

Scale: 3/4" = 1'

Sheet No. 9

ROOF
 PLAN

Sheet
 Number **A104**

**NOT FOR
 CONSTRUCTION**



IN THE MATTER OF:

Applicant: Paul Weaver

Owner: Kelly Drive Holdings LLC

Address: 99 Kelley Lane, Moultrie, St. Johns County, Florida 32086

Parcel Number: 184330-0000

Subject: Staff Review and Recommendation of Eligibility on the National Register of Historic Places Nomination for The Henry S. O'Brien Estate located at 99 Kelley Lane in Moultrie, St. Johns County, Florida.

Dear Dr. Kyra N. Lucas,

St. Johns County received the National Register of Historic Places (NRHP) application for the structure referred to as The O'Brien Estate, located in the Moultrie area in southeastern St. Johns County. While the St. Johns County Cultural Resource Review Board (CRRB) will not meet until after the proposal will be heard by the National Register Review Board on August 8, 2024 (next scheduled CRRB meeting is August 12th, 2024), County staff found it important as a Certified Local Government to provide a response prior to said meeting.

Upon review of the NRHP application and photo documentation of the property and structure provided, along with the Florida Master Site File and other archived information that has been gathered at the County level for this property, it has been determined that the O'Brien Estate meets the requirements of St. Johns County Land Development Code Section 3.01.04.C for a Significant Cultural Resource. As evidenced in the application, the structure has retained a high level of integrity in all seven categories – Location, Design, Setting, Materials, Workmanship, Feeling, and Association. In addition, not only is the structure a rare and distinctive, high-quality example of a Late Victorian Queen Anne-Eastlake style design constructed of poured concrete in the United States, the property is proven to be a unique representation of a Flagler Era (1885-1913) residence and vacation destination in the Moultrie area in St. Johns County, Florida.

The requirements St. Johns County utilizes to determine Significant Cultural Resources were directly derived from the eligibility criteria for National Register of Historic Places, established by the National Historic Preservation Act, as amended. Therefore, the structure referred to as the Henry S. O'Brien Estate appears eligible for National Register of Historic Places designation and County staff looks forward to the August 8th, 2024 meeting of the National Register Review Board when the property will be evaluated.

Sincerely,

Ryan Mauch
Environmental Supervisor

O'Brien Estate Staff Significance Evaluation

St. Johns County Land Development Code Section 3.01.04.C:

A Cultural Resource must be fifty (50) years old or older (**Yes, 1885**), and it must meet at least three (3) of these seven (7) recognized qualities of Integrity:

- **Location:** Yes, the structure remains in the same location as it was constructed.
- **Design:** Yes, the original elements of the Late Victorian Queen Anne – Eastlake design remain for the structure. Some elements have been carefully renovated, yet the historic design has been retained. The O'Brien Estate predates two other examples of this design style in St. Augustine: Thompson Hall at 9 Carrera Street in the Model Land Company Subdivision and the Xavier Lopez House located at 93½ King Street. The O'Brien Estate has the distinction of having poured concrete, which is uncommon in Queen Anne structures and which neither of the two aforementioned structures have.
- **Setting:** Yes, the 12-ac site is on a peninsula bordered on three sides by the Matanzas River on the east, Moultrie Creek and its tributaries on the north and west and Kelley Lane and St. Augustine Shores subdivision on the south and remains undeveloped. The site is geographically distinct with an open setting since 1809. It has been cleared and cultivated since 1809. It was also farmed for oranges and vegetable crops in the early twentieth century. It is also likely the location of a former c1737 Franciscan Mission and Second Spanish Period (1787-1821) land grant to Matias Pons. Historically the property was accessed by the Matanzas River, colonial and territorial roads and in the twentieth century by Vaill Point Road. The property is associated with the settlement of Moultrie and coastal southeastern St. Johns County during the highly significant Flagler Era of development (1885-1913).
- **Materials:** Yes, much of the original materials such as the poured concrete foundation and structural walls including scarring from the pour line and original concrete finish remain and are an important part of the detailing and craftsmanship of the building. The original foundation, walls and roof forms are intact. The exterior was carefully restored after 2000 with replacement of the galvanized metal roof, porch roof and rebuilding of the porch deck and roof. The original floor plan, heart pine flooring, plaster wall and ceiling finishes remain.
- **Workmanship:** Yes, elements of the Queen Anne- Eastlake style such as the corner tower, wrap around porch, belvedere and intricate wooden detailing remain. The original wood shingle roof surfacing has been lost but current architectural shingles are a compatible replacement. High quality wood detailing and carefully crafted poured concrete features, including horizontal pour line are unaltered. Original doors and high-quality millwork consisting of baseboards, wall and door trim have been preserved.
- **Feeling:** Yes, due to the retention of the same look of the original grounds since 1809 and overall retention of the original construction of the structure, and despite some alterations, the property and structure still visually conveys the feeling of a Queen Anne Eastlake design in the original setting.
- **Association:** Yes, despite the property being repurposed a few times, the estate portrays its respective history and architecture accurately and is unchanged as a seasonal residence and estate dating from the late nineteenth century.

In addition to Integrity, the Cultural Resource must meet one or more of these criteria:

- a. Associated in a significant way with the life of a person of recognized importance. – **Yes, Henry O'Brien embodied the wealthy northern seasonal residents who came to St. Augustine during the Flagler Era and was one of two major estates in the Moultrie area of southeastern St. Johns County.**
- b. The site of an historic event with significant effect upon St. Johns County, the State of Florida, or the nation. – **No; Although there was not a singular event associated with the structure, the area of Moultrie was a part of the colonial history of the area, played an important role during the Civil War era and provided agricultural products for St. Augustine during the Flagler Era.**
- c. Exemplifies an historic, cultural, political, economic, or social trend of St. Johns County, the State of Florida, or the nation. – **Yes; exemplifies the Late Victorian Queen Anne- Eastlake architectural design, exploration and settlement of the region, social history through the acquisition of the structure by Dixie Home of Aged, Infirm and Deaf. From 1931 to 1945, the structure housed the Dixie Home for the Aged and Infirm Deaf, a deaf-owned, deaf-run and deaf-funded organization and the only one of its kind in the Southern United States.**
- d. Embodies distinguishing characteristics of an architectural style, period or method of Construction. – **Yes; Late Victorian Queen Anne- Eastlake with coquina concrete foundation and walls, shingle roof and decorative wood and ginger breadding. The structure is also an excellent example of the style and one of the earliest in St. Johns County, with its conical tower, belvedere, encircling porch, with projecting corner bay, Eastlake detailing and massive chimneys with corbelling. Its poured coquina concrete construction is an unusual material associated with a Queen Anne style residence and a further part of its significance as it is a rare, documented example of a Queen Anne Style building constructed of concrete in the United States. Moreover, the structure is the second oldest poured concrete building in Florida only after Villa Zorayda and pre-dates the National Historic Landmark Ponce de Leon Hotel.**
- e. Is the work of an architect or builder whose work has significantly influenced the development of St. Johns County, the State of Florida, or the nation. – **No; the architect/builder is unknown.**
- f. Contains elements of design, detail, materials or craftsmanship of outstanding quality or represents a significant innovation or adaptation to the Florida environment. – **Yes; the Late Victorian Queen Anne- Eastlake design retains interior and exterior integrity for its design, materials and craftsmanship of outstanding quality. Many original and decorative design patterns have been retained throughout the construction design.**
- g. Has value as a Building that is recognized for the quality of its architecture and that retains sufficient features showing its architectural significance. – **Yes; the late Victorian Queen Anne- Eastlake design is unique.**
- h. Has yielded, or is likely to yield, archaeological information or artifacts important in prehistory or history. – **Yes, the site is likely the location of the Purisima Concepcion de Casapullas Franciscan Mission (c.1737) and the improved portion of a Second Spanish Period (1784-1821) land grant to Matias Pons. A 1937 USGS map depicts a large pre-historic Native American Mound on the south side of the property.**
- i. Is a geographically definable area or neighborhood united by culture, architectural styles or physical development, which has historic or cultural significance in the community. – **Yes, The**

O'Brien House has been identified as a prominent residence from the Flagler Era of development period in the Moultrie area of southeastern St. Johns County, outside of St. Augustine (1885-1913). Moultrie has a history extending back to the colonial period of Florida history.

The O'Brien House; Dixie Home for the Aged, Infirm and Deaf; Johnson's Point (FMSF SJ02931) structure located at 99 Kelley Lane meets the criteria of 3.01.04.C and are a Significant Cultural Resource as defined by the St. Johns County Land Development Code.

These criteria are also listed as the criteria for St. Johns County Landmark in section 3.01.03.C of the LDC.