

City of Titusville

Historic Designation Report

HPB# 03-2014

November 12, 2014



1120 Riverside Dr
Titusville, Florida 32780

Prepared By:
 Littlejohn

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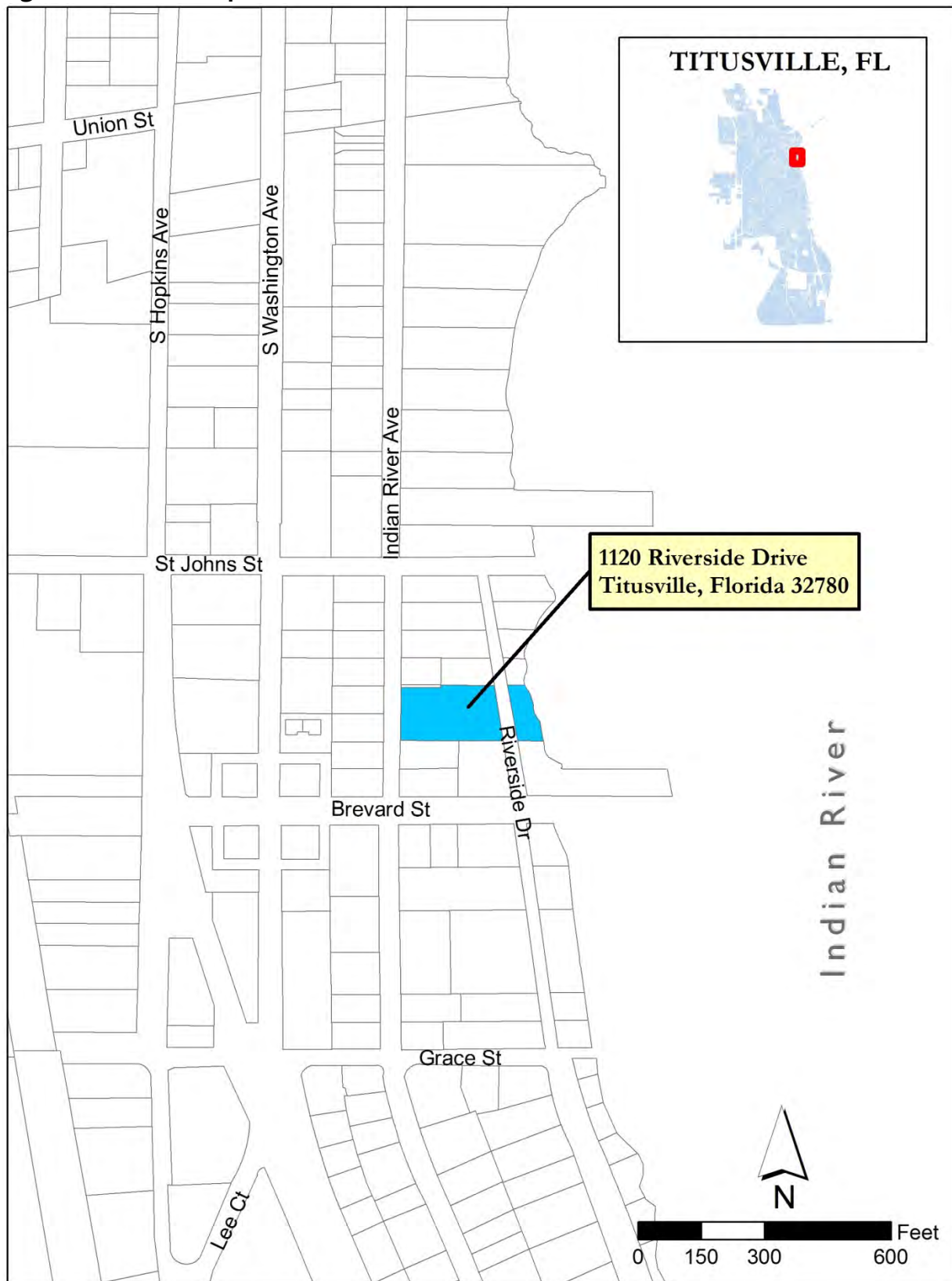
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1120 Riverside Drive

Local Historic Designation Report

I. Location

The property is located at 1120 Riverside Drive, within a block formed by St. Johns Street on the north, Brevard Street on the south, Indian River Avenue on the west and Riverside Drive on the east. **Figure 1** identifies the specific location of the property within the block.

Figure 1: Location Map

Source: Brevard County GIS Data and Littlejohn, 2014.

II. General Information

The general information related to the 1120 Riverside Drive property is as follows:

A. Name of the Property

1. Historic Names

The property has historically been called the Conkling House, after Homer and Sara Conkling, the original owner of the house. See the **Appendix** for additional information.

2. Current Name

The property is still referred to as The Conkling House.

B. Brevard County Property Appraiser Information

1. Property Address

The property address is 1120 Riverside Drive, Titusville, Florida 32780. The property was inventoried as Florida Master Site File Site 8BR00479. As shown in **Figure 2**, 1120 Riverside Drive is part of Gleason's Addition to Titusville (Lots 3 & 4 of Block 7) and was constructed in 1914 according to the Brevard County Property Appraiser.

2. Present Owner

The present owners of the property are Kevin and Catherine Riley.

3. Present Use

The present use of the property is a single-family residence.

4. Zoning District

The property is located in a RHP (Residential Historic Preservation) zoning district. The RHP district was established to "protect the substantial public interest of the unique downtown residential area along the Indian River that is of great historical and aesthetic importance and should be preserved for future generations." Single-family homes are the only permitted principal use in this district. Recreational parks, churches and schools are only allowed through conditional use.

5. Site Size

The site is approximately 0.88 acres in size.

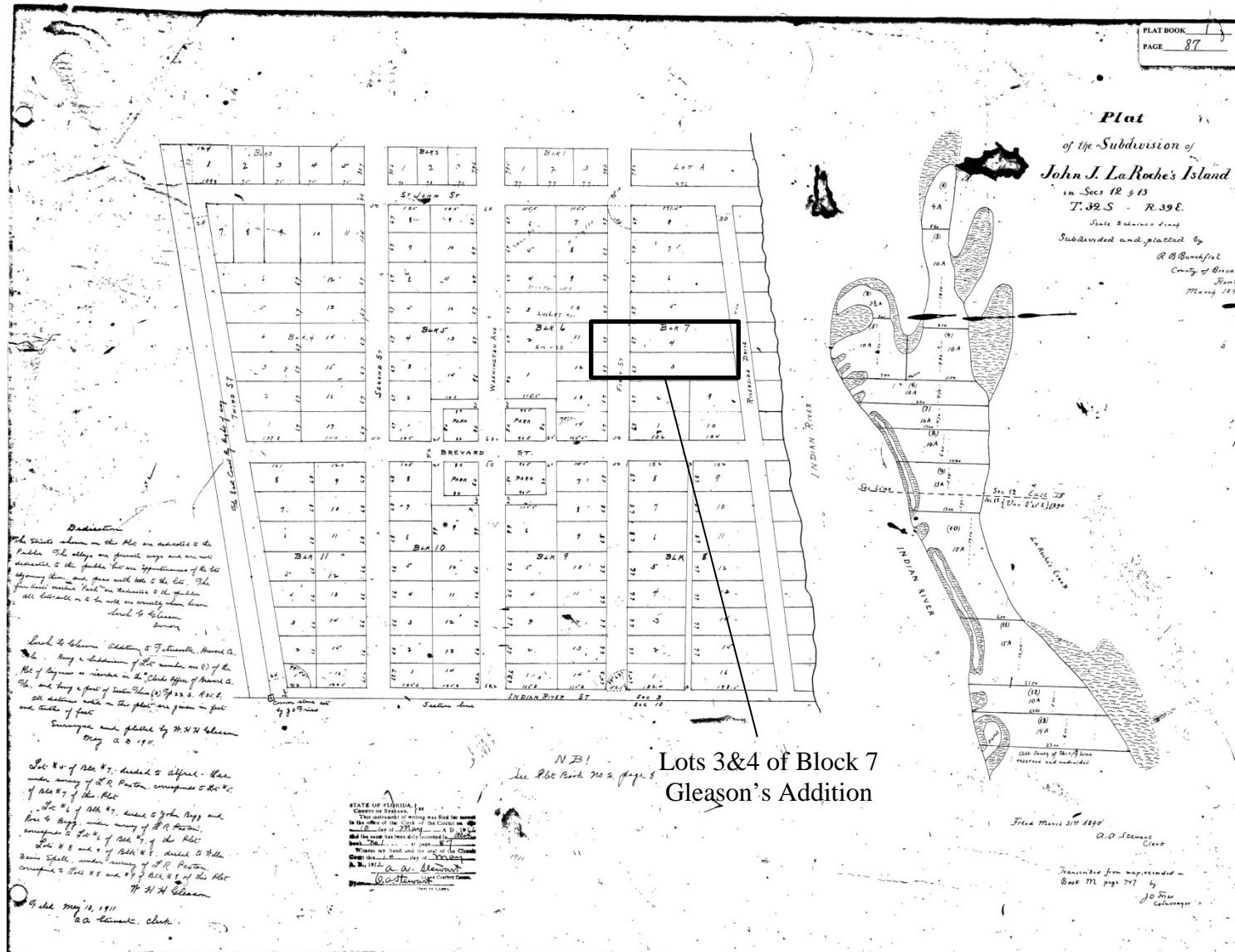
6. Parcel Identification Number

The parcel identification number of the property is 22-35-03-55-7-3.

7. Boundary Description

The legal description according to the public records of Brevard County, Florida is:
Lots 3 & 4 Blk 7 Exc S 2.5 Ft Of W 78 Ft of Lot 3 Blk 7 & Also Exc N 4.5 Ft of W 90 Ft
of Lot 4 Blk 7.

Figure 2: Plot of Sarah Gleason's Addition to Titusville



Source: Public Record of Brevard County, Florida (Plat Book 1, Page 87).

III. Significance

A. Ownership History of the Land

See the **Appendix** for copies of the Warranty Deeds associated with some of the transactions listed below:

- Unknown – Sara Gleason (Platted in 1911 and added to the Town of Titusville)
- 1911 – Original Owner – Homer C. Conkling (Lot 4)
- 1913 – Original Owner – Homer C. Conkling & Sara Conkling (Lot 3)
- 1929 – Helen D. Mitchell
- 1930 – Henry Georgiana Pfiel
- 1944 – Capt. Henry Lewis & Jeanette Vaughan
- 1959 – Arlington & Doris Brockett
- 1983 – Robert & Carol Tonner
- 2011 – Kevin & Catherine Riley

B. Construction History

1. Construction

According to the Brevard County Property Appraiser, the structure was built in 1914. In the Conkling's mortgage of 1913, a proviso is included for building insurance in the amount of \$1,700. This was for "buildings which are now or may be hereafter erected". The East Coast Advocate from May 22, 1914 mentions a cousin of Sara Conkling visiting their 'riverfront home in Bayview' for a few days, indicating that the Conklings were living in their home in the spring of 1914. The property and structure first appear on the historic maps produced by the Sanborn Map Company in 1920 (see

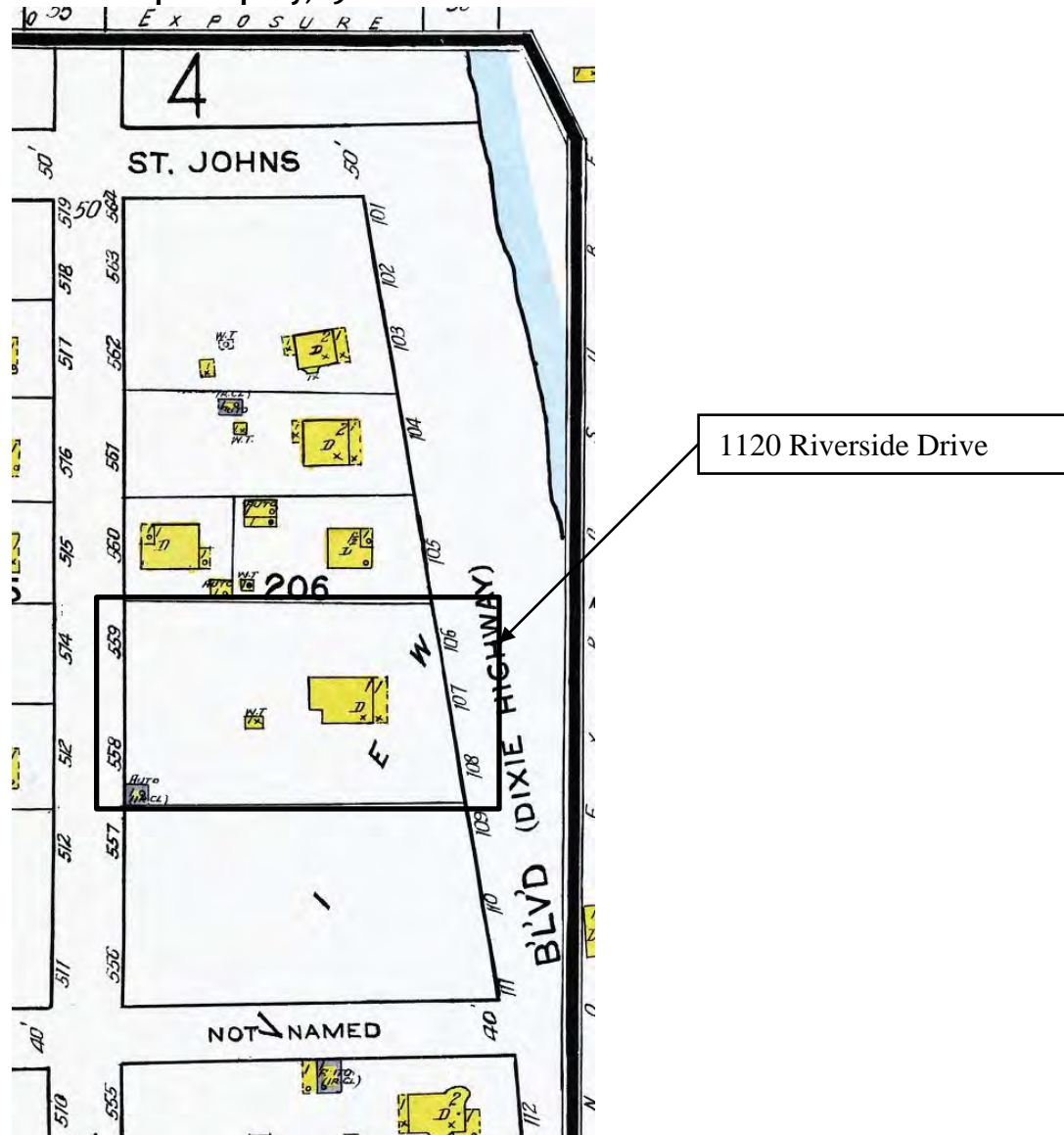
Figure 3). Prior Sanborn maps (five of which were produced between 1893 and 1915) do not show the area of town on which the house was built. The 1920 Sanborn Map shows a one-story house, with a porch spanning the eastern side of the house, a one story water tower, and a garage. The house and water tower were shown as framed buildings, with the garage as a metal clad framed building.

2. Additions and Alterations

The property has undergone substantial renovations since it was built. On the primary façade, the porch has been enclosed and the shed roof over the dormer has been replaced with a gable roof. While not visible from Riverside Drive, the rear of the house has also been expanded, with a one-and-a-half story addition with gabled roof. A screened porch has also been added to the northwest side of the house. The original lap siding has been covered with cementitious siding on the front and sides, while the new addition has vinyl siding. The row of rectangular windows on the north façade, between the porch and the bump out/bay, are not original (see Building Form and Architecture, below) although they match the material and approximate age of the original windows. Additional

changes have been made to the interior of the house, with a brick chimney and fireplace being removed from the dining room. A cased opening that originally served as a partial divider between the parlor and the dining room has also been removed. Central heat and air conditioning and modern bathroom fixtures have been added to the home over time. The electrical system has also been replaced although some of the original electrical components have been preserved in place.

Figure 3: Sanborn Map Company, 1920



Source: University of Florida Digital Collection

3. Construction Materials

The building is a 1 1/2 story Craftsman/Bungalow style home. The house has a continuous concrete foundation and a wood (balloon) structural system. The

exterior fabric of the house was originally wood clapboard; however, the wood clapboard was covered with cementitious (fiber cement) siding. The original windows are present on the first floor and are grouped 1/1 double hung sash wooden windows. There is also a stain glass window in the bathroom. It is historic (at least 50 years old) but may not be original to the house. The gable roof is surfaced with composition shingles.

C. Statement of Significance

The property at 1120 Riverside Drive (The Conkling House) was built in 1914 as a private home for Homer and Sara Conkling. Mr. Conkling was born in Texas and moved to Melbourne in 1895 with his parents, Albert and Anna Conkling. After the death of Charles Conkling, Homer's brother and business partner, Homer moved to Titusville in 1905. He started the Brevard Title of Abstract Company, later the Indian River Abstract & Guarantee Company. Sara Conkling was born Sara Best in Pennsylvania. The Conklings raised two sons in this house, both of whom graduated from the University of Florida Law School and returned to Brevard County to practice law – Homer Jr. as an attorney (after retiring from the Air Force JAG) and Virgil as a Brevard County Circuit Judge.

Figure 4 - Sara Conkling, Homer, Jr. and baby Virgil on the Front Porch, c 1917



Source: Family photographs of Sara Ann Conkling (daughter of Homer Jr.)

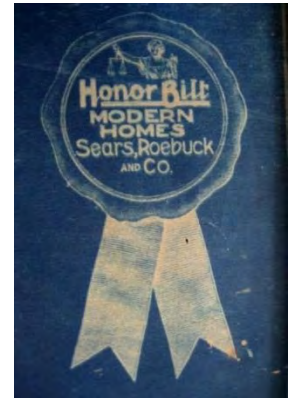
The house is a one and a half-story wooden-frame building that features a gable roof, an end porch (now enclosed), exposed rafter ends, triangle brackets along the roof,

and 1/1 double hung wooden sash windows. The building has undergone some alteration/additions throughout its long history. The structure is significant for its association with the development of Titusville's residential area during the Florida Period of Expansion of the late nineteenth and early twentieth centuries. The building architecture, Craftsman/Bungalow Style, reflects the State of Florida's trend in architecture during the period in which it was constructed.

During the research conducted as part of the designation review, it was discovered that the structure at 1120 Riverside Drive is a kit home purchased from the Sears and Roebuck Company catalogue. The model, known as the Hazelton (Sears Modern Home No. 172), was first offered by Sears in 1911, although they may not have been the first company to offer this design. This house design was a very popular bungalow style and was offered by many different kit home or pattern companies at the same time. For example, the Gordon Van Tine Company (from Davenport, Iowa) offered model Number 573 in 1914. On the exterior, the design is practically identical to the Hazelton by Sears but Number 573 has a different floor plan and is two feet smaller in both the width and depth.¹

The Sears and Roebuck Company began selling coordinated house kits by catalog in 1908. Approximately 75,000 catalog homes were sold between 1908 to 1940 and shipped from Chicago, Illinois, to all of the contiguous 48 states via rail. The houses were built on Sear's reputation of quality, low prices and reliability, and 447 different designs were offered. There were three levels of construction sold by catalog:

- Honor Built – Started in 1918, featuring high-quality material, heavy framing, double floors, oak wall paneling, 3 coats of paint, and higher grade hardware.
- Standard Built (aka Econo Built or Lighter-Built) – Less expensive, featuring lighter framing and smaller homes. Popular as summer cottages or fishing cabins as they were generally recommended for warm-weather locations, as they were harder to heat due to the single floor and no plaster on the walls.
- Simplex – Started in 1911, featuring prefabricated, panelized, one story buildings that can be easily taken apart. Primarily used as garages, summer cottages, and cabins.



¹ Research by Rachel Shoemaker

IV. Contextual History²

The Titusville area has evidence of aboriginal inhabitants dating from 6,000 B.C. An Indian tribe known as the Ais inhabited the area by the early 1500's, when the first documented contacts between the North American Indians and European explorers occurred. The Ais were known as cruel, fierce warriors, who took prisoners from shipwreck victims along the coast and resisted the efforts of Spanish missionaries to Christianize them. However, by the time the Spanish left Florida in the 1760's, the Ais had been decimated due to disease, warfare, and malnutrition. However, the Spanish introduced citrus (orange groves) to the region during their first occupation.

The 21-year British occupation of Florida focused on the development of trade and commercial agriculture, and it was during this time that Florida became a refuge for British loyalists with the outbreak of rebellion in the thirteen colonies. When the Spanish reoccupied Florida, many of the British settlers left for the United States or other parts of the British Empire. Two of the landowners in the Titusville area during this occupation were Domingo Reyes, who owned 1,000 acres at the headwaters of the Indian River, and Joseph Delespine, who owned 43,000 acres partially within the southern section of Titusville. While Florida was under Spanish control, it was a haven for runaway slaves and for the Seminole Indians, who were involved in armed conflict with settlers in the lower portion of the United States. Andrew Jackson invaded Florida in 1818 during the First Seminole War, which resulted in Florida joining the United States in 1821. As part of the treaty allowing for the transfer, all private land ownings (including what was granted to Domingo Reyes and Joseph Delespine) were preserved.

The modern settlement in the Titusville area did not begin until 1835, and remained largely undeveloped until after the Civil War. Titusville was founded in 1867 by Confederate Colonel Henry Theodore Titus, who arrived in the area known as Sand Point with the idea of building a town on land owned by his wife. The town was officially renamed Titusville in 1873. Titus is credited with building the first hotel, donating land for the courthouse and four churches, laying out many of the town's streets, and connecting the St. Johns and Indian Rivers with mule-drawn wagons. The town became the county seat of Brevard County in 1879, with Colonel Titus donating land for county buildings.

The community began shipping Indian River Citrus in the 1880s, which led to the incorporation of Titusville in 1886 and construction of schools, roads (including permanent street paving), a bridge across the Indian River, a water system, fire department, banks, and a stormwater drainage system. The railroad arrived circa 1890, improving the accessibility of Titusville. Freezes in the late 1890s greatly impacted the citrus industry, but the Florida Boom allowed the city to continue growing into the mid-1920s. It was during this time that many buildings were constructed in the Spanish, Spanish Colonial, Italian, or eclectic style mixture, and the growth pushed development outside of the traditional town center.

² Historical Development of Titusville from the Historic Properties Survey , Historic Property Associates, Inc.

Titusville was deeply affected by the burst of the Florida Boom in the mid-1920s and the economic depression of the 1930s. However, the City grew in the 1950s and 1960s with the consolidation of the towns of Whispering Hills and Indian River City into Titusville and the beginning of the space program. With the arrival of Kennedy Space Center, the accompanying boom produced motels, the first multi-rise apartment building, a public hospital, shopping centers, golf courses, churches, and subdivisions.

Figure 5 - Houses along Riverside Drive



Source: North Brevard Historical Society

1120 Riverside Drive is the home on the left side of the photo above. The two homes on the right side of the photo are still currently existing.

V. Architectural Significance

A. Property Features

The predominant architectural and site features of the property include:

- A 1 1/2-story main house
- A low-pitched gabled roof which extend over the front porch
- Wide overhanging eaves with exposed rafter ends and knee braces
- A front porch with columns (currently enclosed, but columns remain visible)
- Battered (tapered) foundation
- Dormer on front of house
- 1/1 double hung sash windows
- Concrete steps with cheek walls
- A small outbuilding, c. 1914, possibly associated with the original water tower
- A headstone for Captain H.L. Vaughan
- Concrete fence post originally supporting fencing from the 1900's
- Access to the Indian River

B. Building Placement/Orientation

The primary building is setback approximately 50 feet from the public street. The main entrance and the primary façade of the building are oriented due east.

C. Building Form and Architecture

The architectural style of the structure is a Craftsman Bungalow. The Bungalow was an outgrowth of the Craftsman Style. The Craftsman Bungalow style was inspired primarily by the work of Charles Sumner Greene and Henry Mather Greene in Pasadena, California from 1893 to 1914. Said to be influenced by the English Arts and Crafts movement, an interest in oriental wooden architecture, and training in the manual arts, the Bungalow style features intricately detailed buildings. The style was quickly spread throughout the country by pattern books and popular magazines, such as the *Western Architect*, *The Architect*, *House Beautiful*, *Good Housekeeping*, *Architectural Record*, *Country Life in America*, and *Ladies' Home Journal*.³ The Bungalow was also one of the most popular styles of kit/catalogue homes offered by companies like Sears and Roebuck, Wardway Homes (Montgomery Ward), Alladin Homes, and Gordon Van Tine.

The style faded from favor after the mid-1920s, and few were built in the 1930s. The Craftsman Bungalow Style was the popular style for smaller houses being built

³ A Field Guide to American Houses

throughout the Country from 1905 to 1920. Bungalow Style houses were mass produced and rarely designed by architects. Therefore, they were popular for middle- and working-class residences. It was economical to build; as affordable housing, it became widely used in the early development of suburban residential areas across the county. The Bungalow had a comfortable floor plan. One of the features of a Bungalow, a front porch spanning at least $\frac{2}{3}$ of the width of the house, if not the entire house, encouraged an informal life-style that began to take root in American society after World War I.

The most prominent characteristic of the bungalow is its horizontal form. The low-pitched roof and wide overhangs make the house appear to nestle into the earth. The horizontal quality of the house is emphasized through use of rectangular shapes and horizontal bands of windows. The house is usually rectangular, with the narrow side oriented toward the street. The foundation is masonry piers (occasionally flared at the bottom), continuous brick, or concrete block. Lattice or louvered panels are normally used to cover the porch crawlspace.

Craftsman Bungalows are normally one or one-and-a-half stories, and elevated 2'-6" to 3'-4" above grade. The front porch is an essential element of all Craftsman Style houses; they are often the most prominent architectural feature of the house and are wide and deep enough to feel like an outside room. Porch wide beams help define the horizontal proportions of the style. Porches are either full or partial width (usually a minimum of $\frac{3}{4}$ of the front façade), or in some cases wrapped around the side of the house. Partial width porches are placed at the center or the main body or fully to one side. Porch roofs are normally supported by tapered square columns, made of wood, concrete, or masonry. They frequently extend to ground level (without a break at the level of the porch floor). Moldings are normally found at the top and the bottom of the columns. Solid knee walls, matching column bases, are used between the column bases. Railings and balusters, which are occasionally used, consist of open, heavy wood railings with regular or irregular pattern.

There are four types of roofs typically associated with Craftsman Bungalows:

- Hip roof over one-and-a-half story, with a shed dormer on the main façade;
- One of more front gable roofs, with one being the most dominant, usually above the porch;
- Side gable roof parallel to the street with cross gable intersecting; cross gable typically covers the front porch and entrance to the building;
- Side gable roof parallel to the street and incorporating a dormer.

Craftsman roofs are low- to moderately-pitched roofs, emphasizing the horizontal massing of the style. Integral porch roof may match main pitch, or break at front wall to a 3:12 or 4:12 pitch. Rafter ends normally extend beyond the face of the wall, and often display a decorative cut. Decorative (false) beams or braces are commonly

found under the gables. Roof coverings are normally wood, composition, or metal shingles, or crimped metal panels. Shingles are often patterned. Chimneys are typically brick and tapered to match the column base, with simple decorative caps and are normally located on the outside of gable wall.

Wood siding, shingle and clapboard are the most common exterior wall surface materials. Corner trim is used with siding. Stucco and brick are less frequently used. Different siding is generally used on the first and second floors with wooden clapboards on the first floor and wooden shingles on the second, although only one material is also common.

Doors are generally simple, often with panes of glass, but without transom or sidelights used. Windows are large and wide proportioned, made of wood, either single or double-hung, or casement sash. Windows are often grouped in clusters of two or three windows. Windows can be single-pane, 2- or 4-pane; the upper sashes may be multiple-pane (vertical) with the lower sashes single pane. Dormer windows do not cover the full width of the dormer. Shutters are not typically used. The window trim is thick to project out from the wall.

The exterior of the Bungalow Style generally incorporates a great degree of ornamentation, but the ornament was used to emphasize the structure and construction of the building rather than to adorn for the sake of adornment. Carved rafter ends, decorative gable end trim, knee braces, and battered porch piers are common. Windows generally feature window surrounds. Lattice attic vents are generally present in the gable ends.

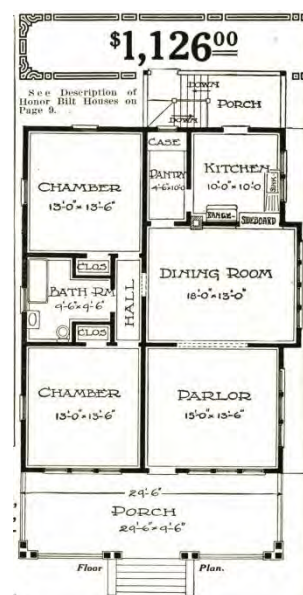
Any additions should be smaller than the main body and gable roofs should be of equal or lower pitch than the main roof.

The exterior design of the Hazelton (Sears Modern Home No. C2025 “Already Cut and Fitted” lumber or C172 “Not Cut and Fitted” lumber), as shown in **Figure 6**, is identical to the historic photograph of The Conkling House (**Figure 7**). The number and arrangement of porch columns, the number and placement of rafters and brackets, the window sizes and placement, and exterior walls are an exact match to the Hazelton model. The interior layout of the Hazelton matches the house, with the exception of the Kitchen, Pantry, and Porch, which were known to have been modified during the life of the house. The original hinges and door knob plates match those offered by Sears during 1914 when The Conkling House was constructed. There are no visible stamps or numbered lumber indicating that this was a kit home purchased from Sears, however, before 1920 Sears did not number the lumber in their kits.⁴

⁴ Research by Rosemary Thornton

Figure 6: Sears Modern Home, Hazelton Model

Source: Sears Modern Homes Catalog, 1916, from the research of Rosemary Thornton

**Figure 7: Historical Photo of North and East Façades. c1914**

Source: Paul Marion/North Brevard Historical Society

Figure 8: North/East Façades

Source: Littlejohn Engineering Associates, October 2014

This current photograph, taken from the same perspective as the historical photograph (**Figure 7**), shows the changes that have been made since the house was originally constructed. The front porch has been completely enclosed; however, the original columns are still seen between the added windows and door. The original shed roof over the dormer has been modified to an east-facing gable roof. A screened porch and deck has also been added to the northwest corner of the house.

This historical photograph shows some of the details of the Craftsman/Bungalow style. On the underside of the roof of the dormer and front porch, exposed rafters are seen, and decorative brackets are seen under the edges of the roof on the north side. The porch spans the width of the front of the house.

According to the 1916 Sears catalogue offering the Hazelton, “This house has been built at Clinton, Ill., Indianapolis, Ind., Salem, Ohio, Gary, Ind., Bloomington, Ill., Plymouth, Ind., Griggsville, Ill., Middleton, Ohio, and other cities.” A testimonial from C.L. DeWitta, a happy customer, states:

Prettiest of 200 Bungalows.
Bay Shore, N. Y.
Sears, Roebuck and Co., Chicago, Ill.
Gentlemen:—Under separate cover I am
sending you a photo of my house, No. C172.
I am well pleased with my bungalow and it
is considered the prettiest one in this vicinity
and there are about 200 nearby. I probably
saved \$200.00 and got better material.
Very truly yours,
C. L. DeWITTA.

The potential of 1120 Riverside Drive being a kit home caught the eye of Rosemary Thornton, a kit home expert and author of The Houses That Sears Built. She contributed to an article in *Florida Today* by Maria Sonnenberg titled *Some Assemble Required* (November 10, 2013). The article revealed the location of several kit homes in Brevard County and includes quotes from Mr. Kevin Riley, the current owner of The Conklin House (see **Appendix** for complete article). When recently asked if she thought that the house at 1120 Riverside Drive was a kit home, Ms. Thornton, replied that (it) “Certainly looks like a Sears Hazleton to me! I am 98% certain.” In one of Ms. Thornton’s many blogs at www.searshomes.org, she wrote an entry titled “Hazelton: House of Threes” and explains the reasoning behind the title.

Take a good look at the windows. The Hazelton has three windows in that shed dormer. There are three windows on the wide side of the house (in front of the bay window). And there are three windows flanking the front door (right and left). And there are six windows in that dining room bay (divisible by three). Another very distinctive feature is the tiny side windows in that dining room bay. Lots of early 20th Century bungalows have a small bump-out in the dining room, but very few have that small side window.

As mentioned previously, The Gordon Van Tine Company offered an extremely similar model of the Hazelton; their model number was 573. However, as Ms. Thornton mentioned, the side windows on each side of the bump out/bay were not a part of the Gordon Van Tine model. The floor plan and interior dimensions of The Conkling House are also different from model no. 573. In the 1917 Gordon Van Tine catalogue, the model number for this bungalow was changed to 2573. In 1919 it was renumbered to 517 and offered with a second floor option. ⁵ A scan of this page from the catalogue is included in the **Appendix**.

Figure 9 - Gordon Van Tine No. 573



Source: Gordon Van Tine Catalog

Figure 10: South Façade



Source: Littlejohn Engineering Associates, October 2014

⁵ Research by Rachel Shoemaker

Figure 11: Additions to West Façade

Source: Littlejohn Engineering Associates, October 2014

As shown in **Figure 11**, the kitchen was expanded to the west on the first floor, and a gabled extension was constructed to expand the second floor to the west and enclose the staircase within the house. The original asbestos roof shingles have been replaced with modern composite shingles. The rafter ends on the east façade have been covered with a fascia board. The Octagonal stain glass window seen in the south elevation (**Figure 10**) is a later addition but was patterned after the stain glass window below it on the first floor. The stain glass window on the first floor (bathroom window) does not appear in the Sears Millwork catalogue and did not come standard in the Hazelton model. The window is historic, though, and complements the rest of the structure well.

Figure 12: Porch Columns

Source: Littlejohn Engineering Associates, October 2014

While the porch has been enclosed, it was a sensitive alteration. The original columns were preserved and can be seen from both the exterior and interior of the porch. The columns are grouped in sets of two on either side of the front door and in groups of three on the corners.

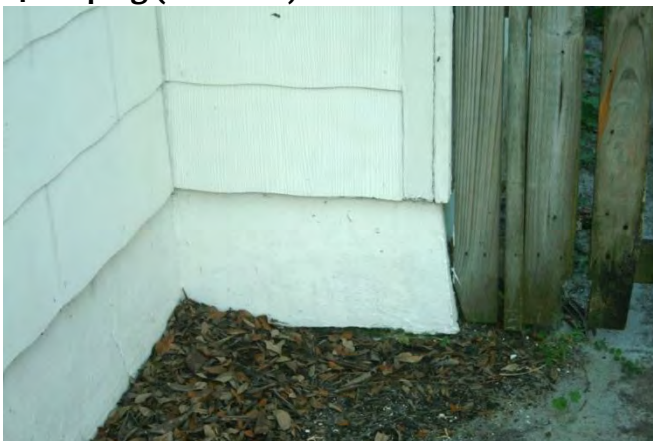
Figure 13: 1/1 Double Hung Sash Windows



Source: Littlejohn Engineering Associates, October 2014

The windows on the original portion of the first floor are original windows, with the exception of the row of rectangular windows on the north façade, between the porch and the bump out/bay. As shown in the Sears catalogue scan above and in the historic photos, these windows were originally a row of three square windows. The materials match the original windows so they must have been replaced close to the timeframe of construction. The majority of the windows are 1/1 double hung sash windows, with single paned windows on the narrow wall where the dining room bumps out past the exterior wall. While not presently in use, there were originally screens that would latch into the hangers above each of the windows and fit within each window.

Figure 14: Sloping (Battered) Foundation



Source: Littlejohn Engineering Associates, October 2014

Figure 15: Historic Outbuilding

Source: Littlejohn Engineering Associates, October 2014

Currently used as a laundry room, there is a small shed structure behind the house that may be the original outbuilding shown on the 1920 Sanborn map. It may have originally been a pump house for the water tower. The shed features the battered (sloped) walls and exposed rafters that are also reminiscent of the Craftsman Bungalow style of the early 20th century. It has an original asbestos shingle roof, clap board siding on three sides and screened openings/windows. The original clapboard siding on the east side has been covered with cementitious siding to match the main house.

There is a very similar structure shown under the water tower in the photo below. Note that the Conklin House sits on a double lot.

Figure 16: Looking West on North Side of Lot

Source: Paul Marion/North Brevard Historical Society

This photograph also shows the unique ribbed concrete fence posts. Fencing was common and quite necessary around homes as cows were allowed to roam free in Titusville. According to an article in the Star Advocate (July 1, 1930), the citizens of Titusville “fought for ten years before we could enforce the ordinance preventing cattle from roaming at large in town.” While the concrete fence posts are no longer in use, some remain in the back yard.

Figure 17: Ribbed Concrete Fence Post



Source: Littlejohn Engineering Associates, October 2014

Figure 18: Captain H.L. Vaughn Tombstone



Source: Littlejohn Engineering Associates, October 2014

While it is not confirmed that Captain H.L. Vaughn is buried underneath, a tombstone with his birthdate is in the backyard. The year of his death was never inscribed.

D. Interior

There were no historical photographs of the interior of the Conkling house found. However, the original interior of the Hazelton would have been very similar to the materials shown in the photographs below. These interior photos have been provided by Rachel Shoemaker of Tulsa, Oklahoma. She is an expert in kit homes and maintains an informative blog, oklahomahousesbymail.wordpress.com. She discovered a Sears Hazelton model in Tulsa, Oklahoma which was built in 1912. The home retains most of its original features, even on the interior. Ms. Shoemaker was able to confirm that the Tulsa home was a Sears model based on the millwork and room dimensions. Ironically, the Tulsa Hazelton does not have the small windows on either side of the bump out/bay in the dining room, yet the home has been confirmed a Sears product and not one from the Gordon Van Tine company. According to Ms. Shoemaker, “We have seen confirmed Hazelton models (Sears) with and without the bump out sidelights.” “Since the side windows fit between two studs they could be an easy modification to leave out, she explained.”

In the Hazelton, the parlor and dining room were partially separated with a built-in feature like the book case colonnade shown below. The wood trim would have been unpainted. Sears’ Honor Built homes like the Hazelton came standard with plaster walls and hardwood floors.

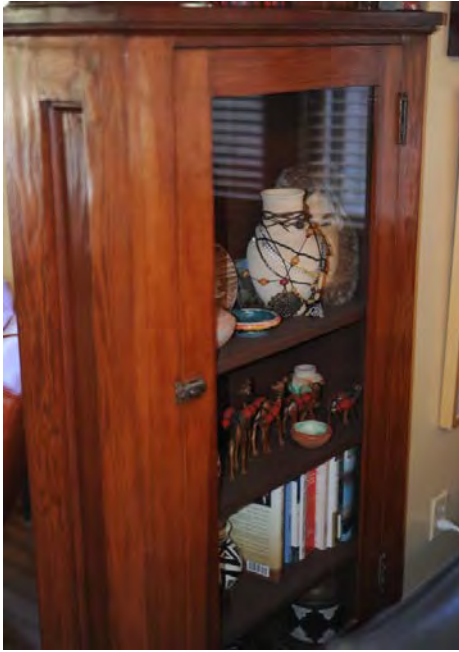
Figure 19: View of Dining Room from Parlor (Tulsa Home)



Source: Rachel Jean Shoemaker. This photograph is copyrighted and may not be used or reproduced without written permission.

This Hazelton in Tulsa is a mirror image of the Hazelton model at 1120 Riverside Drive, Titusville.

Figure 20: Detail of Bookcase from Dining Room (Tulsa Home)



Source: Rachel Jean Shoemaker. This photograph is copyrighted and may not be used or reproduced without written permission.

The fireplace in the Tulsa Hazelton was removed for chimney repair but was reassembled as close to the original construction as it could be. The fireplace in the Conkling House has been removed. In both models, the fireplace would have been similar to the one shown below.

Figure 21: Sears & Roebuck Building Material Catalog – Fireplace Mantle

\$15.73

Beautiful water rubbed, plain sawed, but palace car finish, and full luster polished solid oak. \$15.00 value as \$15.73. Down from our former price of \$17.70. A modern border pattern, only 2 feet 9 inches high, with wide beveled border mirror, 48x12 inches, and mantle shelf 9 inches deep, running the full width of mantle. Furnished a feet wide only. Tile opening, 42x42 inches. The hearth, 21 inches deep by 50 inches long. Prices delivered on the cars at our mantle shop in Southern Ohio.

No. 6103431
Woodwork with Mirror only. Shipping weight, 175 pounds.

Price **\$15.73**
No. 6103222 First quality enameled tile for this mantle facing and hearth add **\$6.50**
No. 6103225 Red or buff enameled tile, add **\$3.67**

Mantel No. 269	
No. 6103801	Coal Grate Outfit No. 81, add
No. 6103796	Coal Grate Outfit No. 34, add
No. 6103785	Gas Grate Outfit No. 94, add
No. 6103780	Gas Log Outfit No. 26, add
	2.93
	7.47
	5.33
	9.33

All grate outfits are illustrated and fully described on page 55.

Source: Rachel Jean Shoemaker, November 2012

By the 1980s a lot of the interior of the home at 1120 Riverside Drive had been modernized. **Figure 23** shows a photograph of the Brockett family taken in the dining room in January 1983. Note the addition of the ceiling tiles, a ceiling fan, wood paneling on the walls, and carpet. The fireplace would have been where the Christmas tree is off to the left. The small window to the right of the clock is on the west side of the bump out/bay in the dining room. In the original Hazelton plan, a built-in sideboard would have been where the current doorway into the kitchen is (left of the clock).

Figure 22: Dining Room (1982)



Source: Family photographs of Janet Brockett Dollins

Figure 23: Dining Room (2014)

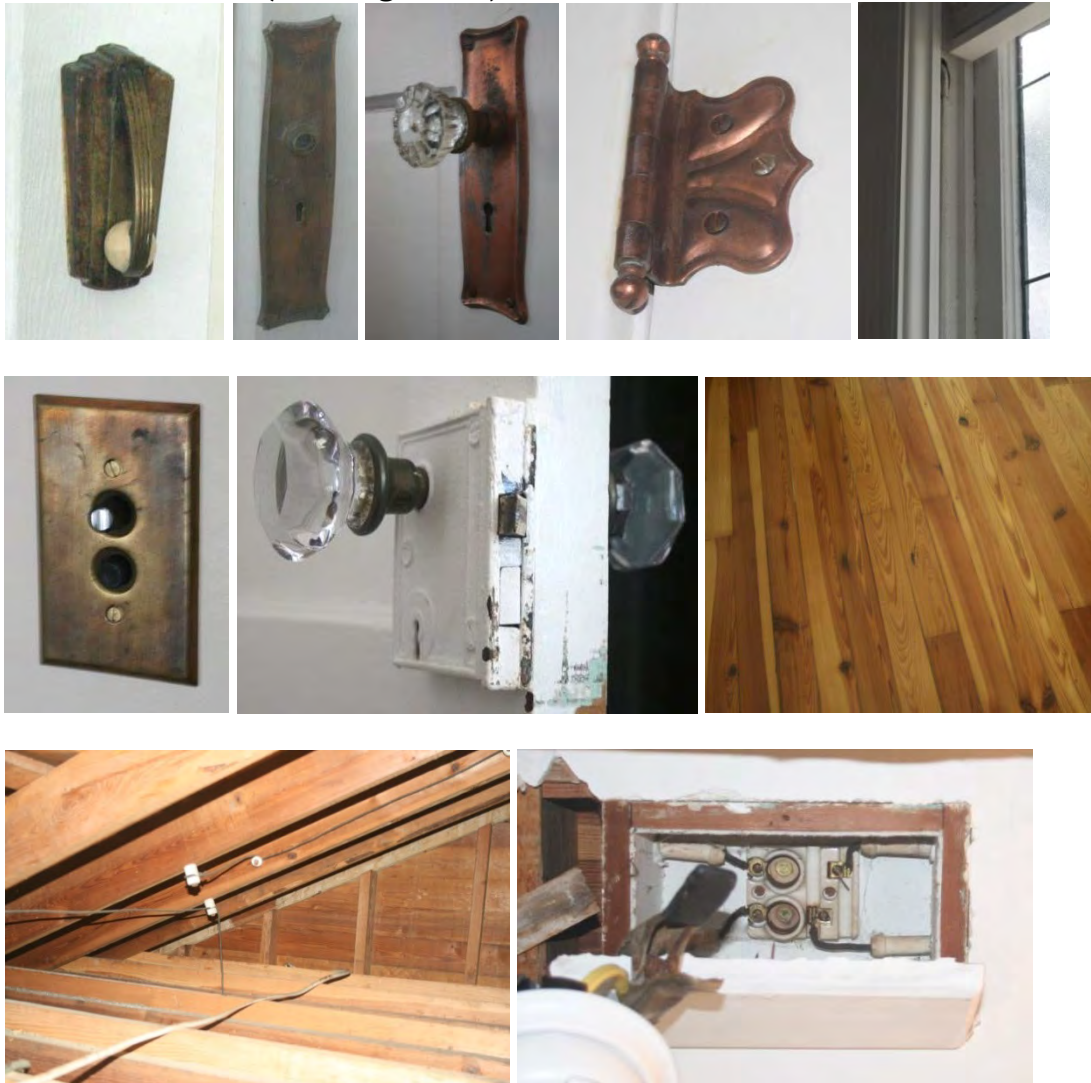


Source: Mr. Kevin Riley, November 2014

Since purchasing the Conkling House in 2011, the Riley's have removed the ceiling tiles, wood paneling, and carpeting. The original pine flooring (assumed Dade County Pine) has been restored throughout the house, except in the bathroom and kitchen, where it has been covered. The ceilings feature the original bead board in the porch and elsewhere other than in the modern addition. The original plaster on lathe walls have been repaired with spackling and repainted. The original hardware is still on several closet and bedroom doors. The original (functioning) doorbell is mounted on the door between the porch and parlor. The original push button light switches feature mother-of-pearl inlays on the 'on' buttons. The Hazelton originally came with a front door featuring beveled glass windows (see Appendix).

Although the electrical system has been modernized, several components of the original knob and tube system has been preserved for history.

Figure 24: Interior Details (Conkling House)



Source: Littlejohn Engineering Associates, October 2014

VI. Eligibility Criteria

Chapter 48 of the City of Titusville Land Development Code, "Preservation of Historic Resources, Archaeological Sites and Zones," contains the criteria for designating historical properties on the Titusville Register of Historical Places. The following is an excerpt from Section 48-6:

"...these sites or zones must be significant in Titusville's history, architecture, archaeology and culture, and possess integrity of location, design, setting, materials, workmanship or association..."

A. Integrity Issue

Before determining the significance of a property nominated for designation, the property must be reviewed for “integrity”, that is, the property must maintain its original character despite any alterations that may have occurred over time.

In the case of the Conkling House property, it is clear that additions and alterations have been made over the course of time. The following are considerations that can be objectively evaluated:

- Has the general form (plan shape) been maintained? **Yes.**
- Have the alterations/additions been made during a period of significance, whereby those alterations have been a part of the evolving history of the house? **No.**
- Do the window openings maintain their original dimensions, even though the window type may be different from the original configuration? **Yes, with the exception of the windows between the porch and the bump out/bay on the north façade.**
- Are the original roof slopes maintained? **Yes, with the exception of the east-facing dormer and modern addition on the west side.**
- Are the original construction materials still evident? **Yes (Windows); No (Siding)**
- Is the original character of the resource, dating from its initial construction period, still apparent even though additions and alterations may have occurred? **Yes**
- Do the major alterations/additions affect a major elevation? **No**

The alterations to the exterior include the expansion of the kitchen and second floor to the west (rear) of the structure, modifying the dormer on the east (main façade), and the enclosure of the porch on the east. Despite the alterations, the structure still maintains its Bungalow/Craftsman style characteristics, including its basic roof-form and plan, window apertures, original columns and windows, and horizontality. It is significant for its association with the development of Titusville's residential area during the Florida Period of Expansion of the late nineteenth and early twentieth centuries.

Therefore, the Conkling House meets the “test” for the retention of sufficient integrity.

B. Designation Criteria

As detailed in this report, the Conkling House is significant in Titusville's history and architecture; possesses integrity of location, design, setting, materials and workmanship; and meets the following criteria contained in Section 48-6 of the Historic Preservation Ordinance:

Design and Construction: Recognizes the quality of design and construction and embodies the distinctive characteristics of an architectural type, period, style or

method of construction; or the work of a prominent designer or builder; or contains elements of design, detail, materials, or craftsmanship of outstanding quality; or that represents a significant innovation or adaptation to the local Florida environment; or represents a distinguishable entity whose components may lack individual distinction. In order to justify eligibility for a property under the "design and construction" criterion, the property must physically convey the qualities for which it is nominated. Distinctive characteristics refer to the physical features or traits that commonly recur in individual types, periods or methods of construction. Characteristics may be expressed in terms such as form, proportion, structure, plan, style or materials. They can be general, referring to ideas of design and construction such as basic plan or form, or they can be specific, referring to precise ways of combining particular kinds of materials. Properties associated with design and construction could include a residence or commercial building representing a significant style of architecture; a movie theater embodying high artistic value in its decorative features or a bridge representing technological advances.

Significant people: Recognizes an association with the lives of persons significant in our past. In order to justify eligibility for a property under the "person" criterion, the property is usually associated with the person's productive life, reflecting the time period when he or she achieved significance.

C. Recommendation

The Conkling House meets the design and construction criteria of the Historic Preservation Ordinance. It was also home to significant people in the history of Titusville. Littlejohn/Staff proposes that the City of Titusville's Historic Preservation Board recommend to the City Council the listing of the Conkling House at 1120 Riverside Drive in the Titusville Register of Historic Places.

VII. Planning Context

The historic designation is a tool for a community to retain its physical integrity. Many of the historic structures that have made a significant contribution to the history of the community have been destroyed.

The designation of the Conkling House will provide protection in the future from its subsequent owners from inaccurate or unsympathetic alterations and unnecessary demolition to assure the preservation of the character and uniqueness of the property. The designation may also serve as an "object lesson" to others who may consider the designation of their historic properties.

VIII. Bibliography

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IX. Appendix

The historical research attached was supplied by Mr. Paul Marion, North Brevard Historic Society, and Mr. Kevin Riley on October 6, 2014. Mr. Riley is the current owner of 1120 Riverside Drive.

The images from kit home catalogues were provided by Ms. Rachel Jean Shoemaker and may not be used or reproduced without written permission.