

# **HISTORIC STRUCTURE ASSESSMENT REPORT**

## **VISTA HISTORIC SITE Lower Suwannee National Wildlife Refuge**

**Prepared for:**

**Friends of the Lower Suwannee and Cedar Keys National  
Wildlife Refuges, Inc.**



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## I. INTRODUCTION

### EXECUTIVE SUMMARY / ACKNOWLEDGEMENTS

This Historic Structure Report was commissioned to document the Cummer Cypress Company Camp at Vista, Florida. This site was purchased in 1902 by Wellington W. Cummer as part of a Cypress Lumber Expansion in this area of the Lower Suwannee River. The Cummers were leasing a cedar sawmill from Thomas J. Yearty that began operating in 1900 and the Cummers used that sawmill into the 1910s. By the 1920s, much of the timber had been cut out and the Cummers sold the Vista Site. The Cummers repurchased the Vista Site in 1936 and began construction of the existing buildings and site elements.

The Cummer Logging Company is well known in Florida, starting in Jacksonville, Florida in 1900. The Company logged lumber on the Lower Suwannee Wildlife Refuge after 1902 and pulled logs from the river at the Vista Site until the 1920s. The dock used for pulling these logs was located 150 yards east of the current dock. The Cummer Company sold the property in 1924 and bought it back around 1936. The company developed the site to serve as a hunting and fishing camp for the Cummer employees.

The site was used as a hunting and fishing camp until the 1960s, primarily by the men of the company. Women began attending events at the site in the 1960's, during which time indoor bathrooms were installed. The camp is still used by the children of Edward C. Roe, who died in 1996. He had previously given the property to his daughters in 1988, and the family still uses the site for part time recreation. In 2011, these daughters donated the 14-acre site to the Lower Suwannee National Wildlife Refuge and maintained a life estate on the property. A full-time caretaker lives on site and maintains the property.

Bender & Associates Architects was hired by the Friends of the Lower Suwannee and Cedar Keys National Wildlife Refuge to prepare this report in 2019. Work started in 2019 by Bender & Associates and Jonathan Lammers of Jim Miller's firm in Tallahassee. Structural analysis of the buildings was completed by Kyle Binninger of Atlantic Engineering Services of Jacksonville in 2020. Structural analysis has confirmed that major structural work is required at the two-story garage building, the Cook's house, and several smaller buildings. Other buildings will require minor structural work. Many other buildings on the site, including the main house, are in good condition.

This is a unique parcel. It is a remarkably intact hunting and fishing camp which has not been altered since the mid 20<sup>th</sup> century. It provides a remarkable view of the 20<sup>th</sup> century Suwannee River life. As a museum, guests will understand how the lumber companies worked and relaxed, and the 20<sup>th</sup> century history of the area.

The Friends of the Lower Suwannee and Cedar Keys National Wildlife Refuges, Inc. hired Bender & Associates Architects to undertake this project using grant funds from the Department of State Division of Historical Resources. John McPherson, President of the Board, has been instrumental in moving this project forward by providing documentation and information on the site's history.

Other Board Members contributed to this report. They include Peg Hall, President Elect; Bill Dummit, Immediate Past President; Linda Kimball, Treasurer; Debbie Meeks, Secretary; and Jay Bushnell, Advocacy Committee and former President. We want to recognize Matt Chatowsky, Ed DeHaan, Denise Feiber, Russ Hall, Joe Hand, Debbie Jordan, Boyd Kimball, Dan Kline, Ginessa Mahar, John Thalacher, Travis Thomas, Margy VanLandingham, and Barbara Woodmansee. All of them contributed to this report.

Several other people have been instrumental as well, among those are the caretaker at the Vista Site, Charles Miller, and Andrew Gude, National Park Service Refuge Manager. Belinda Nettles has managed the process and established contacts for all consultants as we moved forward with this work.

Also, those people at my office who contributed their talents to this report, Craig Steckelberg and Ayn Lewis. Craig worked on the drawings for this report. Ayn Lewis has assembled this report and coordinated photos with the architectural documents. Both of them were instrumental in the success of this report.

Our thanks to these individuals, and all others who assisted with this report.

Bert Bender, Architect  
April 2020

## **SECRETARY OF INTERIORS STANDARDS FOR HISTORIC PRESERVATION PROJECTS:**

### *General Standards for Historic Preservation Projects*

The following general standards apply to all treatments undertaken on historic properties listed in the National Register.

1. Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building structure, or site and its environment, or to use a property for its originally intended purpose.
2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations which have no historical basis and which seek to create an earlier appearance shall be discouraged.
4. Changes which have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
5. Distinctive architectural features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
6. Deteriorated architectural features shall be repaired rather than replaced wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
8. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any acquisition, stabilization, preservation, rehabilitation, restoration, or reconstruction project.

### *Specific Standards for Historic Preservation Projects*

The following specific standards for each treatment are to be used in conjunction with the eight general standards and, in each case, begin with number 9. For example, in evaluating acquisition projects, include the eight general standards plus the four specific standards listed under Standards for Acquisition. The specific standards differ from those published for use in Historic

Preservation Fund grant-in-aid projects (36 CFR Part 68) in that they discuss more fully the treatment of archeological properties.

#### **STANDARDS FOR REHABILITATION**

9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historic, architectural, or cultural material and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
10. Whenever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

#### **STANDARDS FOR RESTORATION**

11. Every reasonable effort shall be made to use a property for its originally intended purpose or to provide a compatible use that will require minimum alteration to the property and its environment.
12. Reinforcement required for structural stability or the installation of protective or code required mechanical systems shall be concealed wherever possible so as not to intrude or detract from the property's aesthetic and historical qualities, except where concealment would result in the alteration or destruction of historically significant materials or spaces.
13. Restoration work such as the demolition of non-contributing additions that will result in ground or structural disturbance shall be preceded by sufficient archeological investigation to determine whether significant subsurface or structural features or artifacts will be affected. Recovery, curation and documentation of archaeological features and specimens shall be undertaken in accordance with appropriate professional methods and techniques.

## II. PHYSICAL DESCRIPTION

# Physical Description

## The Site



Map of the Vista camp parcel. (Levy County Property Appraiser)

Vista is located at the western terminus of NW 31<sup>st</sup> Place in Levy County, Florida (parcel #0019500000). The 14-acre site is a private inholding located on a modest rise along the south bank of the Suwannee River within the Lower Suwannee National Wildlife Refuge. The camp includes a collection of vernacular buildings and structures largely constructed between circa 1936 and 1942. These construction dates are based primarily on historic photos and include the following:

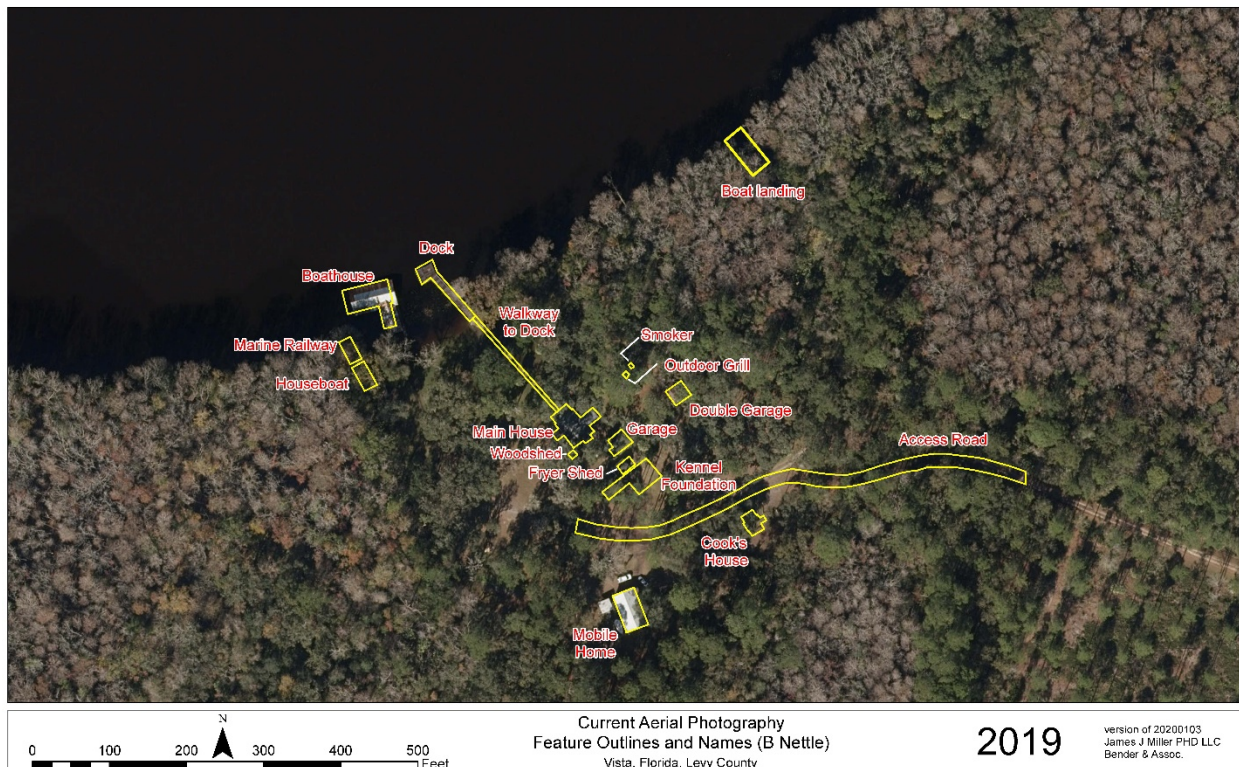
- Boat landing c. 1900/1940 (located about 150 yards east of Vista dock)
- Main House c. 1936-1939 (back porch and dining room additions c. 1940)
- Cook's House c. 1920-1940 (duplex worker housing, likely moved to site)
- Boathouse c. 1939 (reconstructed circa 1945)
- Houseboat c. 1939-1940 (moved onto land after 1974)
- Dock c. 1939 (rebuilt after 1948 flood with current configuration)
- Attic Garage c. 1940

- Double Garage c. 1940
- Fryer Shed c. 1940
- Woodshed c. late 1930s
- Outdoor Grill c. 1940
- Smoker c. 1940
- Kennel Foundation c. late 1930s
- Walkway to dock 1948 (concrete portion from Main House to Dock walkway)

Nearly all of the wood frame buildings and structures are distinctively painted white and green. This color scheme carries to the interior room of the Main House and Cook's House. The Boathouse shows prior evidence of having been whitewashed.

A modern mobile home for a caretaker also occupies the southwest portion of the site. Other site features include a historic boat landing along the Suwannee River approximately 150 yards east of the dock.

The Vista compound was previously documented in July 2016 on a Florida Master Site File Resource Group Form and assigned the site number LV913.





## Landscape

The Vista camp is located in a forest hammock marked primarily by live oak trees, sabal palms, and mature pines. There are also scattered ornamentals such as crepe myrtle and oleander, as well as a citrus tree adjacent to the Cook's House. East and west of the hammock the ground is lower, swampy, and dominated by cypress and sweet gum closer to the river. Further upland, pines and sawtooth palmetto predominate.



View northwest of the main entry to Vista.

A dirt road curves across the south-central portion of the site as a continuation of NW 31<sup>st</sup> Place. After passing the Cook's House, the road begins to arc to the northwest toward the Boathouse. Another, older dirt track is apparent running off this main road in the direction of the garages for the Main House.

Comparisons using historic photos indicate that in some areas, the current landscape is surprisingly similar to that of the earliest days of the camp. In particular, historic views show that many oak trees framing the buildings had already reached their general size and shape by the 1940s. Elsewhere, several of the sabal palms in the area between the Main House and the Suwannee River have grown up since the 1940s. Overall, the Vista landscape should be considered both mature and a character-defining feature of the site.



Old driveway approach to the Main house and garages.



View southeast of the Cook's House and main entry road.



View south of the main house. Note the mature sabal palms.



View of the central portion of the Vista compound toward the rear of the Main House.



View south from the Boathouse.



View east up the Suwannee River from the Dock.

## Boat Landing



Boat landing along the Suwannee River.

A historic boat landing is located along the banks of the Suwannee River approximately 150 yards east of the Vista dock. Close measurements of the landing were not made, but overall it appears to be approximately 100 feet wide running north-south and 40 feet wide running east-west. The area immediately to the west between the Vista camp and the landing is dominated by a cypress swamp. But the area south of the landing is higher and accessible from the dirt road through the Vista site via a mixed forest of pines, palmettoes and scattered hardwoods.

It is possible that the landing dates to circa 1900 and was constructed as a steamboat landing during the period when Vista was home to a cedar sawmill operated by Thomas J. Yearty. However, Edward C. Roe in his “History of Vista” describes the construction of a landing which was used as a collection point for cypress cut at Hog Island, as well as sunken cypress logs that were recovered from the river circa the 1940s-1950s. The logs were then loaded onto truck and shipped to the Cummer Cypress Company mill at Lacochee. The possibility also exists that the landing described by Roe was an enlargement or re-excavation of the original steamboat landing.



2012 aerial photo with arrow pointing to the Boat Landing (Google Earth, annotated by authors).

## Evaluation

**Significance:** The Vista camp appears eligible for listing in the National Register of Historic Places as a vernacular historic landscape. The Boat Landing is a contributing feature of the site.

**Integrity:** The boat landing retains integrity. Its configuration and features readily convey association with its historic use as a boat landing.

**Character-Defining Features:** The character-defining features of the Boat Landing include its size and configuration as an earthwork designed to allow for the launching and landing of boats. These features include earthen banks (sometimes overtaken by cypress roots) flanking a water-filled basin open to the Suwannee River.

# The Main House

## Exterior Description



View south of the primary façade of the Main House

The Main House is a one-story, wood frame, vernacular style building located in the central portion of the Vista site. It was constructed c. 1936-1939, with additions for the back porch and the dining room made c. 1940. A bathroom was added to the west side during the 1960s. In plan, the building forms an irregular cruciform. It is clad with wood channel drop siding with corner boards and rests on a combination of brick piers and concrete block piers. The building is capped by a combination of hip, gable, and shed roof forms with exposed rafter tails. Roofing consists of asphalt shingles.

The primary façade faces north toward the Suwannee River and features a screened porch capped by a hip roof. The porch is approached via a concrete walkway leading from the dock and features wood open-tread steps and a wood screen door. The interior of the porch includes painted tongue-in-groove wood flooring with exposed rafters above. The primary entrance to the house is a historic partially glazed and paneled wood door with flat board trim.

This door is fronted by an additional wooden screen door. A wood slat attic vent is centered beneath the gable end above the porch.



Detail of the entry porch.



View of the northwest corner of the Main House.

The west façade of the house includes a projecting bathroom addition toward the north end capped by a shed roof with exposed rafter tails. Fenestration on this façade consists of wood double-hung windows with screens and flat board trim. The larger windows feature two-over-



two glazing, while the smaller windows on the bathroom addition feature a one-over-one configuration. Two of the larger windows have air conditioning units in place of the upper sash.



View of the west façade.



View of the southwest corner of the building.



Detail of the back porch. Note the walkway inscription: "W. H. Leggett and Son, July 15, 1951."

The rear (south) façade of the building primarily consists of an enclosed porch addition made c. 1940 which rests on concrete block piers and is capped by a hip roof with exposed rafter tails. A ribbon of sliding aluminum windows installed ca. 1950s-1960s wraps the upper portion of the porch, and an air conditioning unit projects through the porch wall at the west end.

A small entry portico accessed by wood steps to the decking is located toward the east end of the porch and consists of a shed roof supported by wood posts. Here, the entry consists of a wood screen door and a historic five-panel wood door with flat board trim. The aluminum windows east of this doorway are set at a level somewhat higher than the windows to the west. The east wall of the porch has a repair scar that appears to indicate the prior presence of a window or doorway. The cement walkway approaching the back porch is inscribed "W. H. Leggett and Son, July 15, 1951." Mr. Leggett was the caretaker at Vista during this time.

The east façade is marked by a projecting dining room wing which is an early (c. 1940) addition. This wing rests on concrete block piers and is capped by a gable roof. A boxed skylight is located at the junction between the gable roof of this addition and the roof of the main structure. Two stuccoed chimneys with metal vent caps are located adjacent to the skylight.

Fenestration on both the north and south façades of the projecting wing consists of two-over-two, double-hung, wood windows with flat board trim and wooden screens. An entry portico is located at the east end of the projecting wing and features wood steps and a small deck covered by a gable roof with exposed rafters. This entry includes a wood screen door and a partially glazed and paneled wood door with flat board trim.



View northeast of the rear of the building. Note the skylight and chimney.



View of the east entry to the dining room.



View of the northeast portion of the building with the dining room addition at left.

The remainder of the east façade includes a small portion of the original main body of the house. This area is marked by three double-hung wood windows with two-over-two glazing. One of the windows has an air conditioning unit in place of the lower sash.

## Interior Description

With the exception of the dining room, the interior of the Main House generally features painted wood floors and beadboard walls with a painted beadboard wainscot. The ceilings are also beadboard. All doorways feature paneled wood doors and flat board trim. The furnishings are rustic and the rooms are decorated with memorabilia related to the site. This includes items such as historic photos and maps, as well as items such as fishing rods, duck decoys, and mounted taxidermy.

### **Living Room**

The living room is located off the front porch and features a built-in bench seat faced with beadboard along the east wall, with a small paneled closet located in the northeast corner. A cast iron heater with a galvanized exhaust vent is located in the center of the room toward the south end. There are two door openings on the west wall which access bedrooms. The door closest to the front door accesses the Master Bedroom. The southwest corner of the room is angled where it meets the doorway to the Bedroom #2. An electric service panel is also located on the west wall. There are two doorways near the southeast corner of the room. One opens south to access the kitchen. The other opens east to access the dining room.



View of the living room looking north toward the front porch.



View of the living room looking south toward the kitchen.

## Dining Room

The dining room features a painted wood floor and walls clad with vertical pecky cypress boards. The ceiling likewise features pecky cypress boards and is configured as an open gable with pecky cypress cross beams. Two ceiling fans/light fixtures are attached to the beams. The southwest corner of the room adjacent to the kitchen features a built-in pecky cypress cabinet with two pairs of paneled wood doors. A small niche is located in the wall above the cabinet.

The east end of the room features a five-panel wood door with flat board trim which accesses an entry portico. Adjacent to the door is an ornate cast iron heater on a metal pedestal. The stove is labeled “Indiana Stove Works Evansville No. 524.” A built-in pecky cypress closet/storage area with paneled door is located in the northeast corner, with a boar’s head mounted on the wall above it.

A large wooden table constructed of heart cypress occupies the center of the room and is flanked by wooden tables. The room is decorated with memorabilia, including a mounted tarpon above the door to the kitchen. Historic photos indicate the tarpon was installed prior to the 1950s.



View of the dining room looking west toward the doors to the kitchen and living room.



View of the dining room looking east toward the cast iron heater.



Detail of cast iron heater.

## **Kitchen**

The kitchen is located in the middle of the Main House between the living room and back porch. The walls and floors are predominately beadboard. The floors appear recently redone and are wood or wood laminate. A bank of paneled cabinets runs along the east wall, while a sink and electric stove are located on the south wall. A large cast iron cook stove labeled “U.S.” and “Army Range” dominates the north portion of the room. The stove exhausts through a galvanized vent pipe which rises into a skylight with wireglass glazing. The interior of the skylight box is clad with beadboard and includes spotlights and two access panels.

The wall to the left of the stove is angled and includes a pantry with a pair of paneled wood doors. The wall of this angled section around the pantry is clad with shiplap boards. A refrigerator is located along the west wall.

There are three doorways. Two are near the northeast corner. One accesses the living room and another the dining room. The third doorway is located at the southwest corner and accesses the back porch.



View south of the kitchen toward the back porch.





View of the cast iron stove in the kitchen (left). View of the skylight above the stove (right).

## **Master Bedroom**

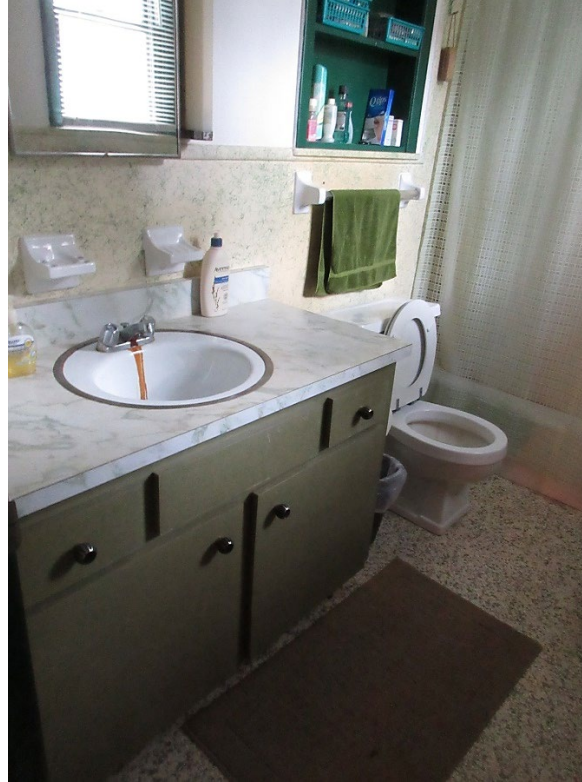
The Master Bedroom is located at the northwest corner of the Main House. Historically, this appears to have been the bedroom used by Edward C. Roe, as a safe labeled with his name is located along the south wall of the room. The bed is placed against the east wall of the room. A doorway at the southwest corner of the room accesses Bedroom #2. A 14-paneled wood door along the east wall accesses a bathroom addition. A built-in bookcase is located immediately south of the door to the bathroom. The bathroom features vinyl flooring, a tile wainscot, and includes a vanity sink, toilet, and shower.



View east in the master bedroom.



View southwest in the master bedroom. The door to the bathroom is at right. Note the safe in the corner labeled E. C. Roe. The doorway to the left accesses bedroom #2.



View of the bathroom.

### **Bedroom #2**

Bedroom #2 is located immediately south of the Master Bedroom. There are two beds placed against the west wall. The south wall was originally the back wall of the Main House. It includes a two-over-two, double-hung, wood window with flat board trim toward the west, and an original five-panel wood door toward the east. This doorway accesses Bedroom #3 at the back of the house.

The northeast corner of the room includes an original five-panel wood door that offers a pass-through to Bedroom #1. There is a small wooden door above the closet door with flat board trim. It is presumably used for storage. The northwest corner of the room includes a small niche which accesses a bathroom.

### **Bedroom #3**

Bedroom #3 is located at the rear of the Main House in the southwest corner. It is part of a ca. 1940 porch addition and includes painted wood floors and beadboard walls and ceiling. There are two beds against the west wall. The east wall includes a vanity sink at the southeast corner. A paneled door with frosted glazing which accesses the back porch is located at center, and a five-paneled wood closet door is located in the northeast corner.



View south of Bedroom #2 toward Bedroom #3.



View west of bedroom #3 off the back porch.

## **Back Porch**

The back porch is a c. 1940 addition. The north wall is clad with channel drop wood siding and was the original rear wall of the house. There are two, two-over-two, double-hung wood windows on this wall with flat board trim. They provide visual connection to the kitchen. The remainder of the back porch is clad with beadboard walls and a beadboard ceiling which is coved at the east end. Various appliances are located along the north wall, including an iron gas stove, a dishwasher, and a water heater. An Art Deco style light fixture hangs from the ceiling near the center of the room.

The west end of the room includes a paneled wood door with frosted glazing in the upper third. This door accesses Bedroom #3. To the right (north) of the door are built in shelves currently used to store glasses. A mirror is mounted to the left of the door.

The east and south end of the rooms include tables used to store various supplies. A freezer is also located along the south wall adjacent to the door to the back porch.



View east of the back porch.



View west of the back porch. The center door accesses bedroom #3.  
The door to the kitchen is at far right.

## Historic Photos

Edward C. Roe writes in “A Brief History of Vista” (see Appendix A) that the Main House was originally designed for a caretaker and was a remodeling of one of the old houses at Vista:

The idea was formulated to build a camp at Vista and rebuild one of the old buildings as a caretaker’s house. This construction was done by Mason Davis, superintendant at the Cummer limerock mines at Kendrick. The original camp building consisted of a living room-dining room, kitchen with wood cook stove, two bedrooms with joint bathroom with large shower, and front and back porches. Thus was used by J. T. (Bill) McKinstry, who was the land and timber manager living at Lacooshee, and by his crews of timber cruisers and surveyors.<sup>1</sup>

Historic photos indicate the Main House was completed in two stages. Photos from December 1939 indicate that both the back porch and dining room had yet to be constructed. At that time the yard was enclosed with wire mesh fencing. However, photos from circa 1942 indicate that the dining room had been added by, as well as the back porch. The back porch was likely originally screened, and later enclosed with aluminum windows. Wood lattice was also used to enclose the crawl space. Edward C.

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<sup>1</sup> Edward C. Roe, “A Brief History of Vista,” unpublished memoir dated November 1993.  
*Vista Physical Description*

Roe's son-in-law, Ritchey Smith, stated that the bathrooms on the west side of the house were added during the 1960s so that each bedroom could have an individual bath.



December 1939 photo of the rear of the Main House, prior to construction of the back porch.  
(Photo courtesy Bob McKinstry)



Circa 1939 photo of the front of the Main House. Note the wire fencing.  
(Photo courtesy Bob McKinstry)



Circa 1939 photo of the east wall of the Main House prior to construction of the dining room.  
(Photo courtesy Bob McKinstry)



Circa early 1940s view east to the Main House. Note the back porch has been built, but the bathroom addition has yet to be constructed. (Photo courtesy Bob McKinstry)





Circa 1942-43 photo of the front of the Main House. Note that the dining room has been constructed by this time and the yard is enclosed with a picket fence. The persons on the steps are likely Bertha and Jane McKinstry. (Photo courtesy Bob McKinstry)



Circa 1950s photo of Bill and Bob McKinstry in the dining room. (Photo courtesy Bob McKinstry)

## Evaluation

**Significance:** The Vista camp appears eligible for listing in the National Register of Historic Places as a vernacular historic landscape. The Main House is a contributing feature of the site.

**Integrity:** The Main House retains integrity. Its design, massing, materials, and workmanship all readily convey association with its historic use as camp lodging.

**Character-Defining Features:** The character-defining features of the Main House include (but are not limited to) the following *principal* elements:

- Overall design, massing and configuration.
- Combination of hip, gable, and shed roof forms with exposed rafter tails and wood slat attic vents.
- Wood channel drop siding with corner boards and flat board trim.
- Screened entry porch.
- Double-hung wood windows.
- Partially glazed and unglazed paneled wood doors.
- Tongue-in-groove wood flooring.
- Beadboard walls and ceilings.
- Pecky cypress dining room finishes with exposed beams and built-in cabinets.
- Cast iron stoves.

## The Cook's House



### Exterior Description

The Cook's House is a one-story, wood frame, vernacular style building framed by oak trees in the south-central portion of the Vista site. The building is largely rectangular in plan, rests on concrete block piers, and is capped by a front-facing gable roof. The cladding consists of pecky cypress board-and-batten siding with corner boards. Its estimated construction date is circa 1920-1940. It was originally designed as a duplex and appears identical to worker housing constructed for the Cummer Cypress Company lumber town at Lacochee. It may have been moved to the site from the company mill town at Sumner, or more likely from a nearby Cummer turpentine camp. It may also have been constructed on site based on older company plans.

The primary façade faces north and features a wood porch covered by a shed roof featuring pecky cypress sheathing and rafters, supported by pecky cypress wood posts. The porch is accessed by wooden steps at the west end and a slumped concrete step at the east end. The

porch decking consists of flat boards. There are twin primary entrances, both of which are original five-panel wood doors with flat board trim. Both entries feature wood screen doors.



West façade of the Cook's House.

The west façade features three original six-over-six, double-hung wood windows with flat board trim. There is a water faucet served by PVC piping at the corner setback for the rear wing. An abandoned electrical meter is located adjacent, as is an exhaust vent.

The rear (south) façade consists of a small projecting wing which is likely original to the building. It features a five-panel wood door toward the east end with a wood screen door and flat board trim. The door is accessed by wooden steps with open treads. The stair landing has rotted through. The rear façade is capped by a shed roof with exposed rafters. The roof has been damaged by the growth of a live oak near the southeast corner. The rear of the building also includes a brick chimney which projects through the west gable end.



Rear (south) façade of the Cook's House.



East façade of the Cook's House.

The east façade of the building includes a six-over-six double-hung wood window with flat board trim at the southeast corner. A wood screen covers the bottom half of this window. At center of the façade is a projecting bathroom addition (circa 1940s) capped by a shed roof. The addition includes small vertically-divided wood windows on the south, east, and north sides. These windows have flat board trim and wooden screens. The northeast corner of the façade includes a six-over-six double-hung wood window with flat board trim.

The visible portions of the roofline feature pecky cypress fascia boards, with exposed rafter tails at the east and west ends of the main gable roof. The roofing material appears to consist of asphalt shingles which have been almost entirely overgrown by resurrection ferns. Vines have also climbed the sides of the structure at the rear.

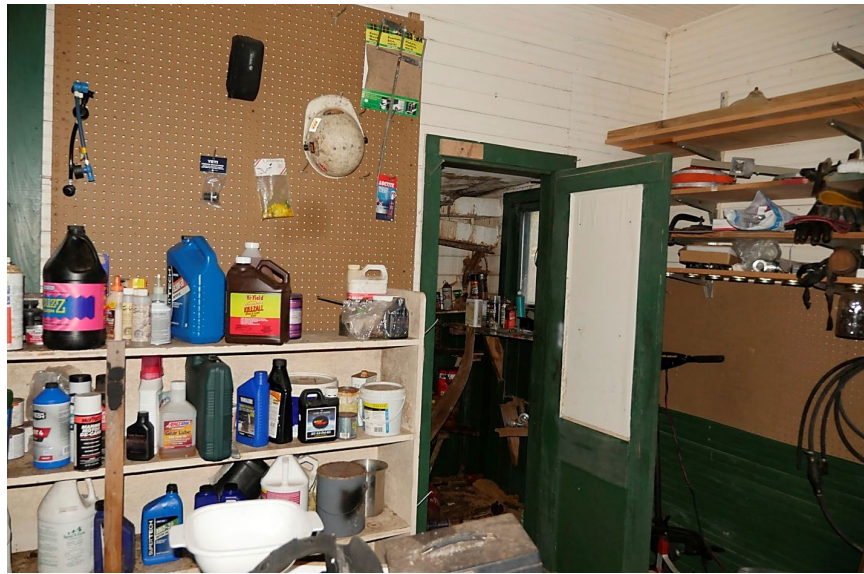
## Interior Description

The interior of the Cook's House is configured into two rooms at the front, with a single room at the rear and a bathroom addition on the east. All of these rooms are currently used to store assorted maintenance equipment and supplies. The two front rooms are clad with painted beadboard walls and ceilings. In the northwest front room, an opening in the wall indicates the building was originally heated by an oil or wood stove which vented into the chimney. There is also an electrical panel on the east wall adjacent to the window.



Interior of the Cook's house in the room at the northwest corner.

An original five-panel wood door with flat board trim separates the two front rooms. The bathroom is accessed from the northeast front room via a two-panel wood door with flat board trim. The bathroom walls are clad with a combination of channel drop wood siding and a vertical board wainscot. The ceiling is made of plywood. Water damage has rotted the ceiling and caused it to fall inward. A hole in the floor at the north end is likely the former location of a toilet. The room is currently used to store old paint cans and related containers.



Interior of the Cook's House looking from the northeast front room to the door to the bathroom addition.

The back porch is clad entirely with painted pecky cypress. The base of the brick chimney is visible along the north wall. It does not reach to ground level, but rather rises from a frame base. The base of the chimney also includes a terra cotta pipe insert.



Photos of the bathroom interior showing the damaged ceiling.



View of back porch toward the rear door (left). View to west wall (right).



## Historic Photos



View of the Cook's House during the April 1948 flood. Note that the trees presently framing the building are already mature by that time. (Photo courtesy Bob McKinstry)

## Evaluation

**Significance:** The Vista camp appears eligible for listing in the National Register of Historic Places as a vernacular historic landscape. The Cook's House is a contributing feature of the site.

**Integrity:** The Cook's House retains integrity. Its design, massing, materials, and workmanship all convey association with its historic use as camp lodging.

**Character-Defining Features:** The character-defining features of the Cook's House include (but are not limited to) the following *principal* elements:

- Overall design, massing and configuration.
- Combination of front-facing gable roof with subservient shed roofs. The gable roof includes pecky cypress fascia boards, with exposed rafter tails at the east and west ends. The shed roofed entry porch features pecky cypress sheathing and rafters, supported by pecky cypress wood posts.

- Wood channel drop siding with corner boards and flat board trim.
- Double-hung wood windows with wood screens.
- Paneled wood doors.
- Tongue-in-groove wood flooring.
- Beadboard walls and ceilings.

## The Boathouse



The primary (south) and east facades of the Boathouse.

The Boathouse is a one-story, wood-frame, vernacular structure located on the banks of the Suwannee River at the northwest portion of the Vista site. It was constructed in stages. The first section was built circa 1939 and consisted solely of a covered boat storage area that was three bays wide. Sometime between 1944 and 1948, the Boathouse was reconstructed with a new landward shed, resulting in the current configuration. The building is T-shaped in plan, supported on creosoted wood pilings, and capped by a combination front-facing gable and side-gable corrugated metal roof with exposed rafters. The entirety of the building is clad with pecky cypress that appears to have been whitewashed decades prior.

The primary façade faces south toward the shoreline and features an open porch with wood decking. The center of the structure features a storage area accessed by a pair of doors constructed of vertical pecky cypress boards with flat board trim. A smaller hinged door is also located to the right (east) of these larger doors. The east and west sides of this storage area each feature two square window openings which have been infilled with pecky cypress boards.

A wooden walkway runs along the east side of the Boathouse. A wooden marker is affixed to the wall in this area commemorating the “Max Water Mark April 16, 1948.” Another walkway originally ran along the west side of the Boathouse but has largely rotted away.



Detail of the front of the storage shed.



The east façade of the Boathouse.



Partial view of the west façade of the Boathouse.



Detail of the west façade of the Boathouse. Note the walkway that has rotted away.



View west along the walkway at the rear of the Boathouse.



*Vista Physical Description*



*Final Report July 24, 2020*

Boat storage area with electric hoists (left). Outhouse at northwest corner of storage shed (right).

The rear of the Boathouse includes a wooden walkway along the back of the storage area. Toward the east is a pair of vertical board doors (likely pine) with flat board trim. These access the rear of the storage area. A two-seat outhouse is located in a nook at the northwest corner of the Boathouse. The remainder of the structure includes a large covered boat storage area which runs perpendicular to the landward side of the Boathouse. Toward the east end of this storage area, two finger walkways run north providing segregated areas for boat storage. Electric hoists affixed to large wooden crossbeams are used to secure the boats out of the water.

## Historic Photos



Detail from a circa 1939 photo showing the original configuration of the Boathouse.  
(Photo courtesy Bob McKinstry)



Circa 1939 photo of the Boathouse.  
(Photo courtesy Bob McKinstry)



1944 aerial photo of the Vista camp. Note the Boathouse is not visible.  
(University of Florida Digital Collections)





The Boathouse during the flood of April 1948.  
(Photo courtesy Bob McKinstry)



The front of the Boathouse during the flood of April 1948.  
(Photo courtesy Bob McKinstry)

## Evaluation

**Significance:** The Vista camp appears eligible for listing in the National Register of Historic Places as a vernacular historic landscape. The Boathouse is a contributing feature of the site.

**Integrity:** The Boathouse retains integrity. Its design, massing, materials, and workmanship all readily convey association with its historic use as a boathouse.

**Character-Defining Features:** The character-defining features of the Boathouse include (but are not limited to) the following *principal* elements:

- Overall design, massing and configuration.
- Combination of front-facing gable roof with exposed rafters and a side-gable roof at the rear. This includes the exposed wood beams and rafters and metal roofing.
- Wood pilings, decking and walkways.
- Pecky cypress cladding and pecky cypress doors.
- Outhouse
- Max Water Mark sign.

## The Houseboat and Marine Railway



View northwest of the Houseboat.

The Houseboat is located in the northwest corner of the Vista site, just inland from the shoreline. The hull was constructed circa 1939 by John Collins, a fisherman and boat builder from Cedar Key. The cabin was constructed by Henry Leggett, the caretaker at Vista, and his sons. Historically, the houseboat was towed to the mouth of the East Pass of the Suwannee River for fishing and hunting expeditions. Aerial photos show that it was hauled onto land via a marine railway sometime between 1974 and 1979 and placed on wood piers for use as auxiliary lodging (see Historic Context section for additional information).

As described by Edward C. Roe in “History of Vista,” The hull of the boat is constructed of creosoted heart cypress which has been sheathed at the bottom with copper. The hull is braced with heart long-leaf pine timbers. The exterior of the cabin is clad with wood drop siding. The bow of the boat faces south. Both bow and stern feature twin screen doors at center. The bow includes a screened porch, while in the stern section the screen doors are backed by wood doors constructed of vertical boards. These doors are flanked by pairs of wood pocket windows with wood screens and flat board trim.



The bow (south end) of the Houseboat.



East and north sides of the Houseboat. Note wood rot damage at the northeast corner.

The port and starboard sides of the Houseboat are generally identical and feature a pair of two-over-two, wood pocket windows with wood screens and flat board trim near the center. Toward the bow are two screened openings with flat board trim backed by a fixed wood window with flat board trim. Toward the stern are stacked pairs of sliding wood pocket windows with wood screens and flat board trim.

Each corner of the boat features pipe handrails. The upper deck is enclosed by pipe railings attached to wooden posts. A metal spotlight is located at the stern above the entry doors. A metal chimney pipe also projects through the upper deck toward the stern. Galvanized water pipes and PVC vents and sewerage pipes run down both port and stern. Steel tie rings are located at either corner of the hull in the stern. These were used for towing the boat.

There is extensive wood rot damage at the northeast corner of the Houseboat, as well as at the base of the cabin on the west side. The remains of a blue tarp also hang from the upper deck, indicating prior attempts to prevent water intrusion.



View southeast toward the starboard side of the Houseboat.

The stern of the Houseboat faces a marine railway leading to the Suwannee River. The railway consists of three parallel rails tied with steel crossbeams. Roller guides are located along the tops of the rails, while a pulley is located in the center nearest the Houseboat.



View north of the marine railway.



Detail of rails and roller guides.

## Historic Photos



Bob McKinstry stands next to the hull of the Houseboat under construction, circa 1939. Note the Boathouse at far right is also under construction. (Photo courtesy Bob McKinstry)



Circa 1939 or early 1940 view of the Houseboat deck under construction. Note the first portion of the Boathouse has been completed. (Photo courtesy Bob McKinstry)



Circa 1939 or early 1940 view of the Houseboat deck under construction.  
(Photo courtesy Bob McKinstry)



Circa 1950 photo of the Houseboat during a fishing trip with Bill McKinstry at left.  
(Photo courtesy Bob McKinstry)





Circa 1940s view of the kitchen inside the Houseboat.  
(Photo courtesy Bob McKinstry)



1951 view of the kitchen inside the Houseboat. Note that a new stove has been installed.  
(Photo courtesy Bob McKinstry)



1951 view of the lounge. Note the bunkbeds in the stern.  
(Photo courtesy Bob McKinstry)



May 1970 view of the Houseboat tied up at the dock.  
(Photo courtesy Bob McKinstry)

## Evaluation

**Significance:** The Vista camp appears eligible for listing in the National Register of Historic Places as a vernacular historic landscape. The Houseboat and associated marine railway are contributing features of the site. Because of its unique nature and construction, the Houseboat may also be individually eligible for the National Register under Criterion C (architecture/design).

**Integrity:** The Houseboat retains integrity. Its design, massing, materials, and workmanship all readily convey association with its historic use as a houseboat. Though it is no longer in the water, it is located immediately adjacent to the shoreline, allowing it to largely convey integrity of setting.

**Character-Defining Features:** The character-defining features of the Houseboat include (but are not limited to) the following *principal* elements:

- Overall design, massing and configuration.
- Cypress hull sheathed with copper and braced with pine timbers.
- Wood drop siding cladding.
- Wood pocket windows with flat board trim.
- Screened wood entry doors with flat board trim.
- Pipe handrails at the corners of the main deck.
- Pipe railings attached to wooden posts on the upper deck.
- Tow rings.
- Metal chimney pipe.
- Metal marine railway.

## The Dock and Walkway



The Dock is located in the north-central portion of the Vista site. The long axis of the dock is set on wood pilings and aligned with the primary entrance to the Main House. The dock begins just north of a concrete pad and runs approximately 80 feet out into the Suwannee River. The walkway finger is lined with stacked concrete blocks.

The terminus of the dock is rectangular deck angled perpendicular to the finger walkway. At the point where the finger and deck meet, a wooden ramp with pipe railings and wooden cleats runs west to access a floating dock. Historic aerial photos indicate that the current configuration of the dock, as well as at least some timbers, appear to date to a 1948 reconstruction of the original dock at the site.

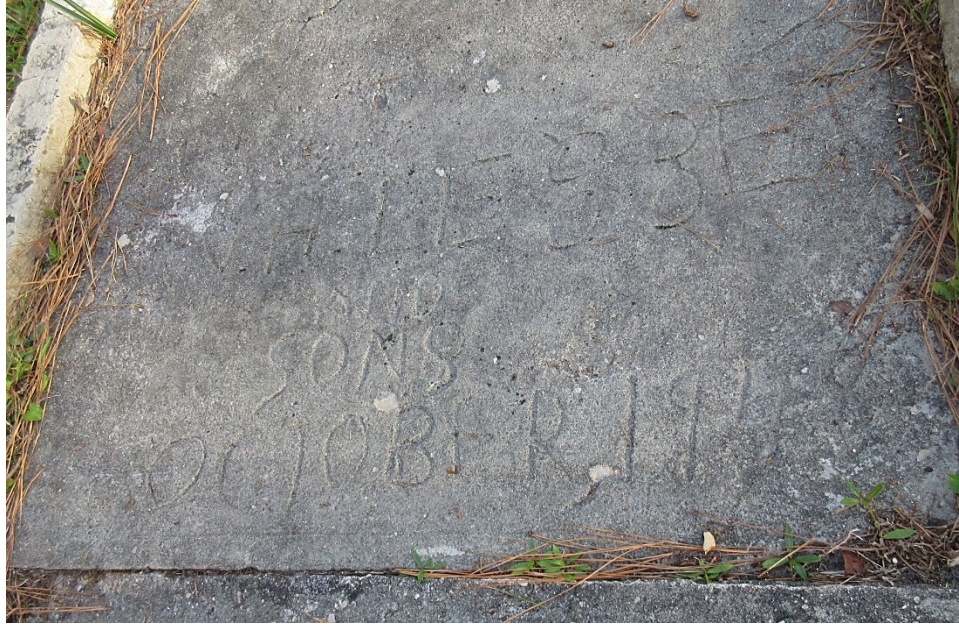
A concrete walkway with concrete curbing connects the Main House to the Dock. An inscription in the concrete reads “W. H. Leggett and Sons October 1948.” Mr. Leggett was then the caretaker at Vista and likely constructed the concrete walkway to replace an earlier wooden walkway destroyed in the flood of April 1948.



View north along the approach to the Dock from the Main House.



View south from the Dock to the Main House.



Inscription in the concrete walkway reading "W. H. Leggett and Sons October, 1948."



View east from the floating dock toward the fixed finger of the Dock.



View northwest toward the ramp down to the floating portion of the Dock.



View east upriver from the Boathouse to the Dock.

## Historic Photos

Comparisons of historic photos indicate that the original late-1930s dock was heavily damaged or destroyed during the April 1948 flood. Aerial photos suggest that its overall shape is little changed since it was rebuilt in 1948.



Circa late 1930s view of the walkway to the dock from the front porch of the Main House.  
(Photo courtesy Bob McKinstry)



1947 photo of Bill McKinstry (right) and an unidentified person standing at the end of the original dock.  
(Photo courtesy Bob McKinstry)





1950 view of Cummer Cypress officials at the end of the rebuilt dock.  
Edward C. Roe and Bill McKinstry are kneeling at lower right. (Photo courtesy Bob McKinstry)



May 1970 photo of Bertha McKinstry (right) and unidentified persons at the south end of the dock.  
The configuration of the low railings is the same as that shown in 1950. (Photo courtesy Bob McKinstry)

## Evaluation

**Significance:** The Vista camp appears eligible for listing in the National Register of Historic Places as a vernacular historic landscape. The Dock and its associated Walkway are contributing features of the site.

**Integrity:** The Dock and Walkway retains integrity. Their design, massing, materials, and workmanship all readily convey association with their historic uses. Some or most of the wooden elements of the dock may have been replaced over time, which is expected for structures of this type. Aerial photos indicate the current configuration of the dock is entirely consistent with its design following a 1948 reconstruction.

**Character-Defining Features:** The character-defining features of the Dock and Walkway include (but are not limited to) the following *principal* elements:

- Overall configuration.
- Wood pilings, beams and decking. (Dock)
- Concrete walkway with raised concrete curbs (Walkway).
- W.H. Leggett and Sons inscription in concrete (Walkway).

## Attic Garage



View northeast of the Attic Garage.

The Attic Garage is a two-story, wood frame, vernacular style structure located in the east central portion of the Vista site. Constructed circa 1940, the building is rectangular in plan and features a front-facing gable roof on the eastern half, with a lower shed roof on the western half. Both roofs feature asphalt shingles. The cladding consists of wood channel drop siding with corner boards.

The primary façade faces south and features two openings. The eastern shed entry has flat board trim and features a pair of hinged wooden doors constructed from painted vertical boards. The western entry is open and features a trapezoidal configuration with flat board trim. The storage area inside this opening features unpainted pine walls, ceilings, and exposed rafters. A boat and trailer occupy most of the storage area. The only fenestration on this façade is a single two-over-two, double-hung wood window beneath the gable end. The window has flat board trim with a molded cornice lip at the top and a wood-frame screen. The roofline

includes painted eave boards and flat board fascia, with exposed rafters at the east and west ends.



The rear (north) and west facades.



The primary (south) and east facades.

The east façade of the building features a single two-over-two, double-hung wood window near the center of the façade. The window includes flat board trim with a molded cornice lip at the top and a wood screen. The western façade contains no openings or architectural details other than the exposed rafters at the roofline.

The rear (north) façade is marked by a wooden stairway running west-to-east parallel with the exterior wall. A door constructed of vertical pecky cypress boards is located at the top of the landing. This provides access to the garage attic, which is finished in unpainted pine boards. There is abundant evidence of termite damage to the floor, including a large hole near the doorway.



Interior of the Loft garage.

## Historic Photos



Detail of an October 1942 photo showing the rear of the Attic Garage.  
(Photo courtesy Bob McKinstry)



View of the front of the Attic Garage during the April 1948 flood.  
(Photo courtesy Bob McKinstry)



View of the east and rear facades of the Attic Garage during the April 1948 flood.  
(Photo courtesy Bob McKinstry)

## Evaluation

**Significance:** The Vista camp appears eligible for listing in the National Register of Historic Places as a vernacular historic landscape. The Attic Garage is a contributing feature of the site.

**Integrity:** The Attic Garage retains integrity. Its design, massing, materials, and workmanship all convey association with its historic use as a storage building.

**Character-Defining Features:** The character-defining features of the Attic Garage include (but are not limited to) the following *principal* elements:

- Overall design, massing and configuration.
- Combination front-facing gable roof (eastern half), with a lower shed roof (western half) with exposed rafters.
- Wood channel drop siding with corner boards.
- Two-over-two, double-hung wood windows with flat board trim.
- Eastern shed entry with hinged wooden doors constructed from vertical boards with flat board trim.
- Open western entry with flat board trim.
- Wooden stairway on the rear façade, running to a door constructed of vertical pecky cypress boards.
- Wood flooring (attic).

## Double Garage



Primary (east) and south facades of the Garage.

The Double Garage is a wood frame building located in the central portion of the Vista camp, a short distance southeast of the Main House. Constructed circa 1940, the building is rectangular in plan, clad with channel drop wood siding with corner boards, and capped by a gable roof with exposed rafters.

The garage opens to the east and includes a poured concrete ramp approaching two square openings separated by a central pier clad with channel drop wood siding. The interior of the garage is unpainted and features cypress posts with pine wall boards. The roof sheathing on the interior is cypress. A wood door constructed of channel drop siding is located at the northwest corner.

The rear of the garage includes a small shed addition capped by a gable roof with exposed rafters. A double-hung, two-over-two, wood window with flat board trim is located on the south wall. The north wall includes a wood door constructed of channel drop siding. There is evident wood rot at the base of this door. The interior of the shed is unpainted and includes



pine walls and roof sheathing. Modern water treatment equipment is located along the east wall.



Rear (west) and south facades of the Garage.



Rear (west) and north facades of the Garage.



Detail of the garage walls and ceiling.

## Historic Photos



October 1947 photo showing Cummer Cypress Company officials standing in front of the double garage. (Photo located on wall in Main House dining room).

The only known historic photo of the garage appears to show that originally it was fronted by two sliding doors constructed of horizontal drop siding. The concrete slab also appears to be a later addition, and is poured in such a way that it is separate from the exterior walls.

## Evaluation

**Significance:** The Vista camp appears eligible for listing in the National Register of Historic Places as a vernacular historic landscape. The Double Garage is a contributing feature of the site.

**Integrity:** The Double Garage retains integrity. The original design is somewhat altered due to the removal of the doors, but it nevertheless retains integrity of massing, materials, association and feeling, which together convey clear association with its historic use as a garage and storage building.

**Character-Defining Features:** The character-defining features of the Double Garage include (but are not limited to) the following *principal* elements:

- Overall design, massing, particularly the two-bay configuration.
- Gable roof with exposed rafters.
- Wood channel drop siding with corner boards.
- Cypress posts with pine boards and cypress roof sheathing inside the garage.
- Doors constructed of wood channel drop siding with flat board trim.
- Shed wing at rear capped by a gable roof with exposed rafters and a double-hung, two-over-two, wood window with flat board trim.

## Fryer Shed



View southeast of the primary (west) and north facades of the Kettle Shed.

The Fryer Shed is a one-story, wood frame, building located in the central portion of the Vista site, immediately north of the Dog Kennels Foundation. Built circa 1940, the building is clad with wood channel drop siding with corner boards and capped by a front-facing gable roof with asphalt shingle roofing. The enclosed portion of the building stands on a concrete foundation.

The primary façade faces west and features an open porch supported by large square posts resting on concrete pads. A brick masonry fryer stove is centered within the porch and features a brick chimney which rises through the roof ridge and terminates in a terra cotta flue. The stove features a cast iron firebox with hinged doors stamped with the name “Peerless.” The top of the stove features a concrete surface with a cast iron fryer at center. The remains of an old light fixture and wiring are affixed to a cross beam above the stove area.

The interior of the shed is accessed by a wooden door with a concrete step located immediately north of the kettle stove. The door is constructed of vertical boards and surrounded with flat board trim. The step has slumped badly due to an animal burrow beneath it. The interior of the shed is unpainted and contains a collection of old pieces of equipment, including citrus smudge pots and what appeared to be a large cast iron boiling pot and stand. An older Culligan brand water softener is located adjacent to the door opening. A post at the rear northeast corner appears to have been burned. It is unclear whether it may have been salvaged from another building. Water damage is readily apparent along the south wall at the eaves.

The north and rear (east) facades of the buildings are windowless. A two-over-two, double-hung wood window is centered on the south façade and includes flat-board trim. The roofline features flat barge boards on the east and west ends and exposed rafter tails on the north and south sides. The roofing is visibly deteriorated and biological growth is present on the chimney.



View north of the south façade of the Fryer Shed.



Detail of the fryer stove.



Top of the fryer.



Detail of roof damage on the southern side of the interior storage area.

## Evaluation

**Significance:** The Vista camp appears eligible for listing in the National Register of Historic Places as a vernacular historic landscape. The Fryer Shed is a contributing feature of the site.

**Integrity:** The Fryer Shed retains integrity. Its design, massing, materials, and workmanship all convey association with its historic use as a combination storage building with attached cooking area.

**Character-Defining Features:** The character-defining features of the Fryer Shed include (but are not limited to) the following *principal* elements:

- Overall design, massing and configuration.
- Front facing gable roof with exposed rafters.
- Wood channel drop siding with corner boards.
- Open porch supported by large square posts.
- Brick masonry fryer with metal firebox, brick chimney, and terra cotta flue.
- Two-over-two, double-hung wood window with flat-board trim.

## Woodshed



South and east sides of the Woodshed.

The Woodshed is located in the central portion of the Vista site, just southwest of the rear of the Main House. Built circa 1935, the Woodshed is rectangular in plan, clad with cypress wood shingles, and capped by a gable roof covered with asphalt shingles. There is a single door opening facing east. The door is constructed of vertical pecky cypress boards and surrounded with flat board trim that is shouldered at the top. The roofline includes simple flat bargeboards in the gable ends with exposed rafters at the sides. There is no poured foundation and the structure has slumped significantly into the ground toward the southwest.

The north façade includes a hinged access panel constructed of shingle slats. Several shingles have fallen from the building toward the base of this façade. There is a large section of termite damage that has opened a hole in the rear (west) side of the structure and caused a number of shingles to fall away from the building.





Detail view showing door construction.



Detail view showing the access panel along the north façade, as well as the termite damage at the rear.

## Historic Photos



December 1939 view looking north toward the back of the Main House with arrow pointing to the woodshed. (Photo courtesy Bob McKinstry)

## Evaluation

**Significance:** The Vista camp appears eligible for listing in the National Register of Historic Places as a vernacular historic landscape. The Woodshed is a contributing feature of the site.

**Integrity:** The Woodshed retains integrity. Its design, massing, materials, and workmanship all convey association with its historic use as a woodshed.

**Character-Defining Features:** The character-defining features of the Woodshed include (but are not limited to) the following *principal* elements:

- Overall design, massing and configuration.
- Gable roof with flat bargeboards in the gable ends and exposed rafters at the sides.
- Cypress shingle cladding.
- Door constructed of vertical pecky cypress boards and surrounded with shouldered, flat board trim.



## Outdoor Grill



View east toward the Grill.

Constructed circa 1940, the Outdoor Grill is a brick masonry structure located east of the Main House and west of the Smoker. The structure is rectangular in shape and features a cast iron griddle served by a chimney to the east, and an iron grill toward the west. Both the griddle and grill are covered by original galvanized metal lids. The front of the structure is served by two pairs of fireboxes with hinged cast iron doors. The front of these doors is stamped with a diamond emblem reading “Cahill,” which marks them as a product of the Cahill Iron Works of Chattanooga, Tennessee.

The west side of the structure includes an open storage area for firewood. The chimney rises from the southeast corner and includes a metal ring toward the base of its east side. This ring may adjust a damper. There is a wooden pole in the ground at the rear of the structure. Its purpose is not clear, although it may have once served as a mount for a light. The cement on

the top of the structure is badly cracked in places. The bricks are stained with biotic growth and years of accumulated leaf litter have raised the ground surface around the edges.



View of the Cahill fireboxes at the front of the Grill.



Detail of the top of the Grill.



View toward the east side of the Grill.



View of the south side of the Grill.

### Historic Photos



October 1942 photo of a Cummer Cypress Company cookout with arrow pointing to the chimney for the grill. Note the smoker at far left.  
(Photo courtesy Bob McKinstry)



Circa 1943 photo of Bill McKinstry sitting on top of the grill with his daughter, Jane.



May 1970 photo of Edward C. Roe standing in front of the grill.  
(Photo courtesy Bob McKinstry)



## Evaluation

**Significance:** The Vista camp appears eligible for listing in the National Register of Historic Places as a vernacular historic landscape. The Outdoor Grill is a contributing feature of the site.

**Integrity:** The Outdoor Grill retains integrity. Its design, massing, materials, and workmanship all convey association with its historic use as a cooking structure.

**Character-Defining Features:** The character-defining features of the Outdoor Grill include (but are not limited to) the following *principal* elements:

- Overall design, massing and configuration.
- Brick masonry construction with brick chimney.
- Metal fireboxes.

## Smoker



View toward the north and west sides of the smoker.

The Smoker is a small wood frame structure roughly oriented on a north-south axis and located a short distance east of the Outdoor Grill. Constructed circa 1940, it features wood shiplap siding with corner boards, and is capped by a gable roof covered with asphalt shingles. The gable ends are molded to form pediments. A hinged wooden access door is located at the base of the west side. The interior is empty save for a metal mesh platform used to hold the food being smoked. There is evident wood rot around the base, where years of accumulated leaf litter have raised the ground surface.



View toward the south and east sides of the smoker.



View of the interior of the smoker.

## Historic Photos



April 1948 photo of a flood at Vista showing the Smoker and Outdoor Grill at center left.

## Evaluation

**Significance:** The Vista camp appears eligible for listing in the National Register of Historic Places as a vernacular historic landscape. The Smoker is a contributing feature of the site.

**Integrity:** The Smoker retains integrity. Its design, massing, materials, and workmanship all convey association with its historic use as a smoker.

**Character-Defining Features:** The character-defining features of the Smoker include (but are not limited to) the following *principal* elements:

- Overall design, massing and configuration.
- Gable roof with pedimented gable ends.
- Wood shiplap siding with corner boards.

## Dog Kennels Foundation



View southwest of the Dog Kennel Foundation.

Constructed circa the late-1930s, the Dog Kennels Foundation is located immediately south of the Fryer Shed and is marked by a raised concrete perimeter running east-west roughly in a “d” shape. The wider section includes exposed portions of a concrete pad and a double row of concrete at the eastern end. The narrower section on the west slopes down (or has settled), particularly toward the northwest corner.

Based on historic photos, the kennels were constructed by the late 1930s. Richard Smith states that the type of dogs favored by Edward C. Roe were German Shorthairs. According to Bob McKinstry, the kennels were not used after circa 1950.



View southeast showing the sloped northwest corner of the Dog Kennel Foundation.



View east of the Dog Kennel Foundation.

## Historic Photos



Detail of a December 1939 photo looking north toward the rear of the main house with a portion of the kennel visible at right. (Photo courtesy Bob McKinstry)



Circa 1940 photo looking northwest of the kennels. (Photo courtesy Bob McKinstry)

## Evaluation

**Significance:** The Vista camp appears eligible for listing in the National Register of Historic Places as a vernacular historic landscape. The Dog Kennels Foundation is a contributing feature of the site.

**Integrity:** The Dog Kennels Foundation retains integrity. The foundation attests to the significant use of the site as a hunting and fishing camp. The fencing used for the kennel enclosures was removed during the 1950s. Thus, this alteration was made during the period of significance.

**Character-Defining Features:** The character-defining features of the Outdoor Grill include (but are not limited to) the following *principal* elements:

- Overall configuration.
- Concrete materials.



## Mobile Home



A mobile home for the caretakers occupies the southwest portion of the Vista compound. It is rectangular in plan, clad with aluminum siding, and capped by a front-facing gable room. There are two primary entries. One is located at the northeast corner and consists of an entry portico with wood steps and a shed roof supported on wood posts. An aluminum screen door in this area provides access to a large screened porch at the front of the building. An additional entry is set back along the east façade and accessed by wood steps and a small deck.

Windows consist of single-hung or sliding aluminum sashes flanked by decorative shutters. The crawl space beneath the building is screened with wood lattice. A wood frame storage shed is located west of the mobile home. The structure is open on all sides and consists of square wood posts supporting a corrugated metal shed roof.

The mobile home is not historic. It was installed at the site circa the early 2000s after a prior mobile home in this area was struck by lightning.

### Evaluation

**Significance:** The mobile home was constructed outside the period of significance for the Vista camp and thus is not a contributing feature of the site.

III. HISTORY & SIGNIFICANCE

# HISTORY OF THE VISTA CAMP

## LOWER SUWANNEE NATIONAL WILDLIFE REFUGE

### LEVY COUNTY, FLORIDA



PREPARED UNDER CONTRACT BY:  
JONATHAN G. LAMMERS  
OF  
JAMES J. MILLER PHD LLC  
TALLAHASSEE, FL  
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# Introduction

This report discusses the history of the Cummer Cypress Company camp at Vista, Florida. The camp features a unique collection of vernacular buildings and structures that ranks it among the most significant historic sites on the Lower Suwannee River. In its earliest incarnation, Vista served as the site of a cedar sawmill owned by Thomas J. Yearty which began operating around 1900. In 1902, the site of Vista was purchased by Wellington W. Cummer, although the cedar sawmill remained in operation for at least another decade. During the early 1910s, the W. W. Cummer Sons Cypress Company began logging virgin cypress along the Suwannee River and its tributaries in the vicinity of Vista. However, the Cummers did not build the Vista camp until the 1930s, when the company returned to the area in search of other hardwood species. Thus, the history of Vista cannot be fully appreciated without a larger understanding of Cummer forestry operations in Florida.



Aerial view north of the Cummer Lumber Company camp at Vista, Florida.  
(Google Maps image annotated by the authors)

For more than sixty years, the Cummer family managed one of Florida's largest lumber and phosphate concerns, operating under various names including the Cummer Lumber Company, W. W. Cummer and Sons, The W. W. Cummer and Sons Cypress Company, the Cummer Sons Cypress Company, and finally the Cummer Company.

The Cummer Lumber Company began operations in Florida during the 1890s by erecting a mammoth sawmill and company town on the banks of the St. Johns river north of downtown Jacksonville. Before 1910, the company primarily cut virgin longleaf pine in Alachua and surrounding counties. To help bring the logs to the mill, the firm built its own railroad, the Jacksonville & Southwestern, which was also used to transport phosphate from company mines near Newberry, Florida. The company likewise operated turpentine camps in various locations.

In 1902, the Cummer family made its first massive purchase of cypress timber lands in the Suwannee River region—including the site of Vista. Around 1910, a new Cummer subsidiary, the W. W. Cummer Sons Cypress Company, began efforts to log the vast tracts of virgin cypress along the lower Suwannee River and its tributaries. A new cypress mill was constructed at Sumner, Florida, and a network of logging railroads were developed to bring the timber out. As part of these efforts, the Cummers built a railroad bridge across the Suwannee River at Fowler's Bluff.

By the early 1920s, much of the cypress in the Suwannee River valley had been cut out, and the company's tracts of pine timber were likewise exhausted. To take advantage of cypress holdings further south, the company erected a new sawmill town at Lacochee in Pasco County, which began operations in 1923. The cutover lands around Vista were sold the following year.

For many years, the Cummers had maintained a profitable business in the manufacture of fruit and vegetable crates. By the mid-1930s, the company was eager to obtain new sources of lumber for its crate operations at Lacochee, and thus reacquired the area around Vista in order to cut other hardwood species, such as black gum, which had not been targeted in the initial round of cypress harvesting.

In 1936, Cummer Sons Cypress Company repurchased Vista to serve as a headquarters for its forestry operations in the region. Within a relatively short time, however, Vista was developed primarily as a fishing and hunting camp for company officials. This included the construction of a dock and boathouse, as well as outdoor grills, sheds, and kennels for hunting dogs. The camp was used seasonally by executives of the company, as well as for annual company gatherings.

By 1960, the Cummer Sons Cypress Company had ceased its lumber mill operations. The Vista camp then transitioned into use as a family retreat for company officials. In 1971, nearly 1,000 acres of its riverfront land in the Vista area were donated to the Nature Conservancy, and later

incorporated into the Lower Suwannee National Wildlife Refuge. After 1973, Edward C. Roe, president and CEO of the Cummer Company, became sole owner of the site. Most recently, Edward Roe's daughters donated the Vista property to the Lower Suwannee Refuge, although they continue to maintain a life estate.

## Acknowledgements

The single most important resource for understanding the history of Vista is an unpublished manuscript, "History of Vista," prepared by Edward C. Roe in November 1993. Mr. Roe's mother was born Mabel Cummer, and Edward Roe would eventually become President and CEO of the Cummer Companies, as well as sole owner of the Vista camp. While historic research has demonstrated that some of the dates included in Mr. Roe's manuscript are not exact, his remembrances nevertheless provide invaluable context for how the camp was established, and how its use evolved over time. Quotes from the report are included throughout this report, supported wherever possible by historic photos.

A number of individuals contributed to the historic research for this report. Bob McKinstry, the son of longtime Lacochee Manager, J. T. "Bill" McKinstry, generously shared his father's extensive collection of historic photos of the Vista camp. In many ways, these photos form the backbone of this report, and are instrumental in demonstrating that the buildings and structures at the camp retain remarkable historic integrity. Bob also offered his personal memories of the site, which added additional flavor to the narrative in this report.

Dr. Belinda B. Nettles of the University of Florida Department of Landscape Architecture was extremely generous in sharing her research and knowledge of the site, including a Geographic Information Systems (G.I.S.) map of the camp. Dr. Kenneth Sulak of the United States Geological Survey Wetland and Aquatic Research Center in Gainesville also shared his extensive prior research on the Vista camp, including copies of historic maps.

Several members of the Friends of the Lower Suwannee & Cedar Keys National Wildlife Refuges supported research efforts, including President John K. McPherson, who first recorded the Vista camp on a Florida Master Site File form in July 2016. Another member of the Friends of the Lower Suwannee, Greg Lane, generously provided lodging during a research visit.

Edward C. Roe's son-in-law, Ritchie Smith, was kind enough to share his personal memories of the Vista camp, especially alterations to the Main House during the 1960s. Additional support came from Anna Hodges, Executive Director of the Cedar Key Historical Museum, who made the Museum library available for research.

# Chronology

- 1823 Jacob Cummer is born in Toronto, Canada.
- 1845 Florida is admitted to the Union. Levy County is created.
- 1846 Jacob Cummer's son, Wellington W. Cummer, is born in Toronto, Canada.
- 1850 The Florida Railroad is constructed, connecting Fernandina to Cedar Key.
- 1873 Wellington W. Cummer's son, Arthur Gerrish Cummer, is born in Morley, Michigan.
- 1875 Wellington W. Cummer's son, Waldo Emerson Cummer, is born in Morley, Michigan.
- 1876 Jacob Cummer relocates to the area around Cadillac Michigan and creates a lumber company with his son, Wellington W. Cummer.
- 1889 The Jacob Cummer and Sons Company begins acquiring tracts of longleaf pine timber in Alachua County.
- 1895 The Cummer Lumber Company establishes offices in Jacksonville, Florida.
- 1897 The Cummer Lumber Company builds a new sawmill and company town, "Milldale," on the banks of the St. Johns River north of Jacksonville.
- 1899 The Milldale plant burns, but is rebuilt the same year.  
The company builds a new railroad, the Jacksonville & Southwestern, which connects the sawmill to timber and phosphate holdings in Alachua County.
- 1900 Thomas J. Yearty erects a cedar sawmill at Vista.
- 1902 Wellington W. Cummer acquires the Vista site as part of an enormous land purchase focused on cypress timber located between Fort Fanning and the Gulf of Mexico, including thousands of acres in Levy and Lafayette counties.
- 1903 The Jacksonville & Southwestern railroad is sold and incorporated into the Atlantic Coast Line.  
The Milldale plant is expanded with the construction of a large new crate factory.

- 1904 Jacob Cummer dies and is buried in Maple Hill Cemetery in Cadillac, Michigan.  
The Vista site is deeded to Wellington W. Cummer, Mary Ada Cummer, Wellington W. Cummer II, Arthur G. Cummer, and Waldo E. Cummer, doing businesses as W. W. Cummer and Sons.
- 1909 Wellington W. Cummer dies and is buried at Evergreen Cemetery in Jacksonville. A new entity, the W. W. Cummer Sons Cypress Company is created with Wellington's sons, Arthur Gerrish Cummer and Waldo Emerson Cummer, as officers.
- 1911 The W. W. Cummer Sons Cypress Company erects a cypress sawmill at Sumner Florida.
- 1912 The Milldale crate factory is producing some 2.3 million orange boxes each fall to meet the demand for citrus shipping season.  
Wellington W. Cummer II is born in Jacksonville, the son of Waldo Emerson Cummer.
- 1913 Arthur G. Cummer creates a new cypress department of the George-Florida Saw Mill Association.  
Edward C. Roe is born as the son of John L. Roe and Mabel Cummer Roe.
- 1915 The Cummer Sons Cypress Company receives federal permission to construct a railroad bridge across the Suwannee River at Fowler's Bluff. A logging railroad is constructed from Vista to Sumner.  
The Yearty cedar sawmill at Vista ceases operation around this time.
- 1918 The Cummer Lumber Company leases its sawmill at Jacksonville to the Putnam Lumber Company. However, the company retains its crate factory.
- 1922 The Cummer Cypress Company offers to donate its railroad bridge at Fowler's Bluff for use as a new crossing at Fanning Springs. The new "Three County Suwannee River Bridge" opens the following year.
- 1923 The Cummer Cypress Company erects a new sawmill at Lacochee, Florida.  
A race massacre occurs at Rosewood, Florida involving employees of the Cummer Sons Cypress Company.
- 1924 W. W. Cummer and Sons sells the Vista site to Realty Securities Corporation.
- 1927 The sawmill at Sumner burns.

- The U.S. post office declines to appoint a new postmaster for Vista due to insufficient population.
- 1929 The Cummer Cypress Company begins logging operations near Homosassa.
- 1930 The Cummer Cypress Company constructs a new cypress logging camp on the Withlacoochee River at what is today Rutland, Florida.
- The U.S. Census lists James T. “Bill” McKinstry as a civil engineer for the Cummer Cypress Company.
- 1936 W. W. Cummer and Sons reacquires the Vista site.
- Waldo Emerson Cummer dies and is buried at Evergreen Cemetery in Jacksonville.
- 1938 Edward C. Roe is employed as the general manager of the Cummer Sons Cypress Company and Cummer Lime & Manufacturing Company.
- 1943 Arthur Gerrish Cummer dies and is buried at Evergreen Cemetery in Jacksonville.
- 1948 The Suwannee River floods and inundates the Vista camp.
- 1951 John L. Roe dies and is buried at Evergreen Cemetery in Jacksonville.
- 1971 Christopher Cummer and Edward C. Roe donate 970 acres of riverfront property along the Lower Suwannee River to the Nature Conservancy.
- 1972 The Cummer Company deeds the Vista site to Edward C. Roe and Christopher B. Cummer, each with a fifty percent interest.
- 1973 Christopher Cummer dies and is buried at Evergreen Cemetery in Jacksonville. Edward C. Roe and Marion C. Roe deed a fifty percent interest to Wellington W. Cummer III.
- 1978 Bill McKinstry dies and is buried at Chapel Hill Gardens in Dade City. Around this time the Houseboat is pulled out of the river and installed as auxiliary camp housing.
- 1979 The Lower Suwannee National Wildlife Refuge is created.
- 1980 Wellington W. Cummer III deeds a fifty percent interest in Vista to Edward C. Roe.
- 1984 William Henry Leggett dies and is buried at Antioch Cemetery in Levy County.
- 1988 Edward C. Roe deeds the Vista property to his daughters, Sandra Roe Smith and Linda Roe Alexander.



- 1996 Edward C. Roe dies and is buried at Evergreen Cemetery in Jacksonville.
- 2011 The 14-acre Vista site is donated to the Lower Suwannee National Wildlife Refuge subject to a life estate for the children of Edward C. Roe.

# Historic Context:

## The Cummer Lumber Company

The following section provides background information on the operations of the Cummer Lumber Company and its relationship to the Vista site. It includes a focused history of the company, including its origins in Michigan and subsequent operations in Florida. It also discusses the early history of Vista, as well as related forestry operations in Levy County. Wherever possible, the text is augmented by historic maps, photos and other ephemera geared to understanding the site and its place within the history of forestry operations in the region.



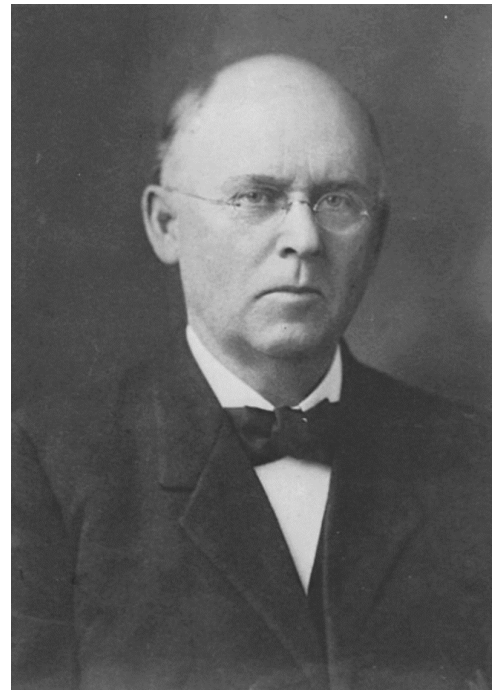
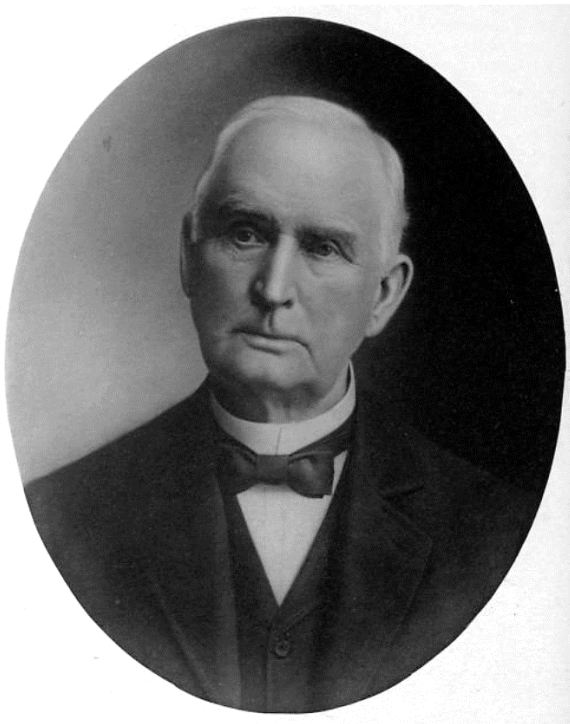
Circa 1880s image of a Cummer Lumber Company camp in Michigan  
(Wexford County Historical Society).

The Cummer Lumber Company traces its origins to Jacob Cummer (1823-1904). A native of Toronto, Canada, Cummer took over his father's sawmill and flour mill operations during the 1850s. In 1860, he moved to Michigan where he continued milling flour. Within a few years, however, Jacob Cummer was increasingly focused on the lumber business. During this period, Michigan attracted scores of lumbering firms eager to exploit the state's vast tracts of virgin white pine—then considered the most desirable lumber for construction. Indeed, between 1860 and 1910, lumber operations formed the backbone of Michigan's economy. One of the

epicenters of timber operations was Wexford County. During the 1870s, logging operations based near Clam Lake (soon renamed Cadillac) cut some one hundred million board feet of timber annually.

1

In 1876, Jacob Cummer relocated to the Clam Lake area and formed the Jacob Cummer & Son Company with his son, Wellington W. Cummer (1846-1909). In the winter of 1878-1879, Wellington Cummer purchased a lumber mill, while his father concentrated on acquiring prime tracts of white pine. Wellington made steady improvements to the mill, which is reputed to have been the first in the United States to “adopt a steam carriage feed with cutoffs in cylinder for sawing long or short logs with economy.”<sup>2</sup> The company also made early use of logging railroads, and emerged as one of the preeminent lumber companies in Michigan. Just two of the tracts purchased by Jacob yielded some 60 million board feet of milled lumber.<sup>3</sup>



Left: Circa 1900 photo of Jacob Cummer (*American Lumbermen*, 1905, p.190)  
Right: Circa 1905 photo of Wellington W. Cummer (Jacksonville Historical Society)

In addition to working with his father, Wellington Cummer formed additional partnerships. In 1880, he organized the Cummer Lumber Company with Harvey J. Hollister and James M. Barnett. While technically separate from the partnership with his father, the company was focused almost exclusively on milling lumber for Jacob Cummer & Son. Wellington Cummer  
*History of Vista – Final Report* *July 24, 2020*

also partnered with Delos F. Diggins in the firm Cummer & Diggins, which would later focus on the production of hardwood flooring and chemical production.<sup>4</sup>



The Cummer Lumber Company mill and yards in Cadillac, Michigan, circa 1890.  
(Wexford County Historical Society Museum)

During the course of their partnership, it was estimated that Jacob and Wellington Cummer were responsible for cutting some 700 million feet of white pine in Michigan.<sup>5</sup> But by the early 1890s, the supply of virgin timber in Michigan was nearing exhaustion. Jacob Cummer & Son was disbanded, while the Cummer Lumber Company—along with several other Michigan firms—refocused its attention on developing new sources of timber in the American South. The firm purchased timber lands in Virginia, North Carolina and Florida, establishing offices in Norfolk, Virginia and Jacksonville, Florida. The company also purchased a large block of timber in Louisiana, which was managed under the name of the St. Tammany Land & Lumber Company.<sup>6</sup>

## The Cummers in Florida

The Cummers began purchasing Florida timber lands no later than 1889. That year, the *Gainesville Advocate* reported that “Mr. W. R. Steckert, who arrived in this city with his family a few days ago, informs us that here is here in the interest of J. Cummer & Sons of Cadillac, Mich., who have lately bought forty thousand acres of pine timber west of the city, directly on the line of the Gainesville, Tallahassee and Western railroad.”<sup>7</sup>

William R. Steckert (1859-1943) was a Michigan native with extensive experience in land transactions. Before he worked for the Cummers, he had served as the county clerk of Crawford County, Michigan. For decades, he would serve as a land agent for the Cummer Lumber Company’s operations. The *Gainesville Star* once characterized him as “the clever representative of the Cummer interests.”<sup>8</sup>



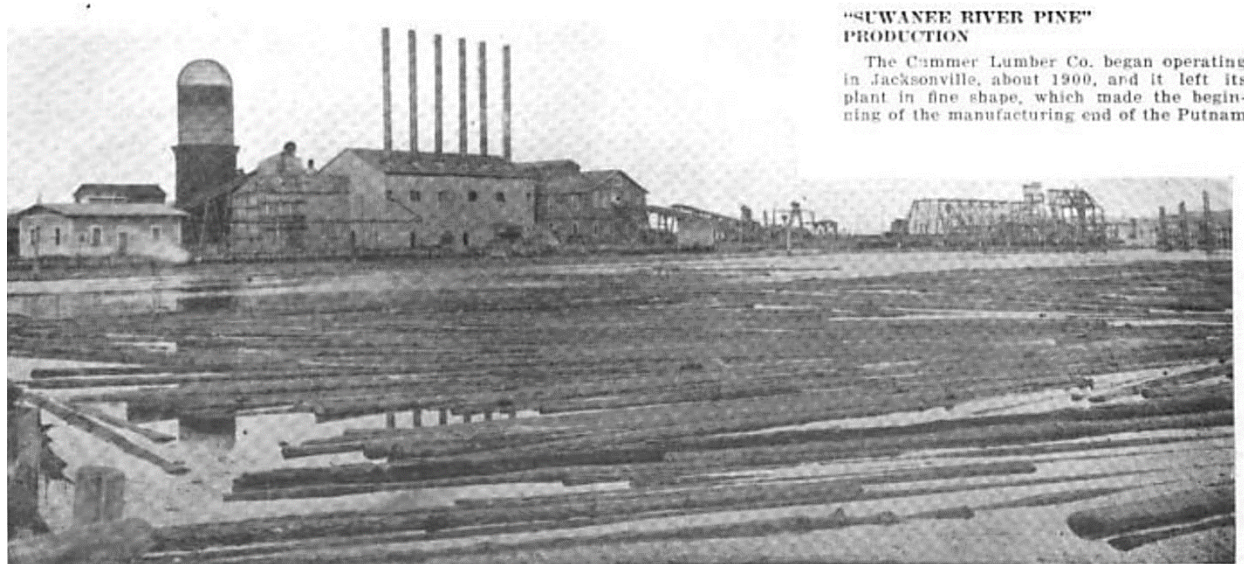
Advertisement in the *American Lumberman*, February 17, 1912.

In 1895 the Cummer Lumber Company established offices in Jacksonville—then the most industrialized city in Florida. Two years later, the company was reorganized. Jacob Cummer was nominally president, although active operations were handled by Wellington Cummer in his capacity as vice president. Joining him were his two sons, Arthur Gerrish Cummer (second vice president), and Waldo Emerson Cummer (secretary and treasurer).<sup>9</sup> In addition to their holdings of pine timber lands, the company also began mining phosphate.

To process their lumber, the firm built a new sawmill and wharf at Sandfly Point on the St. Johns River in 1897.<sup>10</sup> Located approximately five miles northeast of downtown Jacksonville, the area was renamed “Milldale” (today the site of the United States Gypsum Company plant). The mill burned on March 12, 1899 resulting in a loss of some \$168,000.<sup>11</sup> It was rapidly reconstructed, however. The planing mill was able to reopen by July with a capacity of 10,000 feet a day. The main portion of the mill reopened in September 1899.<sup>12</sup>

The Milldale plant was a mammoth facility. The lumber yard alone had a capacity of 5 million board feet. As depicted on a Sanborn Company map issued in 1903, the plant featured a sawmill, planing mill, dry kilns, and a massive dry lumber shed, all connected by a series of wooden tramways. The mill also featured a brick steam electric plant fed by lumber shavings, as well as a locomotive house and machine shop to service the company’s railroad equipment.

A notation on the map states that “about 200 hands employed.”<sup>13</sup> Most of these employees likely lived in company housing off of what is today Cummer Avenue in Jacksonville.



The Cummer Lumber Company mill at Jacksonville, Florida  
(*Lumber World Review*, February 10, 1922, p.30).

Connecting the Milldale plant to the St. Johns River were two wharves topped by dressed lumber sheds. These provided docking for lumber schooners also owned by the Cummer family. In 1904, Arthur G. Cummer partnered with H.W. Cook in the Cook-Cummer Steamship Company, headquartered in Philadelphia. The firm operated schooner barges running between Jacksonville and various ports in the northeast.<sup>14</sup> The tugboat was named *Wellington*, after Arthur’s father.

## Railroad and Phosphate Development

In February 1899, the Cummers applied for a charter to construct a new railroad, the Jacksonville & Southwestern, which would connect the sawmill to their holdings in Alachua County. As reported in the *Ocala Evening Star*, “The Cummer Lumber Company of Jacksonville, which owns vast bodies of phosphate and timber lands in this state, has applied for a charter to build a railroad and has already begun the survey.”<sup>15</sup> Ostensibly, the Jacksonville & Southwestern was a separate company. However, the railroad was led by president James M. Barnett and vice-president Joseph Cummer. Wellington Cummer and his sons, Arthur and Waldo, served as company officers.

The railroad opened in November 1899 with the line running from the Milldale plant to Newberry by way of Raiford, Lake Butler and Burnett's Lake. It was initially envisioned as a "tram" or lumber line. However, the company officials, "realizing that it would be a profitable venture, improved the roadbed and equipped the road with first-class freight and passenger accommodations."<sup>16</sup>



Engine No. 23 of the Jacksonville & Southwestern Railroad at Newberry, circa 1900.  
(Florida Memory, Image No. RC12968)

After negotiating favorable rates for shipment of the company's products, the Jacksonville & Southwestern was sold on July 1, 1903 to C. W. Chase, president of the Dutton Phosphate Company. A few months later the railroad was absorbed into the Atlantic Coast Line (ACL).<sup>17</sup> The route became part of the ACL's main line from Jacksonville through Gainesville to St. Petersburg.<sup>18</sup> In 1905, construction began on an extension of the line from Newberry to Deadman's Bay on the Gulf of Mexico, by way of a Cummer lumber camp at Double Sink.

At that time, Newberry was at the epicenter of Florida's nascent phosphate mining industry. The Cummer Lumber Company developed several mines around the turn of the century, and in 1905 contracted with McIver & MacKay to build a large hew phosphate plant at Newberry.<sup>19</sup> By 1907, the company had five active phosphate plants in "the hard rock region."<sup>20</sup> The phosphate mill at Newberry included nine steam shovels, four locomotives, and a 300-ton mill. The plant employed some 250 men.<sup>21</sup>



Phosphate washer at the Cummer Lumber Company phosphate mine in Newberry, Florida, 1920.  
(Florida Memory, Image GE0622)

Initially, the phosphate was shipped to Jacksonville or Fernandina for transport. Wellington Cummer investigated the possibility of shipping the phosphate to Cedar Key via the Suwannee River.<sup>22</sup> Ultimately, however, the Cummer Lumber Company cooperated with several other firms in a dredge-and-fill operation in 1914 to create “Commodore Point,” a 100-acre industrial site along the St. Johns River in Jacksonville. The area included wharves, piers and rail terminals designed to serve ocean-going vessels.<sup>23</sup> The plan also involved dredging a new 24-foot-deep channel in the St. Johns River, which allowed the company to construct a large new phosphate processing plant and shipping facility just north of the Cummer sawmill at Milldale. At that time, much of the phosphate was ultimately destined for shipment to Germany, which used the material in the manufacture of fertilizer.<sup>24</sup> Once the new plant was operational, the Cummer Lumber Company became the largest employer in Duval County, employing a combined total of 1,150 workers between the sawmill and phosphate plant at Milldale.<sup>25</sup>

## Naval Stores

In 1903, the Cummer Lumber company announced that it planned to begin manufacturing naval stores with two turpentine distilleries located between Newberry and Gainesville. This was influenced by the advent of the Herty system, which involved scarring the face of pine trees and collecting the sap in cups, rather than using the older, more destructive method of carving a box at the base of the tree. W. E. Cummer stated that, “It has been a matter of some



wonder to timber and turpentine operators why we have not entered the turpentine business before, but the reason has been sufficient to ourselves. It is recognized that turpentineing of the lumber has a decidedly deteriorating result, but we are to use the Herty system.”<sup>26</sup> A year later, the company acquired some 25,000 acres of timber embracing “two turpentine properties” located primarily in St. Johns County south of East Palatka.<sup>27</sup> One of these turpentine camps was located near Bakersville, west of St. Augustine.

The Cummer Lumber Company’s turpentine operations quickly evolved into a valuable aspect of the firm’s business. In 1907, the company’s fortunes were briefly stifled by a banking crisis that erupted in the wake of the financial panic. By January 1908, the Cummer Lumber Company had closed all of its timber camps in Alachua County, as well as the mill in Jacksonville, due to a “lack of orders from Northern concerns.”<sup>28</sup> Nevertheless, the company’s naval store operations in Alachua County remained active. In fact, the company in 1910 opened up a new eight-mile railroad line from Trenton, Florida south as far as a Cummer turpentine still in Levy County. The railroad was to “traverse the vast Cummer tract of timber .... Very little of this timber has been turpentineed, which makes it all the more valuable as lumber.”<sup>29</sup>



Pine trees with Herty style boxes to catch the sap flow, circa 1910s.  
(Florida Memory, Image No. NO43977)

## Crate Production

As commercial agricultural operations expanded in the early 20<sup>th</sup> century, the Cummer Lumber Company steadily invested in the production of fruit and vegetable crates. In 1903, the Milldale plant had been expanded with the construction of a massive new “factory for the making of sash, door, orange boxes and vegetable crates.”<sup>30</sup> By 1912, the factory was producing more than 2.3 million orange boxes each fall to meet the demand for the citrus shipping season.<sup>31</sup> The company soon built an even larger crate warehouse, and by 1915, the company was turning out 15,000 crates a day, constructed primarily of pine and cypress.<sup>32</sup>

The company also operated its own printing plant for crate labels. With some 300 employees, the crate factory was described as “probably the largest crate factory in the world.”<sup>33</sup> While many crates were sold to the citrus industry, the crates were also shipped to buyers in New York, Pennsylvania, Delaware, New Jersey, Virginia and Maryland. The Cummers themselves also experimented in fruit growing, establishing a peach orchard at Komoko in Alachua County. In 1907 it produced some 3,000 crates of fruit.<sup>34</sup> Komoko farms continued to operate through at least 1916.<sup>35</sup>

## The Cummer Sons Cypress Company

Although the Cummer Lumber Company had initially focused exclusively on cutting longleaf pine, company officials were early on attracted by the prospects of cutting cypress from the vast hammocks along the Suwannee River. In March 1902, the company “bought every acre of cypress timber from Fort Fanning, on the Suwannee river, to the Gulf, including thousands of acres in Alachua, Levy and Lafayette counties. Upwards of \$250,000 was involved in this timber deal.”<sup>36</sup> Overall, the transaction included the purchase of this nearly 100,000 acres—including the present-day site of the Vista camp.<sup>37</sup>



Men with cypress logs, circa 1915.  
(Florida Memory, Image No. PR05037)

In May of 1905, Cummer Lumber Company agents W. R. Steckert and Charles S. Hill visited areas in Lafayette and Taylor counties “to inspect a large tract of timber lands ... They took a camping outfit consisting of tents and other camp equipage and will be gone upwards of thirty days.”<sup>38</sup> In September, Mr. Hill was “engaged in surveying a large body of land” near Withlacoochee.<sup>39</sup> In December 1909, another report stated that W. R. Steckert, the land commissioner for Cummer Lumber Company, visited “Otter Creek and other points in Levy County in the interest of the firm.”<sup>40</sup>

In support of its cypress operations, a new corporate entity, the W. W. Cummer Sons Cypress Company, was established to focus exclusively on that trade. Arthur G. Cummer later stated that, “The Cummer Cypress Company was organized in 1909; that cut Cypress timber alone. Its operation was down near Cedar Key, Florida, near Otter Creek.”<sup>41</sup>

The company name reflected a passing of the torch within the Cummer family. Wellington W. Cummer died in 1909. His obituary in the *Ocala Banner* lavished praised on his accomplishments.

“Mr. Cummer came to Florida from Michigan in 1892 and immediately became prominent in business circles. The Cummer mills soon grew to be the largest in the state, and his real estate holdings were perhaps as big as some of the smaller states. His name was at once associated with the building of railroads and the establishment of steamship lines, and he was one of Florida’s largest turpentine and phosphate operators. At the time of his death he had two thousand men in his employment.”<sup>42</sup>

During the period 1907-1912, the Cummer Lumber Company reported owning 318,000 acres of timber holdings in Florida—although the exact acreage of pine versus cypress holdings remains unclear. The acreage placed the firm as one of six lumber companies in Florida owning between 270,000 to 475,000 acres of timber. There were also five companies which owned more than 600,000 acres, the largest of which was the Consolidated Land Company, controlled by Consolidated Naval Stores Company, which owned more than 1.7 million acres.<sup>43</sup> Shortly before his death, Wellington W. Cummer had been elected to the board of directors for the Consolidated Naval Stores Company.

## The Cummer Cypress Mill at Sumner

The Cummer Sons Cypress Company could not begin logging operations in earnest until there was a mill suitable for sawing and processing the wood. Thus, instead of sending the cypress logs to the Milldale plant outside Jacksonville, the company planned a new cypress sawmill at Sumner, Florida. It is the construction of this mill, coupled with the company’s earlier land purchases in the region, which resulted in the initial logging of the virgin cypress stands in the Vista area. In December 1910, the *Tampa Weekly Tribune* reported that work was soon to begin on the new mill:

The Cummer Lumber Company, which owns the finest large tracts of pine and cypress timber in western Levy, is extending its railroad into the county southwest from Trenton ... In fact, the Cummer Company is planning to erect a big cypress mill at Sumner, and the road to that point is assured. This road will aid the rapid development of western Levy.<sup>44</sup>



The Cummer Sons Cypress Company hotel, commissary and office at Sumner, circa 1915.  
(Photo provided by Nancy Towns, accessed by fl-genweb.org)

Work on the new mill was underway by May of 1911, when Jason McElveen joined the Cummer company to help clear land for the mill. Years later, McElveen remarked on the crude conditions prevalent in Levy County at that time.

There wasn't anything but about 12 or 15 men, and they had bush hooks and cross-cut saws and 22 pistols and machetes. They were cutting down that place there to build a sawmill ... we killed a rattlesnake or two every day ... We built that mill and put it into operation and started about August 1911, and started cutting timber.<sup>45</sup>

In April 1912, a notice in *Hardwood Record* stated that, "The Cummer Lumber Company ... is now ready to accept cypress business from the trade to be supplied from the up-to-date product of the new Cummer Cypress Company plant at Sumner, Fla."<sup>46</sup> Around the same time, a representative from the U.S. Engineer's Office visited the area and remarked that, "The Cummer Cypress Co., operating at Sumner, 7 miles from Cedar Keys, is said to have sufficient timber to cut 10,000,000 feet of lumber, 6,000,000 shingles, and 4,000,000 laths per annum for 20 years."<sup>47</sup> It should be noted that both cypress and pine were cut around Sumner, although the raw cypress logs went to Sumner while pine logs were shipped by rail to Jacksonville.

The cypress trees were girdled in advance to reduce the water content. Later, crews would return to cut down the trees using cross-cut saws. The logging operations were supported by a network of logging rail lines that crisscrossed the region. In the vicinity of Vista, the Cummer

logging railroad ran along the edge of the high ground between the Suwannee River and today's County Road 347. This is discussed by Edward C. Roe in his "A Brief History of Vista."

The Company owned other adjoining lands [to Vista] along the River on both sides, from which is cut the cypress timber. The logs were cut and skidded by overhead steam skidders on railroad tracks and loaded on log cars. Also where near the water they were skidded by pull-boats (skidders on barges) then rafted to loading points.

These logs went to the Company mill at Sumner just north of Cedar Key. The Cummer railroad went along the Levy County side of the River from the mill to Fowler's Bluff where it crossed on a bridge built by the Company.<sup>48</sup>

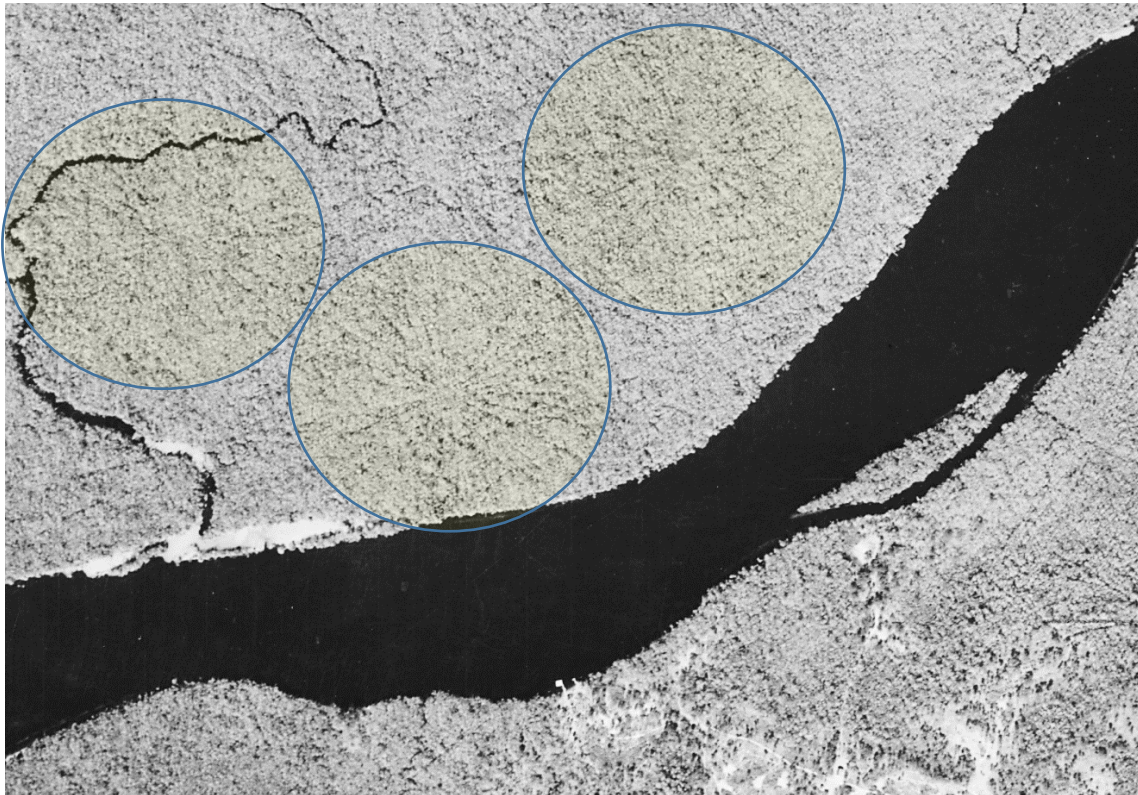
The bridge mentioned by Roe was built around 1915. That March, the W. W. Cummer Sons Company received federal authorization to construct a bridge across the Suwannee River "at or near Fowler's Bluff."<sup>49</sup>



Steam skidder loading cypress logs, circa 1920s.  
(Florida Memory, Image No. RC17680)



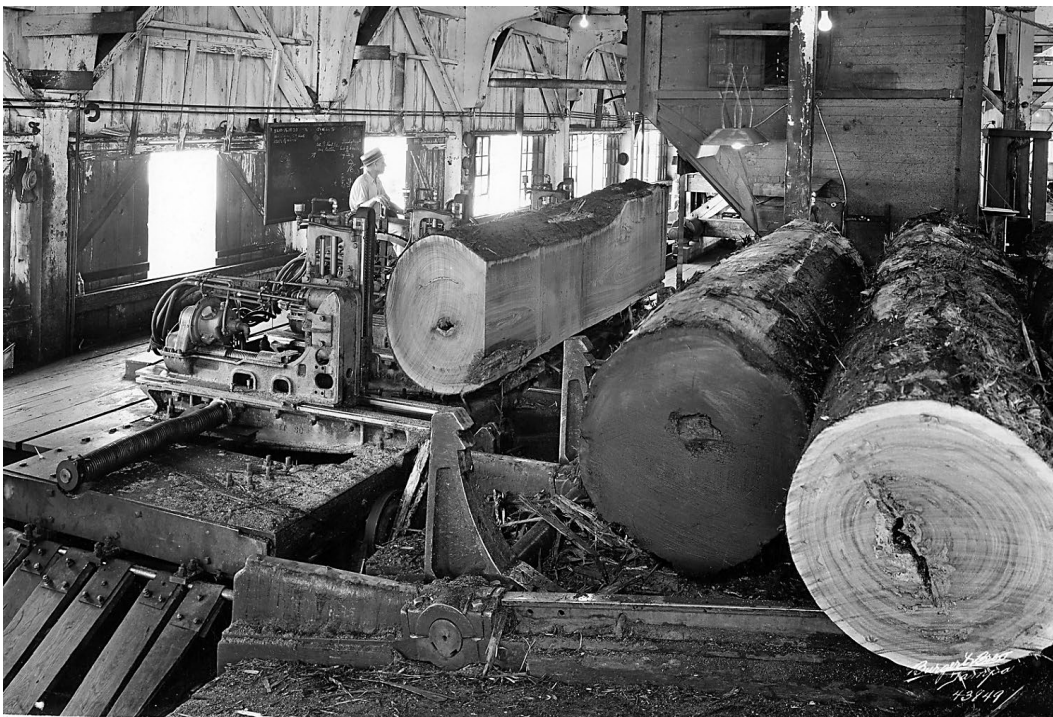
1949 aerial photo showing old Cummer logging railroad lines converging at Fowler's Bluff.  
(University of Florida Aerial Photography: Florida Collection)



March 10, 1940 aerial photo showing skidder scars along the banks of Suwannee River opposite Vista.  
(University of Florida Digital Collections)

The Cummer logging railroads were built using steam-driven pile drivers. Local timber was driven into the ground, then the pilings were cut off and the track laid across them.<sup>50</sup> As the railroad was extended into each new stand of timber, the skidder was placed at a central point in order to drag the logs back to the rail line. Even decades later, historic aerial photos show the radial-shaped scars resulting from these skidding operations along the Suwannee in the immediate vicinity of Vista.

In 1915, the U.S. Department of Commerce included the Cummer mill at Sumner in its *Directory of American Sawmills*. The entry shows that the mill had a capacity of 50,000 board feet a day. The mill also included a factory for producing cypress shingles and lathes. The largest size lumber they could mill was a cypress block measuring 6 feet long, 4 feet wide and 48 inches thick.<sup>51</sup> Indeed, many of the cypress trees cut by the company were ancient and massive. A section of one cypress tree donated by the Cummers to the University of North Carolina was 6.5 feet thick and included some 950 rings.<sup>52</sup>

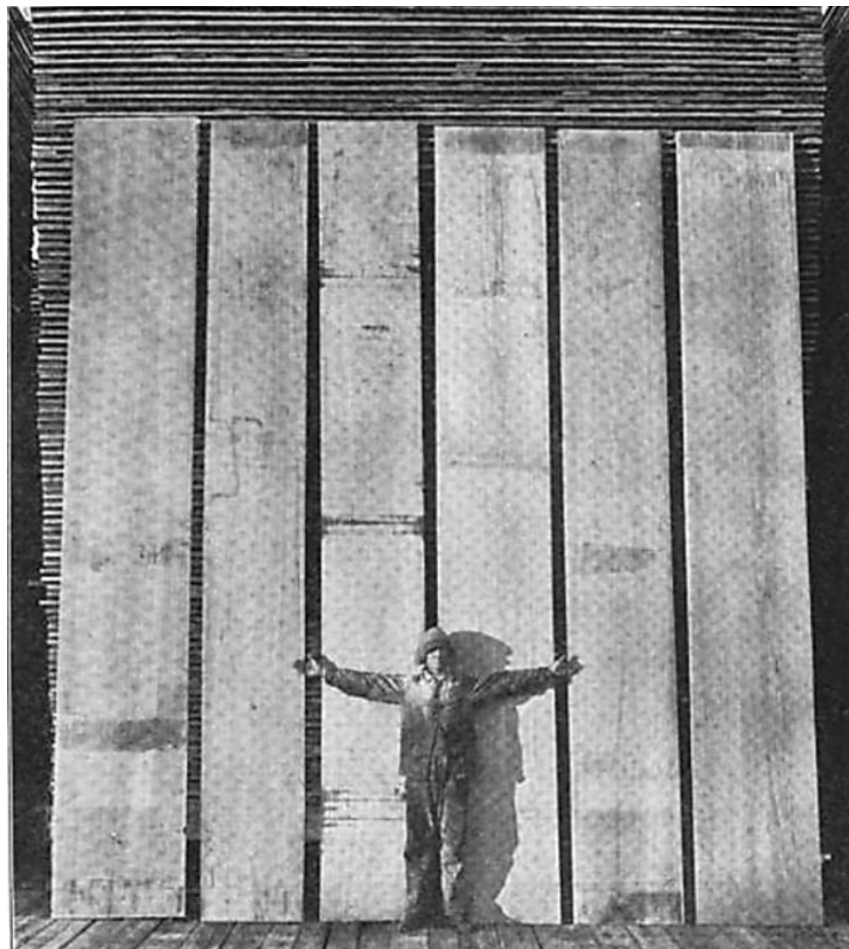


Cypress logs being milled at the Cummer Cypress Company sawmill at Lacoochee Florida. The mill at Sumner employed similar equipment for sawing cypress logs. (Scan provided by Louie Holt, courtesy the Pioneer Florida Museum).

The sawmill directory observed that some 101 million board feet of cypress were milled annually in Florida. It is likely that a substantial portion of this output was the result of Cummer operations. At a meeting of the Georgia-Florida Saw Mill Association in 1913, Arthur  
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G. Cummer resolved to create a new cypress department of the association in recognition of the number of members who were milling cypress and hardwood. The company's representatives included Arthur G. Cummer and John L. Roe. The latter had previously worked in engineering and sales for General Electric. In 1908, Roe married Arthur Cummer's sister, Mabel Cummer, and began working for the Cummers the following year.<sup>53</sup> Other Florida cypress operations represented at the meeting included the East Coast Lumber Co. of Watertown, Florida; the Wilson Cypress Company of Palatka; and the Ansley Lumber & Tie Company of Kissimmee.<sup>54</sup> Arthur Cummer was elected treasurer of the organization.



Cypress boards cut at Sumner on display at the company wharves in Jacksonville prior to shipment.  
(*Lumber World Review*, February 10, 1922, p. 30.)

The Sumner plant was likely among the larger cypress mills in the state, but was by no means the only mill in Levy County. A few miles southwest of Sumner was the sawmill village of Lukens, established by the Tilghman Cypress Company around 1905. The company operated a mill with a capacity of 30,000 feet of cypress a day, as well as a woods camp on the Suwannee

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River connected by a logging railroad to Lukens. The company cut out the last of its cypress timber holdings in the area in December 1918.<sup>55</sup> Another firm was the Otter Creek Lumber Company, managed by S. J. Gunn and backed by a Michigan syndicate. It began operating around 1904 and was initially focused on pine. The firm later began cutting hardwoods in Gulf Hammock for a crate mill.<sup>56</sup>

In addition to cypress, the Cummer's Sumner mill also handled gum and tupelo trees, which like cypress also thrived in the moist environmental conditions along the Suwannee. Black gum was considered an excellent material for crates and boxes, and was one of the species the Cummer company used for its thriving business in manufacturing orange crates, both at Jacksonville and a subsidiary mill at Otter Creek (separate from the Otter Creek Lumber Co.).

## Company Transitions

While the Sumner cypress mill churned with activity, the virgin longleaf pine reserves of the Cummer Lumber Company were nearing exhaustion. As late as 1913, a representative of the Cummer organization based at Trenton in Gilchrist County stated that the company was logging an average of three million board feet per square mile (640 acres). The company averaged a section a month, using five miles of logging railroad per section, laying up to one-quarter mile of track per day.<sup>57</sup>

The final cut out of the pine reserves appears to have come during the lead up to World War I, when the Cummer Lumber Company announced that it was planning to build a number of wooden ships for use by the government. Around this time, the officers of the company were identified as Wellington E. Cummer, Arthur G. Cummer, and John L. Roe.<sup>58</sup> In December 1917 Arthur Cummer stated he had “been selling all his timber to the government.”<sup>59</sup> To help meet demand, the Cummer Cypress Company announced it was building a new mill between Creighton and Mayton in southern Volusia County which would harvest yellow pine.

In 1918 the sawmill at Jacksonville was leased to the Putnam Lumber Company, which was then about to start logging its vast stands of pine and cypress in Taylor and Lafayette counties. The *American Lumberman* observed that “the Cummer company had not been actively operating of late, because of the practical exhaustion of its southern pine timber.”<sup>60</sup> Arthur Cummer later stated that, “We completed our yellow pine operation about November 1918. That was cut entirely at the Milldale plant. The capacity of the plant was about 36 million feet a year. In 1918 we leased all the plant but the box factory.”<sup>61</sup> A decade later, the Putnam Lumber Company transferred operations to a new mill at Shamrock, Florida, and the former Cummer plant was sold for scrap value.

The crate and box factory operations at Milldale helped to offset a slump in the company's phosphate operations, which were largely shuttered during World War I when trade was



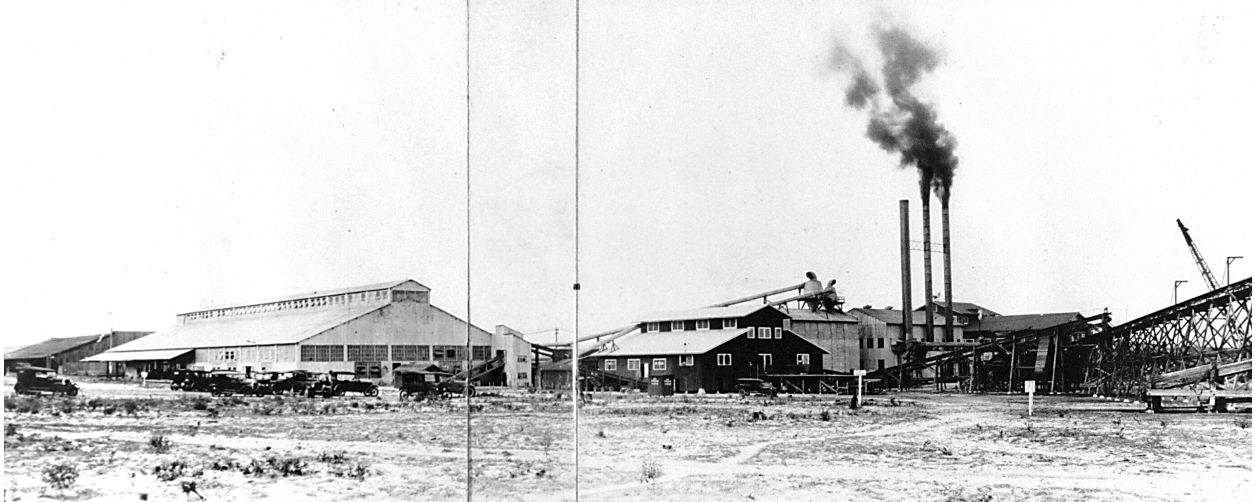
In order to access new stands of timber, the Cummer Sons Cypress Company prepared to move its base of operations further south. In 1923, the Cummer Cypress Company established a new electric lumber mill at Lacoochee, Florida in Pasco County with an annual capacity of 20 million feet of lumber. Arthur G. Cummer later recalled that, “We had four groups of timber in that vicinity; one large group south of Lacoochee. We had some scattered near Otter Creek, and one on the Lacoochee River. We located the sawmill plant at Lacoochee in order to be in reasonable reach of the outlying groups.”<sup>65</sup>

Lacoochee was built as a self-contained company town. It boasted a 30-room hotel, four churches, as well as bakeries, drug stores, restaurants, service stations and several restaurants. Hundreds of workers’ houses were constructed, including rows of duplexes for the African American workers, and separate larger single-family houses for the professional staff and their families. Employees rented rooms in company housing for 50 cents a week, and were partially payed in coupons which could only be redeemed at the company commissary.<sup>66</sup>



Detail from a panoramic photo of Lacoochee, circa 1930.

At left are duplexes for African American workers. At right are houses for the professional staff.  
(Scan provided by Louie Holt, courtesy the Pioneer Florida Museum, via Flickr).



Circa 1920s view of the sawmill at Lacoochee.  
(Scan provided by Louie Holt, courtesy the Pioneer Florida Museum, via Flickr).

The capacity of the Lacoochee mill was immense. The sawmill alone measured 228' x 45' feet, while the mill also included a veneer plant, a 200' x 100' crate factory, and a lath and shingle mill with a capacity of 60,000 lath per day.<sup>67</sup> The logs arrived at the plant on rail cars where they were lifted by crane for processing in the mill. The plant handled both cypress and pine. The cypress was cut into lumber while the pine was used to make veneer blocks, as well as structural pieces for orange crates. At its peak, the mill employed over 1,000 persons.

### Rosewood

The transition to Lacoochee aggravated tensions in the segregated forestry communities around Sumner. The early 1920s witnessed a resurgence of membership in white supremacist organizations, inspired in part by the enormously popular 1915 silent film, *Birth of a Nation*, which glorified the role of the Ku Klux Klan in the aftermath of the Civil War. Racial violence became more frequent, with Florida eventually counting the highest rate of lynchings per capita in the United States.<sup>68</sup>

In the Sumner area, nearly all of the Cummer's forestry workers were African American, as were a substantial portion of the laborers in the mill. Many of the African American workers chose to live in Rosewood, located about 2.5 miles northeast of the Sumner mill. To an extent, these workers had been sheltered from racial violence by the Cummer Sons Cypress Company, which sought to avoid interference with its labor force and operations.

Nevertheless, on January 4<sup>th</sup>, 1923 the worst race massacre in modern Florida history occurred at Rosewood. The catalyst was a claim by a white woman from Sumner who reported she had been beaten by an African American man in her house. However, it appears that she was

actually beaten up by her lover, but lied about it in order to keep it secret from her husband who worked as a millwright at the Sumner mill. Rumors spread that the woman had been raped and robbed, and within a short time men from Sumner, Otter Creek, Cedar Key, and Chiefland began to gather. In the aftermath of the ensuing bloodshed the official death toll was six African Americans and two whites, including Henry M. Andrews, the supervisor of the Cummer Lumber Company operations at Otter Creek.<sup>69</sup>

Since 1915, Otter Creek had become increasingly important as a railroad junction following the construction of a new Atlantic Coast Line extension running south from Chiefland through Otter Creek to Dunellon. Not only did this new line eventually provide the key connection to Lacoochee, the rail connections also convinced the Cummer Cypress Company to establish a cypress crate and box factory at Otter Creek.<sup>70</sup> It is likely that much of this lumber was cut from the Waccasassa River region northeast of Otter Creek. In 1924, the *National Lumberman* reported that the Cummer Lumber Company employed between 700 and 800 employees collectively at Lacoochee, Sumner, and Otter Creek.

During the early 1920s, the Cummers also invested in the creation of the Cummer Lime & Manufacturing Company, later known as Cumpur. The main plant was located at Kendrick, Florida, and included a five-mile branch railroad connecting to the Seaboard Air Line Railway at Ocala.<sup>71</sup> These facilities were expanded with a new \$150,000 plant in 1939, in part to mass produce a concrete block known as “Cum-block.”<sup>72</sup> Crushed limerock was also sold for road construction. The Kendrick plant continued to operate until 1965, when it was sold to Dixie Lime and Stone.<sup>73</sup>

## Closing Sumner

During the final years of the 1920s, Cummer Cypress Company steadily wound down operations in Levy County. The Sumner mill continued to operate until it burned in February 1927. According to Cummer employee Jason McElveen, it took three years to take down all the company houses at Sumner and ship out all the piled lumber in the lumberyards—some 13 or 14 million board feet.<sup>74</sup> Today the site of the former mill is marked by the Cedar Key RV Resort at the intersection of State Road 24 and County Road 453. It was recorded on a Florida Master Site File form in 2008 and assigned the site number LV747.



*Yards adjoining the mill of the Cummer Cypress Co. at Sumner, Fla., have a capacity of 23,000,000 feet. Photograph shows piles exclusively of cypress in the Sumner yard and is typical of the entire layout of the big Florida plant*

*(American Lumberman, September 8, 1923, p.66).*

Even with the Sumner mill operations shuttered, Levy County continued to provide lumber for the Lacochee mill. In court testimony in the early 1930s, Arthur Cummer stated that in the period 1926-1928, the Cummer Cypress Company shipped 1,369 train cars, 4,783 cars, and 1,369 cars, respectively, from the Otter Creek area to Lacochee. Cummer further noted that “we had cut our timber in Otter Creek in 1928, and had prepared to move our log camp to Homosassa, which we did in 1929 and started cutting there.”<sup>75</sup> According to reports by the Interstate Commerce Commission, the company shipped logs from Homosassa to Otter Creek beginning in January 1929. By February 1930, however, the timber at Homosassa was nearly cut out.<sup>76</sup>



Cummer Engine No. 104 carrying logs to the Lacoochee sawmill in 1939.  
(Florida Memory, Image No. RC04629)

In 1930, the Cummer's cypress logging operations shifted to a new "huge camp" located on the east bank of the Withlacoochee River at Rutland in Sumter County. As reported in the *Bradford County Telegraph*, "The camp is being built to house employees who cut the large supply of cypress in that section and timber operations will be under way for several years. Houses of various sizes, for laborers, foremen and executives are being built, and a commissary has been constructed .... A considerable portion of the company's equipment is being moved from Homosassa to the new location. Inverness being the closest city to the scene of the action will gather much of the business from the big camp."<sup>77</sup>

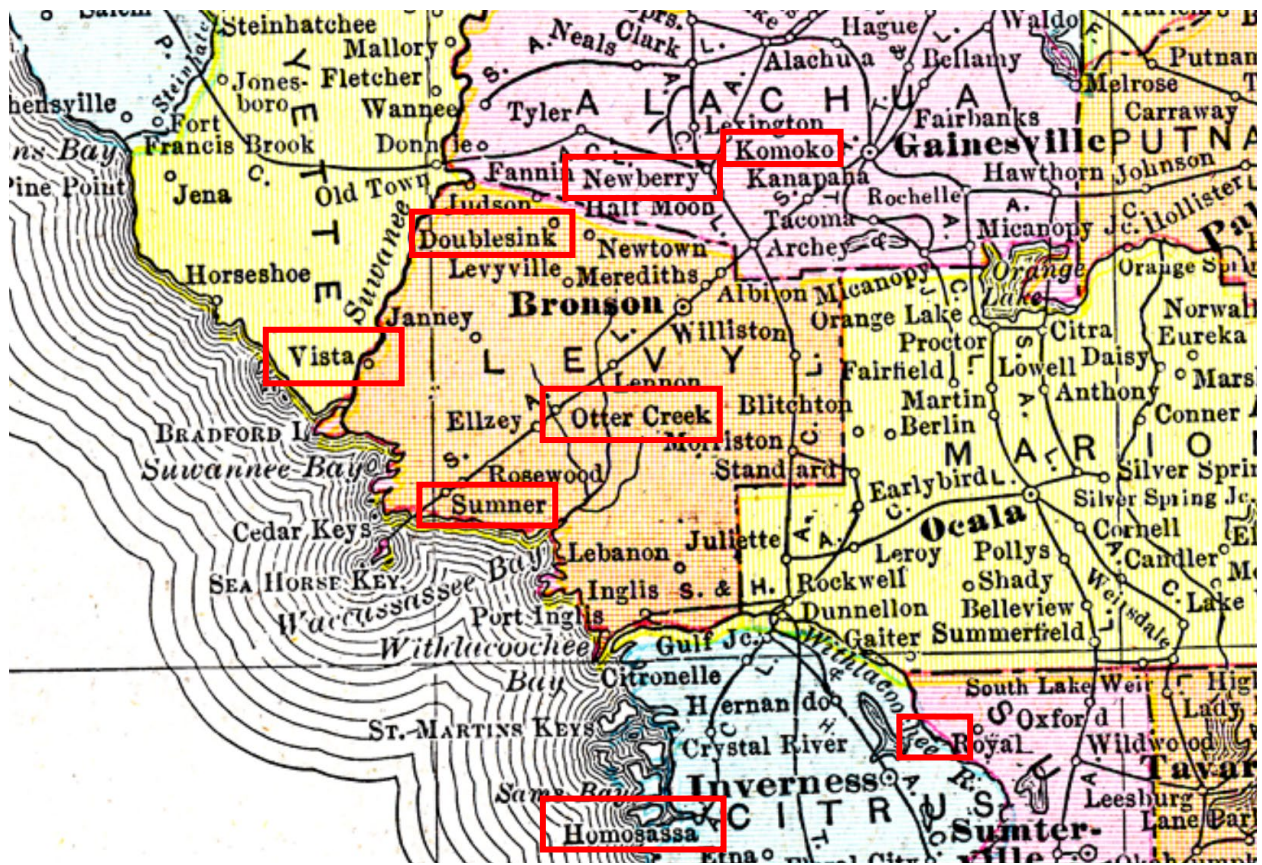
The richest section of timber was the so-called "Withlacoochee Group," running from the southern end of Lake Panasoffkee northwest toward Inverness and northward to Gum Slough in what is today the Half Moon Wildlife Management Area.<sup>78</sup> The main lumber camp was centralized adjacent to a bridge crossing on the Withlacoochee River. The former camp is today the site of the Thousand Palms R.V. Camp in Rutland, Florida.

Around the same time, the company represented that, in total, it owned or controlled timber that when logged would yield approximately 127,158,000 board feet, equivalent to more than 28,000 train cars of logs.<sup>79</sup> The output of the Lacoochee mill was equally prodigious. Arthur Cummer related that, "The shipment from Lacoochee in 1929 was 17,600,000 feet, and 9,500,000 feet was shipped in the first six months; that was our normal production for that



period. In 1930 we shipped 14,700,000 feet. In 1931 we shipped 10,000,000 feet, and in 1932 it was 6,200,000 feet.”<sup>80</sup>

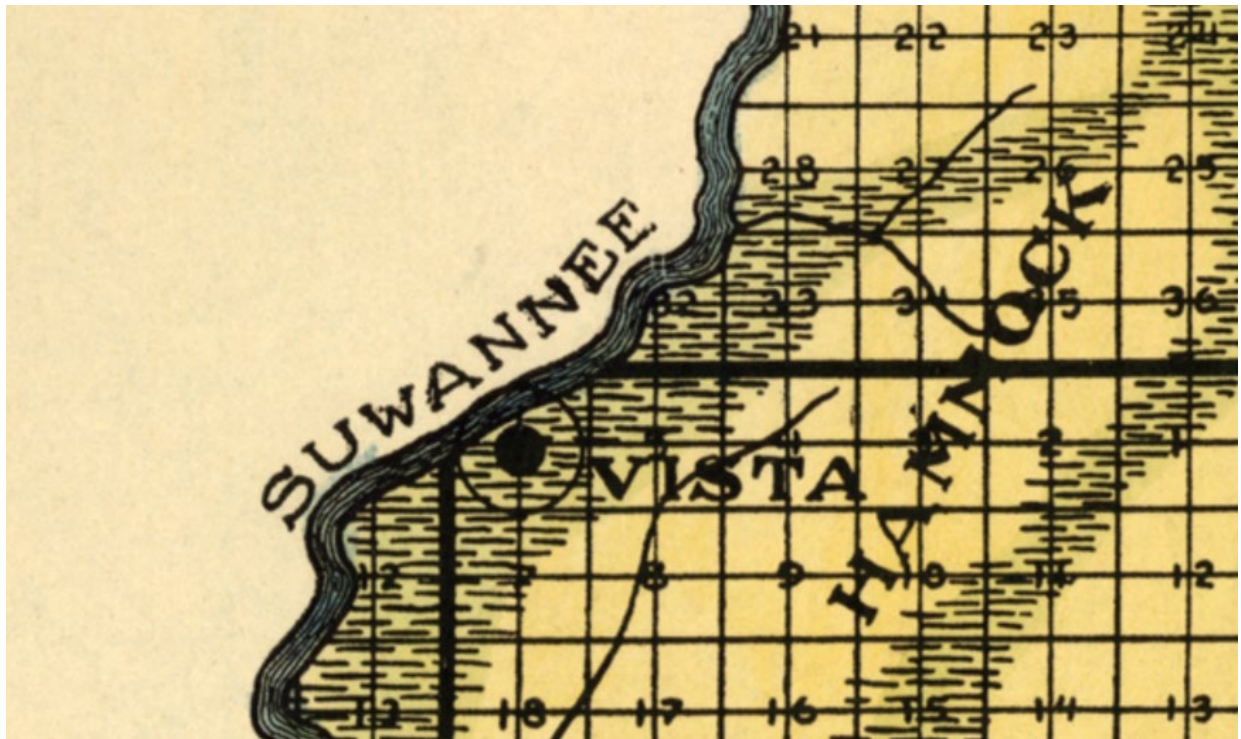
The declining output of the Lacoochee mill during the early 1930s was a symptom of the advent of the Great Depression. Beginning in early 1933, the Cummer Lumber Company had closed its crate manufacturing plants at Otter Creek and Lacoochee, which remained idle until the fall of that year.<sup>81</sup> Likewise, the logging camp at Rutland was shut down, and did not resume cutting until the fall of 1934.<sup>82</sup>



Locations of Cummer Lumber Company and Cummer Cypress Company operations in Levy and surrounding counties, 1897 to 1930.

(1911 map, annotated by author, Florida Center for Instructional Technology collections)

## The Early History of Vista



Detail from a 1914 map of Levy County.  
(Exploring Florida Maps, University of South Florida Collections)

As mentioned previously, the Vista site was first acquired by the Cummer family in 1902 as part of a much larger timber purchase. The land was sold out of the estate of Darius N. Avery (1846-1899), a Michigan lumberman and capitalist, who purchased extensive holdings in Levy County in 1892. Title records show the land was initially deeded to Wellington W. Cummer, and in 1904 re-deeded to W. W. Cummer and Sons.<sup>83</sup> Although neither deed mentions Vista, other records demonstrate it was already settled at the time it was acquired by the Cummers.

Vista was first developed at the turn of the 20<sup>th</sup> century with the founding of a sawmill owned by Thomas J. Yearty (1861-1945). A native of Levy County, Yearty grew up in Otter Creek where he established a large store. He was evidently a prominent member of the community, and was twice appointed postmaster of Otter Creek, serving from 1889-1892, and again from 1896-1901.<sup>84</sup> Yearty also dealt in cedar lumber, which had emerged as a regional industry after the Civil War. According to William Yearty, “quite a few people made their living cutting cedar in Gulf Hammock and selling it at Otter Creek and Rosewood, which were two stations on the railroad. Tom Yearty was the buyer at Otter Creek.<sup>85</sup>” Yearty is also mentioned as a dealer in furs and pelts.<sup>86</sup>

Yearty's sawmill at Vista appears to have been in operation no later than June 1900, when census records show T. J. Yearty as a "saw mill operator." At that time, Yearty was boarding at the house of J. B. Ezell, who worked at the sawmill. There were four other sawmill employees in the household, including two laborers, a mechanic, and a machinist. A few months later, a directory of post office appointments shows the establishment of a post office at Vista on November 16, 1900, with Frank Dexter serving as postmaster.<sup>87</sup> In 1905, Thomas J. Yearty was appointed postmaster at Vista, and served in that capacity for nearly a decade. The settlement was connected via a tri-weekly mail stage to Ellzey, approximately 20 miles away.

In 1905, the *Gainesville Daily Sun* described Yearty as "formerly of Otter Creek but now engaged in the saw mill business at Vista."<sup>88</sup> Yearty was evidently processing cedar for the pencil industry. In 1910, *The Bradford County Telegraph* reported that "T. J. Yearty from Fowler's Island, on the Suwannee river is operating a mill which is sawing the old cedar stumps in that section into slats for the manufacture of pencils by the Dixon Pencil Co."<sup>89</sup>

In 1910, Thomas J. Yearty was living at Vista with his second wife, Sarah, and four children. In addition to the cedar mill, the Yearty's also operated a general store for the settlement, which in 1907-1908 had a population of 85 persons.<sup>90</sup> The U.S. Census records show nine additional households at Vista with residents who worked at the cedar mill. These included Frank Dexter, who had served as the first postmaster. Unlike most forestry operations in Florida at that time, all of the workers at the Yearty cedar mill were white and had been born in Florida.



Thomas Yearty's cedar sawmill at Vista, c. 1910.  
(Florida Memory, Image No. N032433)

The collections of the State Archives and Library of Florida contain at least two images of Yearty's sawmill operations. As shown in the photos, the mill was a modest frame structure that likely occupied the eastern portion of today's Vista site. Another photo shows the *City of Hawkinsville* at Vista, evidently preparing to unload cedar logs for processing. This image shows that a channel for a docking berth had been constructed at Vista to facilitate loading and unloading. Portions of this landing appear to remain evident today along the banks of Suwannee River, approximately 150 yards east of the Vista dock. However, it is unclear if this is the original landing or one that was constructed circa the 1940s (see "Establishment of the Vista Camp" later in this document).

There is at least one reference to Vista being served by a trunk railroad. A government survey of commercial uses along the lower Suwannee River in 1912 reported that, "There is a large cedar mill at Vista, which procures timber from the cedar swamps near the Suwannee River, but the product is all shipped by rail to the Dixon and Faber pencil companies."<sup>91</sup>



The City of Hawkinsville at the Yearty mill at Vista, 1910.  
(Florida Memory, Image No. N032433)

The description of rail shipment and a “large cedar mill” accords with an undated photo, presumably c. 1912-1915, purported to be the Yearty mill at Vista. It shows a narrow-gauge track approaching a lumber yard and sheds (see photo following page). Given that Yearty was operating the sawmill on land owned by the Cummers, it is possible that the railroad was connected to the logging rail network then being developed by the Cummers. It is also possible that the railroad was simply a short track used for loading and unloading materials from the steamboat landing.

The configuration of the mill building is different than that shown in the 1910 photo, but it is plausible that the mill was upgraded over time. At least one source states that Yearty’s sawmill had begun processing cypress lumber along with cedar. In 1914, the *Ocala Evening Star* (erroneously reporting that Yearty had been killed after being thrown from his horse), stated that, “Mr. Yearty was the founder of the town of Vista and operated an up-to-date cedar and cypress mill at that point.”<sup>92</sup>



Undated photo purported to show the Yearty sawmill at Vista.  
This photo may have been taken from the upper deck of the *City of Hawkinsville*.  
(Evelyn Walrath Yearty / Facebook Group / Yearty's of Levy County, Florida)



Undated photo of Yearty sawmill employees and their families.  
Thomas J. Yearty is likely the man standing in the back row at far left.  
(Evelyn Walrath Yearty / Facebook Group / Yearty's of Levy County, Florida)

The Vista sawmill operated at least until 1915. That year, William Yearty recalled that he and Tom Yearty travelled to Brooklyn, New York to meet with buyers for their timber.<sup>93</sup> Not long after the mill appears to have closed. Nevertheless, Thomas Yearty and his family remained at

Vista for some time. In 1915, the *Levy Times-Democrat* reported that Yearty was at work in Vista “installing machinery to manufacture automobile tires from palmetto.”<sup>94</sup> Yearty’s partner in the business was Frank Dexter, who took out a patent for a palmetto fiber tire around the same time.<sup>95</sup>

Dexter was also once again appointed postmaster for Vista in May 1915. As late as October 1916 there were plans to build a new schoolhouse at Vista.<sup>96</sup> World War I Draft Registration cards from 1917 also show at least three men employed as “county road graders” at Vista by Thomas J. Yearty.

## The Cummers Sell Vista

Vista remained a small settlement through the 1920s. The 1920 census shows Thomas Yearty working as a farmer, which was the sole occupation identified for nearby residents. Frank Dexter remained in Vista as well, and in 1924 was succeeded as postmaster by Yearty’s wife, Sarah E. Yearty (1880-1966).

That same year, W. W. Cummer and Sons sold its land holdings along the Suwannee, including the Vista property, to the Realty Securities Corporation. The deed of transfer that included Vista was signed by the Cummer’s land agent, William R. Steckert. It was for approximately 7,000 acres running along both sides of the Suwannee River from approximately Yellow Jacket, south through Fowler’s Bluff and Vista, to the vicinity of Fletcher Landing. The land sold for \$5,287.<sup>97</sup>

The new owner was a Florida Land Development Corporation, formed in Miami a decade prior and the largest real estate development company in Dade County. At that time the Florida Land Boom was in full swing, with land values soaring and Florida properties changing hands on a sometimes daily basis. Indeed, in 1925 the Vista property was sold again to the Florida West Coast Development Company, a large real estate syndicate which was then engaged in a scheme to develop Homosassa as “America’s Model City.”<sup>98</sup> According to the *Miami Herald*, the total lands acquired by the company in 1925 encompassed more than a million acres “with a Gulf coast and river frontage of some 300 miles.”<sup>99</sup> The land stretched from Homosassa all the way north to Perry, Florida. The grand plans for Homosassa never materialized, though, and the Vista area property was sold again to the W.F.S. Company in 1928.<sup>100</sup>

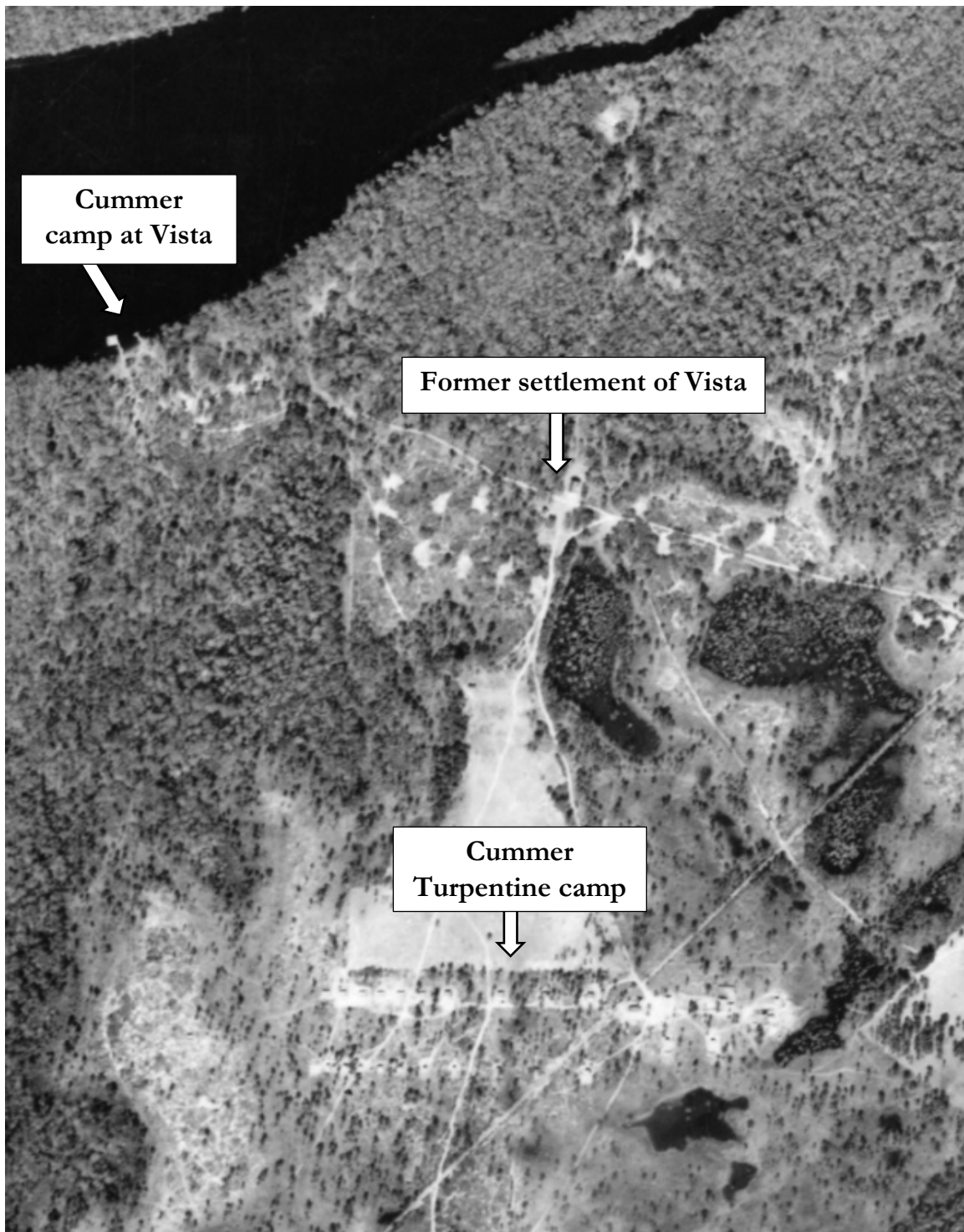


Circa 1930s photo of Thomas and Sarah Yearty.  
(Evelyn Walrath Yeart / Facebook Group / Yearty's of Levy County, Florida)

By that time, Vista was nearly abandoned. In 1927, the appointment for a new Vista postmaster was declined by the postal service—likely because of lack of population.<sup>101</sup> Edward C. Roe stated that by the mid-1930s, “just a few old houses were inhabited.”<sup>102</sup> Based on a 1940 aerial photo, it appears the main residential portion of the Vista settlement had been strung out in a line along what is today Northwest 31<sup>st</sup> Place, just east of the present-day Vista camp. The settlement included a small extension to the south in the area that today features a bat tower and parking area. At least one building remained evident in 1940, located roughly astride the western entrance to today’s River Trail.



## The Cummer Camp at Vista



March 10, 1940 aerial photo of the Vista area, annotated by authors.  
(University of Florida Digital Collections)

Only a few years after closing out its cypress operations in Levy County, W. W. Cummer and Sons repurchased the lands along the Suwannee River in the Vista area. The purchase took place in February 1936 and appears to have included the exact same parcels previously sold by the company in 1924.<sup>103</sup> The land was purchased jointly from Robert O. Lyell, a Miami developer, and the W.F.S. Company. The latter had bought the Vista properties from the Florida West Coast Development Company in 1928.

The reason for the purchase was an increase in demand for boxes made at the company crate factory at Lacoochee. These boxes had originally been made using cypress. But it appears the company was able to continue production using other bottomland forest species, especially Tupelo Gum (Black Gum). These trees had not been widely targeted in the initial round of cypress cutting, but were now of commercial interest.

In his “History of Vista,” Edward C. Roe discusses this period and the establishment of Vista as a regional headquarters and retreat:

In the mid 1930s with the Cummer mill at Lacoochee, Florida, needing hardwood timber for its veneer and box-factor operation there, these [Vista] lands were purchased back on both sides of the river, and this included the site of Vista. In the old days, this hardwood had no market, so was not logged when the cypress was cut ... Shortly after purchasing these lands the Company with its main office in Jacksonville and its operating office at Lacoochee, realized it needed a base of operating supervision in Levy County to oversee its extensive logging in the area, not only on its re-purchased lands but on the large acreages where it now held timber cutting leases.

Thus the idea was formulated to build a camp at Vista and rebuilt one of the old buildings as a caretaker’s house.... The camp became increasingly important after the Company built its veneer mill at Otter Creek and expanded its logging operations in the area.<sup>104</sup>

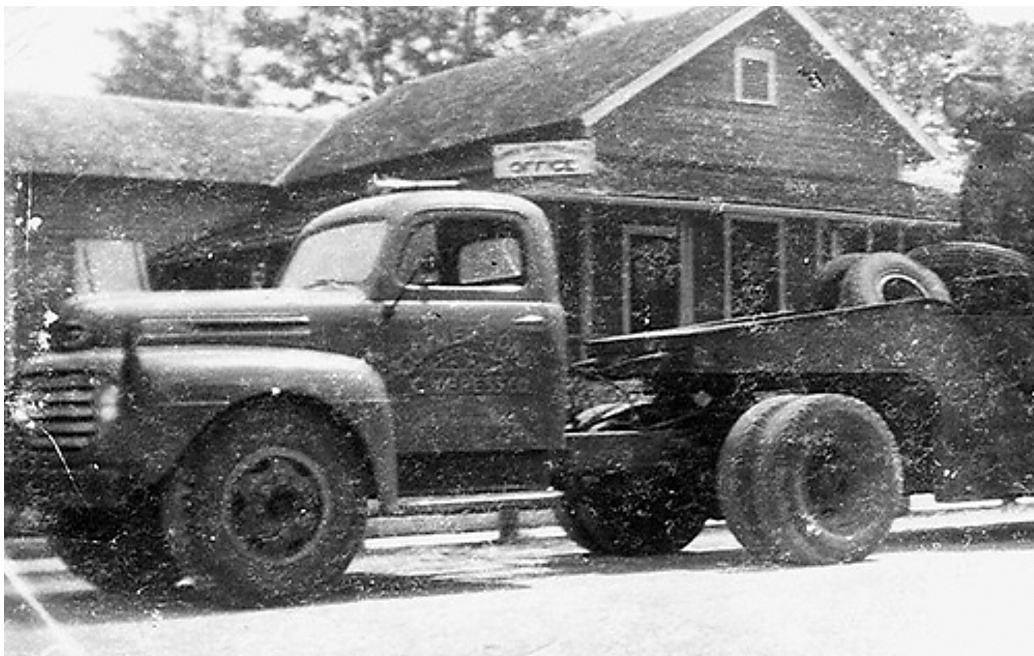
## The Vista Turpentine Camp

Hardwood logging was not the only Cummer forestry operation around Vista. The 1940 aerial photo shows a turpentine camp operated by the Cummers located immediately south of what is today the headquarters for the Lower Suwannee National Wildlife Refuge. It consisted of approximately twenty buildings, including two rows of apparent worker’s houses, as well as a compound that likely included the commissary, a still, and houses for the professional staff.

Census records show the turpentine camp was home to around 40 persons. These included some seven African American laborers and their families, and approximately nine white employees and their families. Most are identified as laborers, but other jobs included three “loggers,” one cedar “cutter,” and a driver. Granger J. Copeland is shown as the foreman.

Based on other aerial photos, the turpentine camp operated at least through 1944, but was abandoned by 1952.

Around this time, the Cummer Cypress Company also continued to harvest some cypress along the lower Suwannee River, which was transported to a landing at Vista. Edward C. Roe later recalled, “Additional cypress timber was purchased on Hog Island near the Gulf, cut and rafted to Vista where it was loaded on trucks to be shipped to the Lacoochee mill. A canal and loading landing was made just north of Vista connecting to the river.”<sup>105</sup>



Circa 1950 photo of a Cummer Sons Cypress Co. truck at Lacoochee.  
(Jeff Miller, via Flickr)

As mentioned previously, a landing remains evident at the Vista site approximately 150 yards east of the Vista dock. However, it is unclear whether this landing was constructed to accommodate the Hog Island cypress, or whether it was actually re-excavation of an older landing used for steamboats during the period when Vista was the site of the Yearty cedar sawmill.

## Deadheading

This landing at Vista was also used in part for the recovery of sunken cypress logs (“deadheads”) left over from earlier Cummer operations in the area. This may have been spurred in part by competition from others for the valuable logs. In 1940, the Cummer Sons

Cypress Company protested the issuance of a lease to W. E. Kirchoff, Jr. for taking sunken logs from the Suwannee and its tributaries in Levy and Dixie counties.

While Mr. Kirchoff asserted that Cummer had “abandoned operations in this area,” a Cummer Sons Cypress Company official told the Trustees of the Internal Improvement Fund that the company continued to own all the land “on both sides of Gopher River, Sand Fly, and other small creeks running into the Suwannee River .... and that the logs in such waters could not have been put there by anyone but his clients.”<sup>106</sup> (Sandfly Creek may have originally been named by Cummers in homage to their Jacksonville sawmill at Sandfly Point).

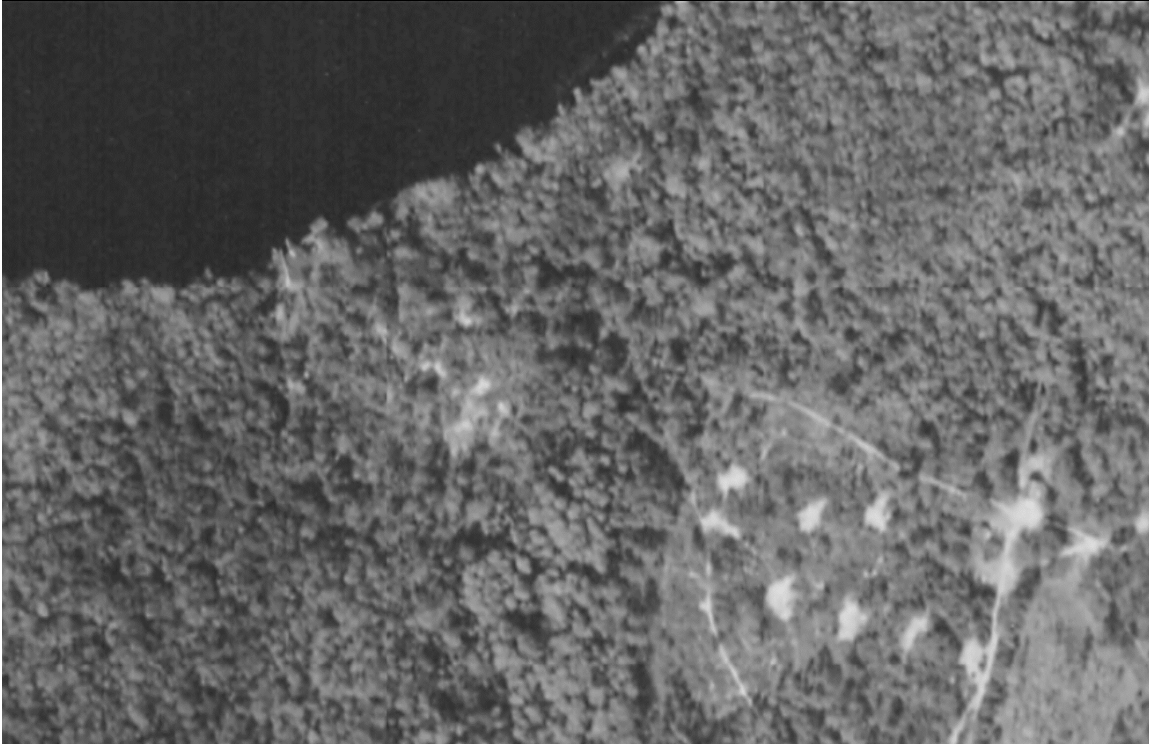


A raft of deadhead logs in the Suwannee River, 1958.  
(Florida Memory, Image No. CO27531)

In May 1946, the Cummer Cypress Company applied for a five year lease “to remove dead head logs in the Suwannee River and its navigable tributaries from Branford south to the mouth of the river.”<sup>107</sup> The company offered to pay \$10 per thousand feet, while the Trustees made a counter proposal of \$12.50 per thousand feet. However, the Cummer Sons Cypress Company canceled the lease the following year, stating that “the Company has found it too expensive to remove the logs.”<sup>108</sup>

According to Edward C. Roe, the sunken logs were “relics of by-gone logging days when they pulled loose from their rafts and sank to the bottom of the main river or its tributary creeks.”<sup>109</sup> The ease of their recovery depended primarily on their depth. Roe states that, “In shallow

water these could be located by pike-poles and raised to the surface by cable and tongs on a windlass mounted on large pontoons and taken to the log landing. In deeper water professional divers were used. These logs were cypress and, even though they were over fifty years old, were perfectly sound and made merchantable lumber.”<sup>110</sup>



November 18, 1944 aerial photo of the Vista camp. Note that the Boathouse is not visible. It may have been reconstructed around this time. (University of Florida Digital Collections)

## A Fishing and Hunting Camp

Although Vista was initially developed as a regional forestry headquarters for the Cummers, there is little doubt that much of its infrastructure was actually centered on recreational uses—especially hunting and fishing. As related by Edward C. Roe, shortly after the establishment of the camp, the management of the Cummer Sons Cypress Company “realized that the camp at Vista could well be used for recreation by Company personnel and as a place to modestly entertain its customers. So, over the succeeding years this was done with the main building enlarged and a boat house and dock constructed .... To enhance these recreational aspects of Vista the boat house and dock were enlarged. Numerous boats were obtained both for river and gulf fishing.”<sup>111</sup>



Bertha and Bill McKinstry (center), along with Charlotte Bolton (right) on the dock at Vista, circa 1940.  
(Photo courtesy Bob McKinstry)

The Vista camp was largely built-out between the late 1930s and early 1940s. The first main building at Vista used specifically by the Cummer Sons Cypress Company appears to have been the Main House, which was actually a remodeling an older structure already present at Vista. Edward C. Roe recalled:

This construction was done by Mason Davis, superintendent at the Cummer limerock mines at Kendrick. The original camp building consisted of a living room-dining room, kitchen with wood cook stove, two bed rooms with joint bathroom with large shower, and front and back porches. This was used by J. T. (Bill) McKinstry, who was the land and timber manager living at Lacochee, and by his crews of timber cruisers and surveyors.<sup>112</sup>

James Taylor “Bill” McKinstry was born in Gainesville, Florida in 1906. He attended the University of Florida and began working as a surveyor for the Cummer Cypress Company in the 1920s. A brief biography published in the early 1950s discusses his career:

Mr. McKinstry was still a high school boy when he first did some surveying for the Cummer Sons Cypress Company, of Lacochee, Florida, and continued to do so off and on down through the years. In 1935 he was made general logging superintendent of the corporation, and manager of the same company’s ranch

operations ... In his post with the corporation, Mr. McKinstry carries heavy responsibilities, He is very much a progressive in ideas and their execution, and a familiar figure among the lumber and cattle men of his section of Florida.<sup>113</sup>

Mr. McKinstry took dozens of photographs at Vista dating from the late 1930s through the 1970s. They are of particular value in demonstrating the evolution of the Vista camp and its buildings over time. Based on one of these photos, taken circa 1939, the Main House originally did not include the back porch or the dining room wing. Instead, the rear door provided access to the woodshed, as well as the kennels for hunting dogs. These were largely German Shorthairs, which Edward C. Roe favored as hunting dogs. Some of the dogs were also used to “run up wild hogs.”<sup>114</sup>



December 1939 photo showing the woodshed, dog kennels, and rear of the Main House.  
(Photo courtesy Bob McKinstry)



Circa early 1940s view east to the Main House. Note the back porch has been built, but the bathroom addition has yet to be constructed. (Photo courtesy Bob McKinstry)



Circa 1940 view from the Main House toward the boathouse and dock at Vista. (Photo courtesy Bob McKinstry)

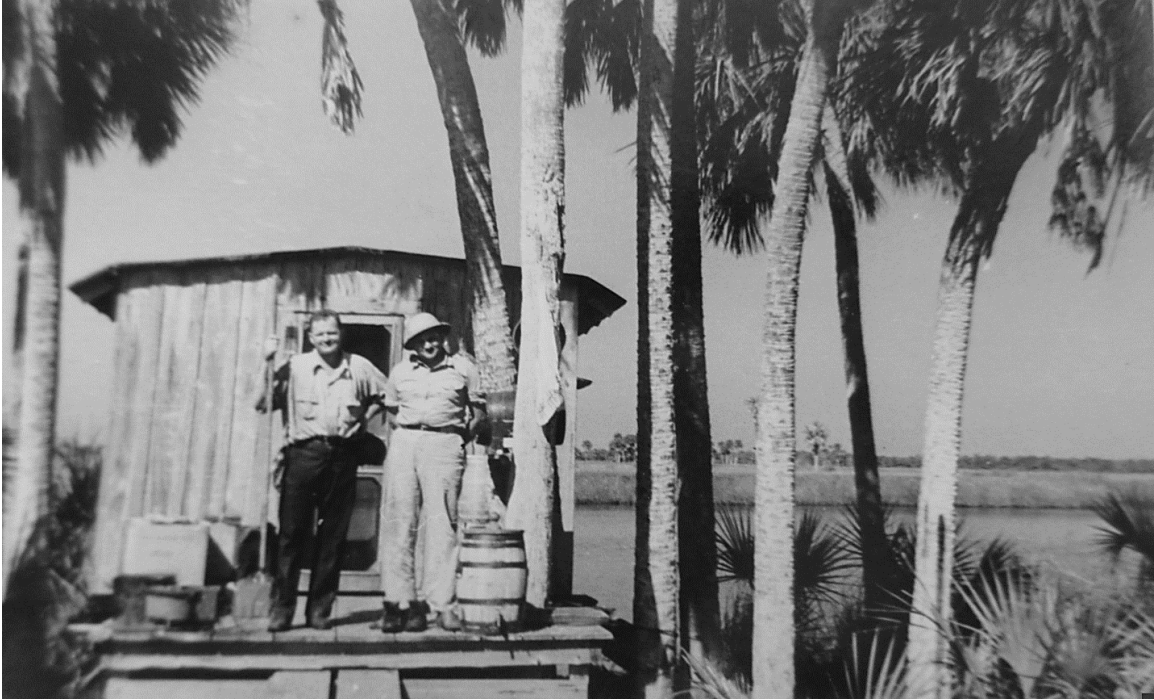


The development of the Vista camp coincided with another passing of the torch within the Cummer Sons Cypress Company. Waldo Emerson Cummer died in 1936 in Kalamazoo, Michigan, having last served as secretary-treasurer of the company. Arthur Gerrish Cummer followed his brother in death in 1943. By this time, Arthur was serving as president of the Cummer Sons Cypress Company, as well as president of the Commodore Point Terminal Company and vice-president of Barnett National Bank at Jacksonville. In 1961, the site of his home in Jacksonville would be redeveloped as the Cummer Museum of Art & Gardens to showcase the collections acquired by Arthur and his wife, Ninah.

Arthur's role within the Cummer Sons Cypress Company was taken over by Edward Cummer Roe (1913-1996). Roe had been born in New York City as the son of John L. and Mabel Cummer Roe. He graduated from Princeton University in 1935 with a major in geology, and the following year he married Marion C. Wilson in New York City. By the late 1930s, he was serving as general manager of the Cummer Sons Cypress Company, as well as general manager of the Cummer Lime & Manufacturing Company. (His father, John L. Roe, was chairman of the board of directors for the Cummer Sons Cypress Company and the Cummer Lime & Manufacturing Company). More than any other persons, the development and use of the Vista camp is most associated with Edward C. Roe and Lacoochee manager, Bill McKinstry.

One of the most popular recreational activities at Vista was duck hunting, which was done in the marshes downriver from the camp. Edward C. Roe discusses this at some length in his memoir, "A Brief History of Vista."

Besides the excellent fishing, in these earlier days, in the fall and winter, the river and especially Suwannee Bay and the adjacent marshes were filled with thousands of ducks of many species and they afforded great sport and few people shot them .... At first these ducks were hunted from the Vista camp but in as much as you had to be in the blinds many miles away at daybreak it necessitated a very early start and motorboating down the river in darkness. This was not easy, for with the numerous dead-head logs there was an ever-present danger. So, as an alternative, an old not-used logging houseboat was towed to the mouth of the River down East Pass and pulled up on the bank amidst some cabbage palm trees at the confluence of Barnett and McCormick Creeks. It was called Palm Island Camp, and with this as a base camp, hunting was easier and less hazardous .... These ducks were plentiful up through the 1940's and then for some unaccountable reason they virtually disappeared.<sup>115</sup>



Circa 1940 photo of Edward C. Roe and Bill McKinstry at the Palm Island camp.  
(Photo courtesy Bob McKinstry)



Circa 1940 photo of men holding ducks while standing adjacent to the east side  
of the Main House. This area is now the location of the dining room.  
(Photo courtesy Bob McKinstry)

To make duck hunting more convenient, company officials decided to build a houseboat which could be towed to the mouth of the East Pass of the Suwannee River and used as a base for hunting and fishing. As described by Edward C. Roe: “The hull of creosoted heart cypress braced with heart long-leaf pine timbers was constructed by John Colins, a boat builder from Cedar Key and the cabin was build [sic] by the Vista caretaker Henry Leggett and his sons.”<sup>116</sup>

William Henry Leggett (1900-1984) was a native of Appling, Georgia. On the 1940 census he was living at Vista with his wife Eula along with his daughter, Eula (aged 12), and three sons: Henry (10), Vernon (7) and James (5). At that time, he gave his occupation as a carpenter working on a “clubhouse.” During the early 1940s, Leggett likely constructed several of the structures at Vista. He remained employed at the site through at least the early 1950s. There are two cement walkways at Vista inscribed with his name. One is the walkway between the dock and the Main House, which is signed “W. H. Leggett and Sons October 1948.” The walkway off the back porch of the main house is also signed, “W. H. Leggett and Son, July 15, 1951.”



Circa 1940s view of the Houseboat being towed in the Suwannee River.  
(Photo courtesy Bob McKinstry)

The 1940 Census shows two caretakers employed at Vista who, like Leggett, stated they were employed at a “clubhouse.” One was Charles C. Hudson, then aged 33. The other was William Larry, a 62-year-old African American known as “Uncle William.” Larry appears in several historic photos of Vista, often accompanied by the hunting dogs. Another shows him preparing the food at a camp gathering. Further details about his life are scant. He told the census enumerator that he had been living in Lasker, North Carolina in 1935, but research did not provide any further definitive information.



Circa 1940 photos of William Larry (“Uncle William”) at Vista.  
(Photo courtesy Bob McKinstry)

Based on historic photos, it appears that nearly all of the historic structures at Vista were in place by the early 1940s. These included the Cook’s House, which may have originally served as a residence for William Larry. The design of the Cook’s House is identical to that used for African American worker housing at Lacoochee. This strongly suggests that it was constructed according to company plans, and was potentially moved onto the site from the nearby turpentine camp. It should be noted that the basic design of the Main House also accords with professional staff housing used at both the Sumner and Lacoochee mill towns.

As Vista developed, a number of the structures were constructed specifically for cooking, including an outdoor grill, smoker, fryer shed, and rustic picnic tables. These were used for large cookouts during company gatherings. As recalled by Edward C. Roe:

Part of this program for Company personnel was the annual party at Vista usually held in the Fall. This party consisted roughly of fifteen or twenty key personnel from the lumber, box-factory and mining operations. These individuals came from the officers, production and sales operations, and the party did much to promote friendship and a spirit of cooperation in all branches of the Company.<sup>117</sup>



Circa 1942 photo of Cummer company officials gathered at Vista. Note the smoker (far left) and chimney for the outdoor grill (center). Bill McKinstry is at the far right of the table. Behind him, William Larry is preparing food. (Photo courtesy Bob McKinstry)

In addition, historic photos also show that there were several buildings and structures at Vista during the 1940s which no longer exist. These included coops and pens used to raise “Bobwhite quail, Chukar partridge, pheasants and wild turkeys which were used to stock the Company’s Ranch near Dade City and Lacooshee”<sup>118</sup> [the Cumpresco Hunting Lodge]. Ducks were also raised in coops that stretched out into the Suwannee River in the area now occupied by the Marine Railway for the Houseboat. Aerial photos show the duck coops remained extant through the late 1950s.



Circa 1940s view of duck coop at Vista. (Photo courtesy Bob McKinstry)

Other structures no longer present at the site included two houses. One was similar to the Cook's house, though much wider, and may likewise have been part of the original settlement at Vista during the Yearty cedar sawmill era, or potentially moved to the site from the Vista turpentine camp. This building may have stood near the area currently occupied by the mobile home. There was also a smaller house which was located west of the Main House along the path to the Boathouse. A small concrete pad is located in this area today. A large, two-bay shed, or pole barn, also appears to have been located in this general area.<sup>119</sup> Nearly all of these buildings are known only through photos taken during the 1948 flood.

### 1948 Flood

The worst flood in the history of Vista peaked on April 16, 1948. It began with a severe spring storm on April 1<sup>st</sup> which dropped torrential rains on South Georgia and the Florida Panhandle. Heavy rains continued, and by April 6<sup>th</sup> the Suwannee River was roiling four feet deep across the Highway 90 at Ellaville, where the Seaboard Airline Railroad track was also washed out.<sup>120</sup> By April 9, the rising flood forced the State Road Department to stop all traffic approaching the Suwannee River bridges at Branford and Fanning Springs. The following day, the floodwaters covered the bridge at Fanning Springs, effectively closing off Northwest Florida from the rest of the state.<sup>121</sup> The Suwannee continued to rise, cresting on April 14 at Branford. On April 16, newspapers reported that that the Suwannee River had begun to recede in most areas as the crest “moved through the sparsely settled flatlands into the Gulf of Mexico.”<sup>122</sup>



View toward the front porch of the Main House, April 1948.  
(Photo courtesy Bob McKinstry)

The waters at Vista doubtless began rising several days before the flood peaked. Both Edward Roe and Bill McKinstry visited Vista during the flood and took a number of photos that are today of immense historical importance. Not only do they demonstrate the level of the floodwaters, but they also document the Vista site at a precise moment in time—including the presence of several structures no longer at the site. (See Architectural Descriptions section for more photos of the flood).

The flood does not appear to have destroyed any of the major structures save for the dock, which was quickly replaced with a larger structure. However, the waters floated the wooden walkway that previously ran between the Main House and the dock. As a result, the path was replaced with a new concrete walkway installed by William Leggett in October of 1948.



Bill McKinstry wading in the flood waters adjacent to the front porch of the Main House.  
(Photo courtesy Bob McKinstry)



The Boathouse, April 1948.  
(Photo courtesy Bob McKinstry)





View toward the rear of the Attic Garage, April 1948.  
(Photo courtesy Bob McKinstry)



Unidentified building, April 1948. This building is similar to the Cook's House, but much wider.  
It may have been located in the vicinity of today's mobile home.  
(Photo courtesy Bob McKinstry)



Unidentified building, April 1948. This building was located along the path to the Boathouse west of the Main House. (Photo courtesy Bob McKinstry)



Unidentified structure, April 1948. (Photo courtesy Bob McKinstry)



Unidentified pole barn or shed, April 1948. (Photo courtesy Bob McKinstry)



1948 photo of Cumer Cypress Company officials on the newly rebuilt dock at Vista. This appears to be the dock configuration still in use today. At far left are Edward Roe and Bill McKinstry. Wellington Cumer is at center holding a cigarette. (Photo courtesy Bob McKinstry).

## The Final Cut Out

In 1936, a U.S. Forest Service survey estimated there was then about 3 billion board feet of standing cypress timber left in Florida—more than half the total for the country.<sup>123</sup> By this time, Florida led the nation in the production of cypress lumber, outpacing all the other states combined. The three largest producers were the Wilson Cypress Company at Palatka, The Putnam Lumber Company at Shamrock, and the Cummer Sons Cypress Company of Lacoochee.<sup>124</sup>



Circa 1940s photo of Cummer employees cutting cypress.  
(Photo displayed inside the Main House at Vista)

Given the relentless pressure, the state's stands of virgin cypress were rapidly dwindling. In November 1938, Arthur G. Cummer, then chairman of the conservation committee of the Southern Cypress Manufacturer's Association, appeared before representatives of the Congressional Joint Committee to Investigate Forestry Lands and stated the following.

In our operations we observe conservation. We are compelled to observe it because we do not cut any timber under 150 years. All our timber manufactured is old, over-mature timber, and the reproduction is very, very slow on cypress; in fact, we are compelled to observe the conservation system because we have no demand for our smaller timber at all ... the product grows so slowly that it is going to be a very long time before the second crop is available. You gentleman can see that the growth is so very small that I doubt if cypress will ever come back on the market after the present stand is cut.<sup>125</sup>

One of the last big logging camps of the Cummer Cypress Company was "Cumpressco," established in the mid-1930s in the Green Swamp near the Withlacoochee River in southern Sumter County. This was yet another company town, and at least some of the buildings may have been moved from the Rutland logging operation. The name Cumpressco was an amalgamation of "Cummer Cypress Company," and the stands of virgin cypress scattered throughout the Green Swamp were known as the "Cumpressco Group."<sup>126</sup> There were also large areas of virgin pine in the Green Swamp which were cut as well.



Circa 1930s images from the Lacoochee mill. At left, a worker attaches a hook to a log for transport to the sawmill. At right, stacks of lumber in the Lacoochee yard.  
(Jeff Miller, via Flickr)

The operations at Cumpresso ended following World War II, and logging operations were set up in Chassahowitzka Swamp and south in the Big Cypress region. By this time, the cypress lumber era in Florida was nearly over. A history of Florida published in 1952 noted that, “The Cummer Sons Cypress Company with its mill at Lacoochee, and the Lee Tidewater Cypress Company of Perry, are the only two mills left in the country which cut cypress lumber exclusively. The remainder of the cypress cut is by mills of mixed operation, located in the South and along the Gulf Coast, which cut cypress along with pine and hardwood.”<sup>127</sup>

In the early 1950s, the Cummer Sons Cypress Company was cutting some of its last cypress in the upper Everglades south of Immokalee on land owned by the family of Barron Collier.<sup>128</sup> Cummer Cypress employee, Kenneth Thompson, stated that the cypress trees harvested in the Everglades were “toothpicks” compared to those from the Green Swamp.<sup>129</sup>



1958 photo of Cummer company officials with the houseboat moored at the Vista dock. The Lacochee sawmill would close the following year. From far left standing: Dr. William Walters (1<sup>st</sup>), Edward Roe (2<sup>nd</sup>), Brantley Thomas (6<sup>th</sup>), Bill McKinstry (9<sup>th</sup>). (Photo courtesy Bob McKinstry)

By the early 1950s, the Cumpressco area had been converted into a thriving cattle ranch. The same 1952 history of Florida noted that, “The Cummer interests also are raising cattle on some of their cut-over timber lands, and along with other progressive Florida cattlemen, have introduced blooded cattle of recognized beef and Brahman breedings. They have developed extensive acreages of improved pasture.”<sup>130</sup>

At that time, Edward C. Roe was not only the general manager vice president of the Cummer Sons Cypress Company and the Cummer Lime and Manufacturing Company, he was also a director of the Seaboard Airline Railroad, the National Lumber Manufacturers Association, the Southern Cypress Manufacturers Association, the Florida State Chamber of Commerce, Associated Industries of Florida, and the Barnett National Bank of Jacksonville.

During this period Vista continued to be used for company gatherings, as well as a personal retreat for Cummer family members. Bill McKinstry’s son, Bob McKinstry, recalled the nature of the visits:

He [Edward Roe] would come to Vista probably once a year and stay a couple weeks. They’d take the houseboat out for a number of weeks and just leave it out there. Seems to me they’d leave that houseboat out there for a month. The

original way they'd get it out to the mouth of the East Pass of the Suwannee River was towing it with the motorboats, and then they finally got a tugboat. But they had two motorboats pulling it originally. While it was out there, they had a man out of Suwannee called Buddy Heath who would keep an eye on it and make sure nobody stole anything off of it. They'd use it maybe a month in summer.<sup>131</sup>



April 17, 1952 aerial photo of the Vista camp.  
(University of Florida Digital Collections)



January 10, 1959 aerial photo of the Vista camp.  
(University of Florida Digital Collections)

Around this time Alton Marsh assumed duties as the caretaker for Vista. Robert Alton Marsh (1913-1993) was born in Bay Hill, Florida and grew up working as a farm laborer. By the 1940s he was working as a logging supervisor for the Cummer Sons Cypress Company out of Chiefland, coordinating timber cutting and shipments for the Lacochee and Otter Creek mills. According to Edward C. Roe, several years later “he moved to Vista where he continued his duties as logging supervisor, as well as caretaker for the Vista camp.”<sup>132</sup>

Vista was not the only camp used by company officials during this period. The Cummer Sons Cypress Company also maintained a large hunting ranch in the Cumpressco area. It included two 30 x 40 feet cypress buildings, one used as a bunkhouse and the other as a living and dining room. Fishing and hunting expeditions were also made from a company camp in the Everglades near Ochopee.

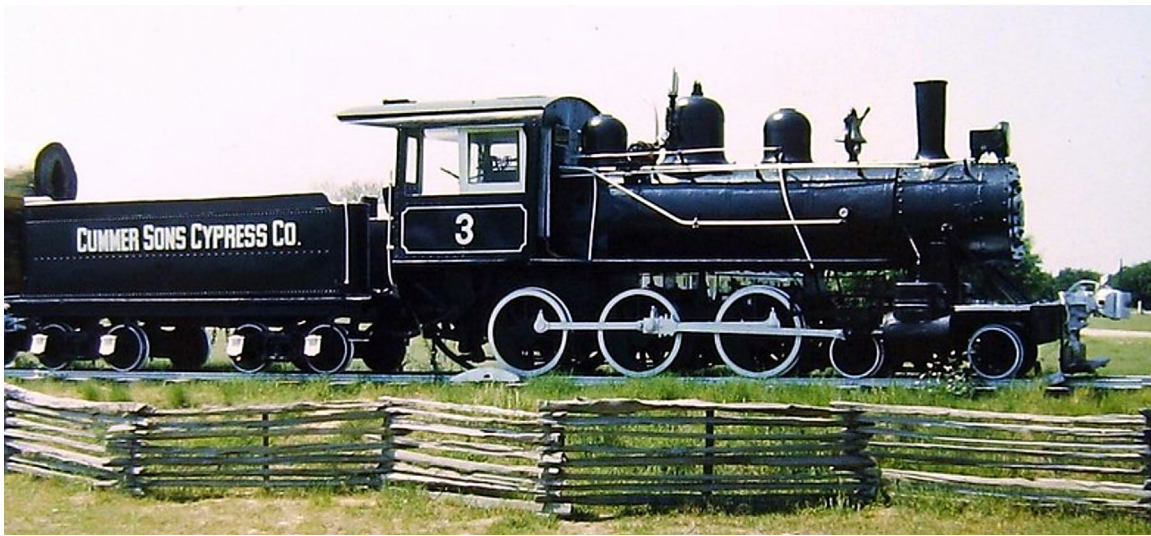




1995 photo of the Cummer Cumpressco hunting lodge buildings after being moved to the Florida Pioneer Museum. (Dan McDuffie, *Pasco Times*, November 26, 1995.)

By the middle of the 1950s, the Cummer Sons Cypress Company had likely cut its final trees. It took some time to process all of the logs which had been gathered at the Lacochee sawmill, but the last cypress timber was finally milled on June 5, 1959.<sup>133</sup> The planning mill section of the plant continued to operate for several months, but in 1961, the sawmill was leased to Wood-Mosaic Industries, a veneer manufacturer, which purchased the mill the following year.<sup>134</sup> What remained of the company operations were consolidated as the Cummer Company, headed by Edward C. Roe and Wellington Cummer II. Within a few years, most of the old Cummer family operations in Florida, including the limerock operations, were either sold or winding down.

After the Lacochee mill closed, Bill McKinstry managed the Cummer Ranch in the Cumpressco area for several years. During this period, McKinstry became a board member of the Pioneer Florida Museum and was instrumental in overseeing the donation of the 1913 Cummer steam locomotive, “Old No. 3,” to the museum in 1961.<sup>135</sup> In the 1990s, the Pioneer Florida Museum also used a state historic preservation grant to move the Cumpressco hunting lodge buildings to the museum grounds.<sup>136</sup>



Undated photo of Old No. 3 on display in Dade City.  
(Jeff Miller, via Flickr)

Another Cummer locomotive, No. 104, was donated to the city of Leesburg in 1970. The engine had originally been active during logging operations along the Withlacoochee and Homosassa rivers. In 1987, the Leesburg Rotary Club began efforts to restore the locomotive and construct a mock train station for its display at Herlong Park in Leesburg.<sup>137</sup> In 2015, No. 104 was sold by the City of Leesburg to the Florida Railroad Museum at Willow, Florida.

During the late 1960s, the old landing east of the Vista camp was briefly converted into a public picnic area. Edward C. Roe stated that the site “was converted to a public landing ground where boats could be launched. The Company built shelters and tables, but, unfortunately, this area was so misused and vandalized that it had to be cleared and the access road fenced.”<sup>138</sup> The picnic area is not evident on aerial photos from the early 1960s, but the landing and its access road are clearly evident in an aerial photo from 1967.



January 1967 aerial photo of the Vista camp with an arrow pointing to the boat landing.  
(Florida Department of Transportation)

## A Family Retreat

Vista continued to be used as a favored retreat by Mr. Roe and members of the Cumber family throughout this period. For many years, Vista had been an exclusively male retreat. Sandra Roe Smith recalled that she and her sister never went to Vista during their youth. “Linda and I never came down here until we were married and had small children. Women really weren’t allowed at Vista ... It was a place for men to go together and have a good time.”<sup>139</sup>



From left: Bill McKinstry, Edward C. Roe and Alton Marsh in the Houseboat kitchen, September 1966.  
(Photo courtesy Bob McKinstry)

As family visits became more common, the Main House was altered to have individual bathrooms for the bedrooms. Richey Smith, Edward Roe’s son-in-law, stated that,

When I first came here almost 60 years ago, there were initially the two bedrooms, one for men and one for women, and in between there was the shower and the john, and that was it. And later, in the 60s, Edward put on the two bathrooms that are there now, so it’s set up now with two bedrooms on each side and two [individual baths].<sup>140</sup>



May 1970 photo looking west across the front porch of the Main House. From left: Bertha McKinstry (1<sup>st</sup>), Marion Roe (3<sup>rd</sup>). The building in the distance is no longer extant. (Photo courtesy Bob McKinstry)

In 1971, Edward C. Roe and Christopher B. Cummer decided to donate 970 acres of land in the Vista area to the Nature Conservancy, while also lobbying other adjacent large landowners to do the same. The tract encompassed nearly 4.5 miles of Suwannee riverfront. Dr. Thomas W. Richards, president of the Nature Conservancy, stated that, “the Cummer sanctuary is one of the most exciting and significant wetlands yet saved.”<sup>141</sup>

In the words of Mr. Roe, the idea was to create a “a large Wilderness Sanctuary and Game Refuge which will be maintained in its wild, wet-land state as a perpetual preserve on the lower Suwannee River. Many kinds of Florida swamp flora and fauna exist on this land and a number of rare species are there such as swamp azalea, spider lily and Suwannee River birch trees”<sup>142</sup> Later, this land would be included into the Lower Suwannee National Wildlife Refuge, created in 1979.

## 970 Acres Near Chiefland

# Timber Company Honored For Gift

A gift of 970 acres from the Cummer Company of Jacksonville to the Nature Conservancy (a national group) was announced recently at the luncheon banquet of the Florida Forestry Association annual meeting in Daytona Beach.

Dr. Thomas W. Richards, President of the Conservancy awarded Wellington Cummer, vice president of the Florida-based timber company, a certificate of appreciation, for "one of the most significant gifts of land ever preserved in Florida by a forest products industry." The 970 acre tract is located along 4½ miles of the lower Suwannee River, in Levy County, near Chiefland.

Through the efforts of

Christopher Cummer, his father Wellington Cummer, and Edward Roe president of the Cummer Company, the Suwannee River's lower reaches are well on the way to be kept in their natural state by private efforts, ahead of the federal plan for a "scenic river".

The Cummer family had long sought a way to protect their holdings around Vista through a private agency. The Nature Conservancy is the only national non-profit conservation agency, dedicated to the preservation of natural areas for science, educational, and aesthetic values.

"In the past two years, the Conservancy has helped set

aside over 20,000 acres in Florida, valued at \$7 million. Throughout the nation, the Conservancy has been responsible for the preservation of over a quarter million acres," said Richards.

"Of the 26 projects in Florida, the Cummer Sanctuary of the Suwannee River is one of the most exciting and ecologically significant wetlands yet saved. If we complete the other five projects now in progress in Florida, the Conservancy will add another 28,000 acres to the natural area system, totaling almost 60,000 acres in this state," he added.

Wellington Cummer, on receiving the acknowledgement

of the deeded lands, said: "The Cummer Company is most pleased to be able to help in the protection of the Suwannee River on a private basis. For generations the family has hunted, fished, and enjoyed the scenic qualities of the Suwannee River."

The hardwood bottomlands are cypress, palm, tupelo, sweetgum, and oak along the river. The lands, valued at over \$100,000, supports deer, turkey, alligator, rabbits, squirrels, raccoon, opossums, quail, songbirds, and wading birds. The Sanctuary will be open to the public by permission for recreation and educational uses, and maintained by the caretaker Alton Marsh.

*Naples Daily News, November 1, 1971.*

Just months after the Nature Conservancy donation, the Vista camp and its adjoining 14 acres were deeded by the Cummer Company to Edward C. Roe and Christopher Cummer in January 1972.<sup>143</sup> Each held an undivided fifty percent interest. The following September, however, Christopher Cummer tragically committed suicide in Ithaca, New York.<sup>144</sup> Edward C. Roe and his wife then deeded a fifty percent interest in the Vista property to Wellington W. Cummer III, who remained a part-owner of the site until 1980, when his fifty percent interest was deeded back to Edward C. Roe.<sup>145</sup>

The 1970s also heralded a passing of the old guard. Bill McKinstry died in 1978. Around the same time, the houseboat was taken out of the river. Aerial photos show that it remained moored at the Vista dock through at least 1974, but it began to leak badly and was hauled out of the river and outfitted for use as additional camp lodging. Richey Smith, who married Edward Roe's daughter, Sandra, recalled that, "our kids actually slept in it [the houseboat] when they were toddlers. They got scared at night."<sup>146</sup>



1974 photo of Bill McKinstry and Alton Marsh on the dock at Vista.  
(Photo courtesy Bob McKinstry)



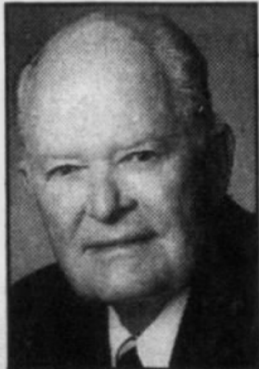
Circa 1980 photo of the Houseboat. (Photo courtesy Bob McKinstry)

Edward C. Roe moved to Santa Fe, New Mexico in 1974, and in 1988 deeded the Vista property to his daughters, Sandra Roe Smith and Linda Roe Alexander. Alton Marsh continued to live at Vista in his personal trailer until his death in 1993.<sup>147</sup> Taking over for him were caretakers Tom and Linda Tuffin. The mobile home was struck by lightning circa the early 2000s and replaced by the present mobile home. Charles Miller and his wife are now the current caretakers.

**FUNERAL SERVICES AND MEMORIALS**

and was a Phi Beta Kappa.

After graduation, he entered the Cummer lumber and mining business in Florida and became the President and General Manager of Cummer Sons Cypress Company and Cummer Lime and Manufacturing Company. He remained in this position until the Companies' operations were shut-down and the lands leased.



**Edward C. Roe**

Florida, and four grandchildren.

A memorial service will be held at the Church of the Holy Faith at 11:00 a.m. Wednesday, March 20, 1996.

In lieu of flowers, donations would be welcomed at the Florida Chapter of the Nature Conservancy, 222 S. Westmonte Dr. #300, Altamonte Springs, Florida 32714.

Arrangements are under the direction of Berardinelli Mortuary, 1399 Luisa St., Santa Fe, NM (505) 984-8600

**JAMES D. MORRISROE**

Visitation for James D. Morrisroe, 52, will be held from 2:00 to 4:00 p.m. today at Berardinelli Mortuary Chapel.

Mass of Christian Burial will be celebrated at 9:30 a.m. Monday at St. Fran-

Excerpt from the obituary for Edward C. Roe, published in *The Santa Fe New Mexican*, March 17, 1996.

Edward C. Roe died in 1996. In 2011, Sandra and Linda donated the 14-acre Vista site to the Lower Suwannee National Wildlife Refuge, subject to a life estate. Cynthia Dohner, the U.S. Fish and Wildlife Service's Southeast Regional Director, stated that donation was "a rare and remarkable gift to the people of the United States. It clearly demonstrates the Cummer Family's legacy of devotion to the Suwannee River and their history of land stewardship."<sup>148</sup>

Sandra Roe Smith underscored that the donation was something she and her sister felt her father would have wanted.

Our father was a big nature person, he really liked hunting and fishing and being outdoors. And we always had a feeling that he would have liked to have had this land preserved ... We are glad to have it preserved and not developed like everything else in Florida has been. We think it's important to have some place



where young people can learn about what old Florida was really like, just like Marjorie Kinnan Rawlings has done with her house and that property. So we hope it can be something that people can come and see—that there was something else in Florida besides resorts and golf courses.<sup>149</sup>

# Evaluation

## National Register of Historic Places

The National Register of Historic Places (National Register) is the nation’s official inventory of historic resources. The National Register is administered by the National Park Service and includes buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level.

Typically, resources over fifty years of age are eligible for listing in the National Register if they meet one of the four significance criteria (listed below), as well as retain sufficient historic integrity. Resources under fifty years of age can be eligible only if it can be demonstrated that they are of “exceptional importance” or if they are contributors to a potential historic district.

### National Register Criteria

National Register criteria are defined in depth in *National Register Bulletin Number 15: How to Apply the National Register Criteria for Evaluation*. A property can be considered significant on a local, state, or national level in a variety of areas, including history, architecture, archaeology, engineering, and culture.

The four criteria under which a structure, site, building, district, or object can qualify for listing in the National Register include:

- *Criterion A (Event)*: Properties associated with events that have made a significant contribution to the broad patterns of our history;
- *Criterion B (Person)*: Properties associated with the lives of persons significant in our past;
- *Criterion C (Design/Construction)*: Properties that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant distinguishable entity whose components lack individual distinction; and
- *Criterion D (Information Potential)*: Properties that have yielded, or may be likely to yield, information important in prehistory or history.

## Cultural Landscapes

Cultural landscapes are areas which convey historically significant associations between the landscape and humans. The term was first codified by the National Park Service in the early 1980s. Since that time, various bulletins have been published regarding nominating cultural landscapes to the National Register, how to prepare cultural landscape reports, and guidance for the treatment of cultural landscapes. The content of National Park Service reports was standardized in 1998 in the publication, *A Guide to Cultural Landscape Reports*.

That document defines a cultural landscape as follows:

A geographic area, including both cultural and natural resources and the wildlife or domestic animals therein, associated with a historic event, activity, or person, or that exhibit other cultural or aesthetic values. There are four general types of cultural landscapes, not mutually exclusive: historic sites, historic designed landscapes, historic vernacular landscapes, and ethnographic landscapes.

- **Historic site:** a landscape significant for its association with a historic event, activity, or person.
- **Historic designed landscape:** a landscape significant as a design or work of art; was consciously designed and laid out either by a master gardener, landscape architect, architect, or horticulturist to a design principle, or by an owner or other amateur according to a recognized style or tradition; has a historical association with a significant person, trend, or movement in landscape gardening or architecture, or a significant relationship to the theory or practice of landscape architecture.
- **Historic vernacular landscape:** a landscape whose use, construction, or physical layout reflects endemic traditions, customs, beliefs, or values; expresses cultural values, social behavior, and individual actions over time; is manifested in physical features and materials and their interrelationships, including patterns of spatial organization, land use, circulation, vegetation, structures, and objects. It is a landscape whose physical, biological, and cultural features reflect the customs and everyday lives of people.
- **Ethnographic landscape:** a landscape containing a variety of natural and cultural resources that associated people define as heritage resources. Examples are contemporary settlements, such as the Martin Luther King, Jr. National Historic Site; New Orleans neighborhoods; the Timbisha Shoshone community at Death Valley; and massive geological formations,

such as Devil's Tower. Small plant communities, animals, subsistence grounds, and ceremonial grounds are included.<sup>150</sup>

Based on these definitions, the camp at Vista is best understood as a Historic Vernacular Landscape. Its use and layout express various cultural values and behaviors, especially its recreational use as a boating, hunting and fishing camp, as well as its use as a gathering spot for Cummer Company officials. The values are manifested in physical features intimately tied to the use of the camp, including the dock, boathouse, lodging houses, cooking structures and storage buildings. These features are likewise intimately related to the wooded setting of the site and its access to the Suwannee River.

## Determining the Significance of Cultural Landscapes

The National Park Service provides guidance for evaluating the significance of cultural landscapes. This includes the following:

A cultural landscape must possess significance in at least one of the four aspects of cultural heritage defined by the National Register criteria. Because of their complex evolution, many landscapes have significance under several criteria. Defining the significance of a landscape involves relating findings from the site history and existing conditions to the historic context associated with the landscape. Additionally, the significance of individual landscape characteristics and associated features is defined in the context of the landscape as a whole.<sup>151</sup>

## Significance of the Vista Camp

### Statement of Significance

The Vista camp appears eligible for listing in the National Register of Historic Places as a cultural landscape under Criterion A (Event) and Criterion C (Architecture/Design). The property features a unique collection of buildings, structures, and landscape features that convey significant association with the ecology and recreational use of the Suwannee River.

Under Criterion A, the Vista camp is significant under the theme of recreation as perhaps the most complete and intact example of a historic hunting and fishing camp on the Lower Suwannee River. The types of buildings and structures located at Vista show clear orientation to the use of the site as a base for boating, fishing and hunting. This includes structures such as the Dock, Boathouse, and Houseboat, all of which were used to access and enjoy the Suwannee River. Structures such as the Outdoor Grill, Smoker and Fryer Shed convey associations to the use of the site for large cookouts and gatherings by officials from the Cummer Cypress Company. The camp has tangential significance as a regional headquarters

for the Cummer Cypress Company, although the site as a whole conveys far less association with lumbering than it does with recreational use.

Under Criterion C the camp is significant for its collection of vernacular buildings and structures which serve as excellent examples of their type, period, and method of construction. All are utilitarian in nature, purpose-built for specific uses including lodging, cooking, boating, and storage. Most are wood-frame structures, built with materials including old-growth pine and pecky cypress harvested in the region. Their design and spatial organization is intimately tied to the river and use of the site.

The landscape itself is a crucial element under Criterion C. The Suwannee River is both the backdrop and primary element of the landscape. Unlike the Upper Suwannee, which is largely confined to limestone banks, the river here flows through broad cypress and hardwood swamps which are periodically refreshed by floods. The vegetation is likewise significant. Historic photographs indicate the site has always been wooded, and most buildings and structures appear sited to maximize both shade and proximity to the Suwannee River. To maintain easy connection between buildings, the understory was maintained primarily as a natural lawn.

### Period of Significance

The period of significance for the Vista camp is circa 1936 to 1972. This period encompasses the initial development of the site as a regional headquarters, through its evolution and decades of use as a recreational gathering spot by officials of the Cummer Cypress Company. Vista served as the focus for annual gatherings of Cummer Cypress Company staff through at least the 1960s. All buildings and structures at the site, save for the mobile home, were constructed or installed during this period.

The end date for the period of significance marks the year when the Vista camp was sold by the Cummer Company to Edward C. Roe and Christopher B. Cummer. By this point in time the camp was no longer used for company gatherings. While its recreational uses were maintained, they became less intensive. This is best demonstrated by the removal of the Houseboat from the Suwannee River during the 1970s, which marked the first time the camp was without its full complement of recreational equipment since the 1940s. Likewise, the relationship of the site to key Cummer Company officials waned with Edward C. Roe's move to New Mexico in 1974, and Bob McKinstry's death in 1978.

### Criterion Consideration G

The period of significance for the Vista camp ends forty-eight years ago. As such, it must be evaluated under National Register Criteria Consideration G: Properties that have achieved significance within the last fifty years. As described by the National Park Service, "Fifty years

is a general estimate of the time needed to develop historical perspective and to evaluate significance. This consideration guards against the listing of properties of passing contemporary interest and ensures that the National Register is a list of truly historic places.”<sup>152</sup>

The Vista camp meets Criteria Consideration G as a property that continued to achieve significance into a period of less than fifty years before its nomination. The property continued to be used for recreational purposes which remained significant through the early 1970s.

## Integrity

Historic integrity relates to the survival of intact features, finishes and materials that allow a property to convey its age and the reasons for which it is significant. As defined by the National Park Service:

Integrity is the ability of a property to convey its significance. To be listed in the National Register of Historic Places, a property must not only be shown to be significant under the National Register criteria, but it also must have integrity. The evaluation of integrity is sometimes a subjective judgment, but it must always be grounded in an understanding of a property's physical features and how they relate to its significance. Historic properties either retain integrity (this is, convey their significance) or they do not. Within the concept of integrity, the National Register criteria recognizes seven aspects or qualities that, in various combinations, define integrity.<sup>153</sup>

1. **Location** is the place where the historic property was constructed or the place where the historic event occurred.
2. **Design** is the combination of elements that create the form, plan, space, structure, and style of a property.
3. **Setting** is the physical environment of a historic property.
4. **Materials** are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
5. **Workmanship** is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
6. **Feeling** is a property's expression of the aesthetic or historic sense of a particular period of time.

7. **Association** is the direct link between an important historic event or person and a historic property.

The Vista camp retains integrity. The buildings, structures and landscape features have experienced remarkably few changes and readily convey their association with the historic significance of the property. There have been no major modifications to any of the buildings or structures since the late 1960s, when a bathroom addition was made to the Main House. All retain their original materials, design, workmanship, association and feeling. It is important to note that condition is not the same as integrity. While some buildings and structures, such as the Cook's House, Attic Garage, Boathouse, Woodshed and Houseboat have acute areas of deterioration from deferred maintenance, they nevertheless retain more than sufficient integrity to convey the reasons why they are significant.

The landscape itself likewise retains integrity. The site has been wooded throughout its history, featuring an overstory of trees and an understory of lawn/ground cover. While some trees may have died and others grown up, the basic character of the landscape has been retained.

### Character-Defining Features

The following are general character defining features of the cultural landscape as a whole:

- A cluster of predominately wood-frame buildings and structures located in a woody setting adjacent to the bank of the Suwannee River.
- The spatial relationships between the buildings and the river. This includes formal paths such as the access road into the site and walkway to the dock. It also includes less formal patterns of circulation, such as footpaths between the Main House and the garages, or the path to the Boathouse.
- The plan and massing of the buildings and structures. This includes the configuration of the rooflines and associated elements such as chimneys, attic vents, and exposed rafter tails.
- The materials of the buildings and structures, including wood framing and cladding, double-hung wood windows, paneled wood doors, and wooden floors. This also includes the masonry and iron materials used in structures such as the Outdoor Grille and Fryer Shed.
- A maintained landscape composed primarily of an overstory of oak trees, pines and sabal palms, with an understory of grass in the central area of the camp. In the adjacent

unmowed areas, cypress trees, pines and sweet gums dominate, with an understory of palmettoes.

## Contributing Resources

Eleven (11) resources contributing to the Vista camp as a significant historic vernacular landscape. These include the following:

- Main House
- Cook's House
- Boathouse
- Houseboat & Marine Railway
- Dock and Walkway
- Attic Garage
- Double Garage
- Fryer Shed
- Woodshed
- Dog Kennels Foundation
- Boat Landing

## Non-Contributing Resources

The following resources do not contribute to the significance of the Vista camp.

- Mobile Home



# Endnotes

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- <sup>127</sup> Junius Elmore Dovell, *Florida: Historic, Dramatic, Contemporary, Volume III Family and Personal History*, (New York: Lewis Historical Publishing Co., 1952), 213.
- <sup>128</sup> Greg M. Turner, *Images of America: Railroads of Southwest Florida*, (Charleston, SC: Arcadia Publishing, 1999), section 7, p.2.
- <sup>129</sup> David Olinger, "Return of the Green Swamp," *Tampa Bay Times*, December 26, 1994.
- <sup>130</sup> Junius Elmore Dovell, *Florida: Historic, Dramatic, Contemporary*, (New York: Lewis Historical Publishing Co., 1952), 213.
- <sup>131</sup> Bob McKinstry, personal communication, November 6, 2019.
- <sup>132</sup> Edward C. Roe, "A Brief History of Vista," unpublished memoir dated November 1993, p. 4.
- <sup>133</sup> Alice Hall, "History put into words for San Antonio and Lacoochee," *The Tampa Tribune*, July 14, 1984.
- <sup>134</sup> "Cummer Sons Mill Sold to Wood-Mosaic Corp.," *St. Petersburg Times*, August 24, 1962.
- <sup>135</sup> Carol Jeffares, "Old No. 3," *The Tampa Tribune*, September 5, 1981.
- <sup>136</sup> Jeffry Brainard, "Swamp gives up historic buildings," *Pasco Times*, November 26, 1995.
- <sup>137</sup> Bill Bond, "Leesburg Rotarians fired up to save historic steam engine," *The Orlando Sentinel*, January 16, 1987.
- <sup>138</sup> Edward C. Roe, "A Brief History of Vista," unpublished memoir dated November 1993, p. 3
- <sup>139</sup> Sandra Roe Smith, Oral history for Friends of the Lower Suwannee Refuge charette, 2019.

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- <sup>140</sup> Ritchey Smith, oral history for Friends of the Lower Suwannee Refuge charette, 2019.
- <sup>141</sup> “Timber Company Honored for Gift,” *Naples Daily News*, November 1, 1971.
- <sup>142</sup> Edward C. Roe, “A Brief History of Vista,” unpublished memoir dated November 1993, p. 4.
- <sup>143</sup> Deed dated January 3, 1972, recorded in Levy County O.R. Book 28, page 540.
- <sup>144</sup> “Florida Man Found Dead,” *The Ithaca Journal*, September 3, 1973.
- <sup>145</sup> Deed dated December 23, 1980, recorded in Levy County O.R. Book 169, page 41.
- <sup>146</sup> Richey Smith, personal communication, December 8, 2019.
- <sup>147</sup> Bob McKinstry, email communication, January 28, 2020.
- <sup>148</sup> U.S. Fish and Wildlife Service, “Generous donation by Cummer family adds 14 Acres to Lower Suwannee National Wildlife Refuge,” accessed October 11, 2019 from: <https://www.fws.gov/southeast/news/2011/02/generous-donation-by-cummer-family-adds-14-acres-to-lower-suwannee-national-wildlife-refuge/>.
- <sup>149</sup> Sandra Roe Smith, oral history for Friends of the Lower Suwannee Refuge charette, 2019.
- <sup>150</sup> Robert R. Page, Cathy A. Gilbert and Susan A. Dolan, *A Guide to Cultural Landscape Reports: Contents, Process, and Techniques*, (Washington DC: US Department of the Interior, National Park Service, 1998), 12.
- <sup>151</sup> Ibid: 71.
- <sup>152</sup> U.S. Department of the Interior, National Park Service, *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*, (Washington, DC: National Park Service, Revised 1997), 41.
- <sup>153</sup> Ibid: 44.

#### **IV. PERIOD OF SIGNIFICANCE (1902-1924) (1936-1972)**

Every significant historic property (or historic district) will have a period of significance. The National Park Service defines this as “the span of time during which significant events and activities occurred. Events and associations with historic properties are finite; most properties have a clearly definable period of significance.”<sup>3</sup>

Identifying the time span when a property achieved its significance should be based on the best available research. The period selected should take into consideration the historic use(s) of the property, modifications over time, and the reliability of information about the property at different points in its history. For some properties, such as those deemed significant for their architecture, the period of significance may simply be the year the property was constructed. Other properties, such as the Vista Camp, may be associated with historically significant uses which spanned many decades.

The period of significance for the Vista camp is circa 1902 to 1924 for lumbering, and 1936 to 1972 for recreation. These periods encompass the initial development of the site as a regional headquarters, through its evolution and decades of use as a recreational gathering spot by officials of the Cummer Cypress Company. Vista served as the focus for annual gatherings of Cummer Cypress Company staff through at least the 1960s. All buildings and structures at the site, save for the mobile home, were constructed or installed during this period.

The end date for the period of significance marks the year when the Vista camp was sold by the Cummer Company to Edward C. Roe and Christopher B. Cummer. By this point in time the camp was no longer used for company gatherings. While its recreational uses were maintained, they became less intensive. This is best demonstrated by the removal of the Houseboat from the Suwannee River during the 1970s, which marked the first time the camp was without its full complement of recreational equipment since the 1940s. Likewise, the relationship of the site to key Cummer Company officials waned with Edward C. Roe’s move to New Mexico in 1974, and Bob McKinstry’s death in 1978.

The company purchased land near the Suwannee National Park in 1902, but didn’t start logging it until 1910. That land included the Vista Site that is the subject of this report. Around 1910, the W.W. Cummer Sons Cypress Company began efforts to log cypress in this area along the Suwannee River and its adjacent tributaries. A new cypress mill was constructed at Sumner, Florida, and a bridge at Fowler’s Bluff was built over the Suwannee River. By 1920, most cypress was cut from the area, and the company then built a new sawmill in Lacoochee in Pasco County, which began operations in 1923. The cut over lands and Vista were sold.

The Cummers maintained a manufacturing operation in Lacoochee to construct fruit and vegetable crates that brought money to the company. By 1936, during the Depression, they bought back the timber lands and the Vista Site, which was then developed as a hunting and fishing site for company officials. Development of the site included construction of a boathouse and dock, grills, sheds, kennels for hunting dogs, garages, a boathouse, open carports, and homes to reside in. The camp was used for fishing or hunting trips and other company gatherings. The company ceased lumber operations by 1960 and the Vista Site was used as a family retreat. In 1971, the company donated about 1,000 acres of riverfront land to The Nature Conservancy. The land was then given to the Federal Government for incorporation into the Lower Suwannee National Wildlife Refuge. In 1973, Edward Roe became the sole



owner of the Vista Site. That land was donated to the Lower Suwannee Refuge by the daughters, who currently have a lifetime estate on the site. The property is maintained by a caretaker.

The company that manages the property, the Friends of the Lower Suwannee and Cedar Keys National Wildlife Refuges, wants to restore this site for use as a museum property that recognizes its history. The property developed over time, beginning in 1902 when the Cummers purchased the site and continues through the 1970s.

One of the most significant parts of this site is how well it has been retained since the 1930s. Very few alterations have been made to the buildings since the 1960s. There are a number of buildings that need repair, such as the houseboat and storage units. Most of the buildings that are used by the family have been retained in good condition, most notably, the owner's home. A restoration of the site to its historic period of concern is appropriate.

Given the history of the site, we recommend a historic period of concern from 1902 until 1972, when the property was used by the Cummer family for lumbering, hunting, and fishing.

## V. REHABILITATION AND ADAPTIVE USE POTENTIAL

The Secretary of the Interior's Standards for the Treatment of Historic Properties are the authoritative frameworks for guiding decisions related to work on historic properties. As discussed by the National Park Service:

The Standards and Guidelines can be applied to historic properties of all types, materials, construction, sizes, and use. They include both the exterior and the interior and extend to a property's landscape features, site, environment, as well as related new construction.

Federal agencies use the Standards and Guidelines in carrying out their historic preservation responsibilities. State and local officials use them in reviewing both Federal and nonfederal rehabilitation proposals. Historic district and planning commissions across the country use the Standards and Guidelines to guide their design review processes.<sup>1</sup>

The Standards offer four distinct approaches to treating historic properties. They are copied verbatim below from the National Park Service Technical Preservation Services division.

### **Standards for Preservation**

When the property's distinctive materials, features, and spaces are essentially intact and thus convey the historic significance without extensive repair or replacement; when depiction at a particular period of time is not appropriate; and when a continuing or new use does not require additions or extensive alterations, Preservation may be considered as a treatment.<sup>2</sup>

1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Work needed to stabilize, consolidate and conserve existing historic materials and features will be physically and

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<sup>1</sup> National Park Service Technical Preservation Services, "The Secretary of the Interior's Standards," Retrieved June 28, 2019 from: <https://www.nps.gov/tps/standards.htm>.

<sup>2</sup> National Park Service Technical Preservation Services, "The Secretary of the Interior's Standards," Retrieved June 28, 2019 from: <https://www.nps.gov/tps/standards/four-treatments/treatment-preservation.htm>.

visually compatible, identifiable upon close inspection and properly documented for future research.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color and texture.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

### **Standards for Rehabilitation**

When repair and replacement of deteriorated features are necessary; when alterations or additions to the property are planned for a new or continued use; and when its depiction at a particular period of time is not appropriate, Rehabilitation may be considered as a treatment.<sup>3</sup>

The Standards will be applied taking into consideration the economic and technical feasibility of each project.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

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<sup>3</sup> National Park Service Technical Preservation Services, "The Secretary of the Interior's Standards," Retrieved June 28, 2019 from: <https://www.nps.gov/tps/standards/rehabilitation.htm>.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

### **Standards for Restoration**

When the property's design, architectural, or historical significance during a particular period of time outweighs the potential loss of extant materials, features, spaces, and finishes that characterize other historical periods; when there is substantial physical and documentary evidence for the work; and when contemporary alterations and additions are not planned, Restoration may be considered as a treatment. Prior to undertaking work, a particular period of time, i.e., the restoration period, should be selected and justified, and a documentation plan for Restoration developed.<sup>4</sup>

1. A property will be used as it was historically or be given a new use that interprets the property and its restoration period.
2. Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces and spatial relationships that characterize the period will not be undertaken.

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<sup>4</sup> National Park Service Technical Preservation Services, "The Secretary of the Interior's Standards," Retrieved June 28, 2019 from: <https://www.nps.gov/tps/standards/four-treatments/treatment-restoration.htm>.

3. Each property will be recognized as a physical record of its time, place and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection and properly documented for future research.
4. Materials, features, spaces and finishes that characterize other historical periods will be documented prior to their alteration or removal.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.
6. Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials.
7. Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.
8. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
9. Archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
10. Designs that were never executed historically will not be constructed.

### **Standards for Reconstruction**

When a contemporary depiction is required to understand and interpret a property's historic value (including the re-creation of missing components in a historic district or site); when no other property with the same associative value has survived; and when sufficient historical documentation exists to ensure an accurate reproduction, Reconstruction may be considered as a treatment.<sup>5</sup>

1. Reconstruction will be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture, and such reconstruction is essential to the public understanding of the property.
2. Reconstruction of a landscape, building, structure or object in its historic location will be preceded by a thorough archeological investigation to identify and evaluate those features and artifacts that

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<sup>5</sup> National Park Service Technical Preservation Services, "The Secretary of the Interior's Standards," Retrieved June 28, 2019 from: <https://www.nps.gov/tps/standards/four-treatments/treatment-reconstruction.htm>.

are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures will be undertaken.

3. Reconstruction will include measures to preserve any remaining historic materials, features and spatial relationships.
4. Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property will re-create the appearance of the non-surviving historic property in materials, design, color and texture.
5. A reconstruction will be clearly identified as a contemporary re-creation.
6. Designs that were never executed historically will not be constructed.

### **Recommended Preservation Approach for the Vista Site: Rehabilitation**

The Vista Camp is currently owned by the children of Edward C. Roe, who maintain a life estate. After that time, the camp will become part of the Lower Suwannee National Wildlife Refuge. The current owners have expressed an interest in restoring this property for use as a museum site, as well as ensuring that the buildings and structures are maintained in good repair.

At the present time, the recommended preservation approach for the Vista Camp is rehabilitation. This allows for needed repairs to the property, while also allowing for changes that make the site suitable for visitors and use by National Park Service staff.

Rehabilitation of the Vista Camp will be best addressed by a Master Plan which prioritizes critical repairs to the buildings and structures in a phased manner. For many, these repairs will include foundation and roof work, along with wood rot repair. Work on the garages will be more extensive. These repairs and any necessary restorations should be carried out according to the Secretary of the Interior's Standards for Rehabilitation, and conform to the identified Period of Significance of circa 1936 to 1972.

In terms of future use(s) of the site, the concept of a museum is viable. The buildings and structures can be interpreted through individual plaques that discuss their history and use, along with other that address site components.

Rehabilitating the site as a museum presents several options. One includes construction of a visitor center with gift sales that would be located outside of the gate. Parking would also be located in that area. Another option is to rehabilitate the Cook's House as a museum center. This would include ADA parking and accessible bathrooms. The rehabilitation will be less expensive than the first option, and is preferred by the Friends of the Lower Suwannee Refuge. A third option is to provide ADA bathrooms in a separate building adjacent to the Cook's House. This option is feasible, but the new building will need to conform with rehabilitation standards #9 and #10.

Tours of the site can be conducted either alone or guided. The guided tours will provide the history of each building. Guests should have time on-site to enjoy the views and atmosphere prior to leaving

through the visitor center and gift shop. All visitors would pay for a tour of the site, with fees established by the Wildlife Refuge or the non-profit organization.

## VI. ARCHITECTURAL ANALYSIS BY BUILDING ELEMENT

**PROJECT:** Vista Sites

**ITEM:** Project Conditions and Site Improvements

### DESCRIPTION OF CURRENT CONDITION:

The Vista site is located at the western terminus of N.W. 31<sup>st</sup> Place in Levy County, Florida, adjacent to the south side of the Suwannee River. It was donated to the Lower Suwannee National Wildlife Refuge to become a part of the wildlife refuge. The current 14 acre site has a lifetime estate for the Cummer family, including use of the current buildings. Those buildings were constructed between 1935 and 1942, with later additions through the 1950s. The components include the following:

- Boat landing c. 1900/1940 (located about 150 yards east of Vista dock)
- Main House c. 1935 (back porch and dining room additions c. 1940)
- Cook's House c. 1920-1935 (duplex worker housing, likely moved to site)
- Boathouse c. 1939 (shed on landward side added prior to 1948)
- Houseboat c. 1939-1940 (moved onto land after 1974)
- Dock c. 1935 (rebuilt after 1948 flood with current configuration)
- Attic Garage c. 1940
- Double Garage c. 1940
- Fryer Shed c. 1940
- Woodshed c. 1935
- Outdoor Grill c. 1940
- Smoker c. 1940
- Kennel Foundation c. late 1930s
- Walkway to dock 1948 (concrete portion from Main House to Dock walkway)

A double wide mobile home was added to the site as a caretaker's home. It is located at the south end of the site. There is also a location of a historic boat dock 150 feet east of the current dock. That dock dates to 1900/1940 and is listed in the previous list of site components.

The vista compound was documented in July 2016 on a Florida master site file resource group form and assigned a site number of LV913.



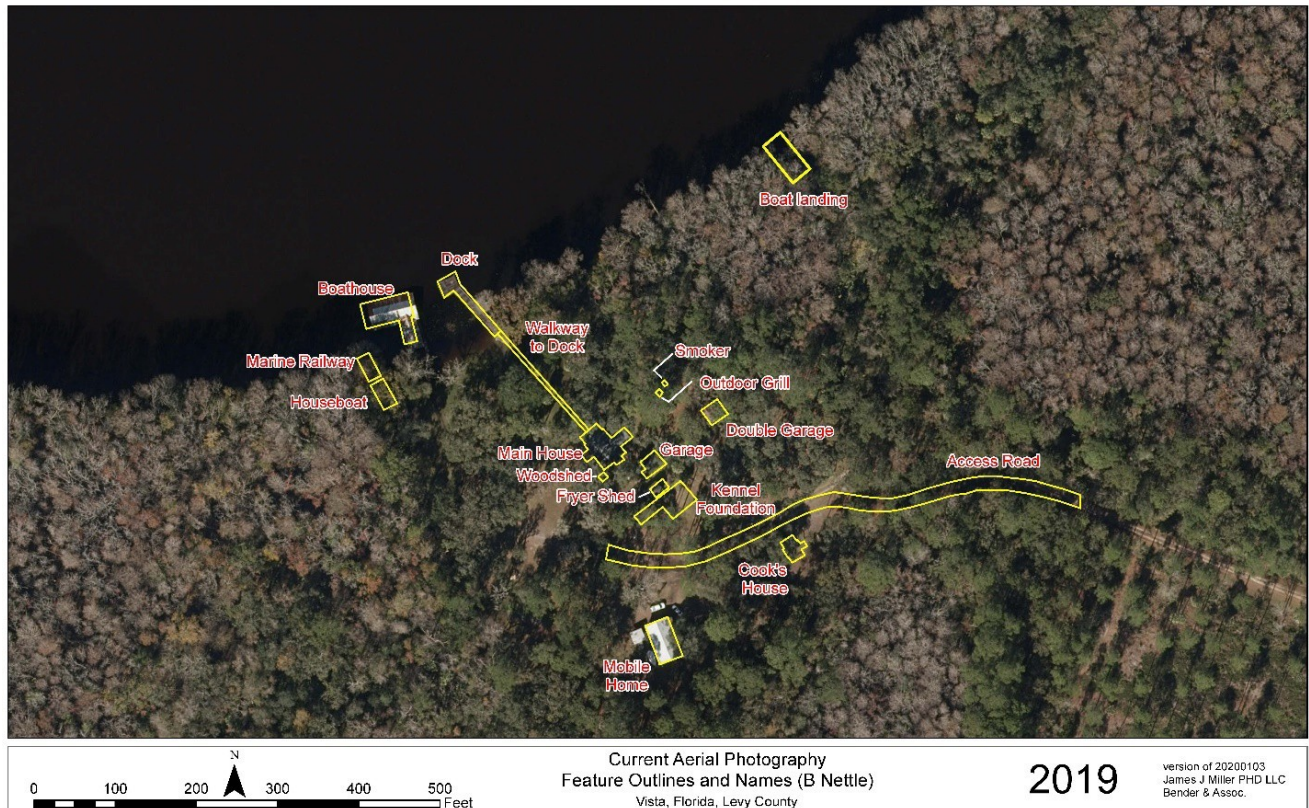
**Landscape Features:**

The vista site was carved from the Lower Suwannee hammock and contains live oaks, sabal palms, and mature pines. Crepe Myrtle and Oleander have been planted as well as a citrus tree near the Cook’s House. The ground east and west of this site is lower and swampy, with sweet gym and cypress closer to the river.

The site is accessed by a dirt road at its south east corner from N.W. 31<sup>st</sup> Place. This dirt road passes the Cook’s House, currently used as a shed, and turns north toward the Houseboat and Boathouse in the water.

The site has grass which has been well maintained. Most vegetation was on-site prior to construction of the current buildings. Many of the palms have grown since the 1930s and 1940s.

All of the landscaping defines the site and contributes to its historic significance. Continued maintenance will assist in allowing it to be considered as mature and a character defining feature.



**PROJECT:** Vista Sites  
**ELEMENT:** Main House  
**ITEM:** General Description  
**EVALUATION:** Historic, Good Condition

### **DESCRIPTION OF CURRENT CONDITION:**

The Main House is a one-story, wood frame, vernacular style building located in the central portion of the Vista site. It has direct access to the dock at the river over a concrete walk. It was constructed c. 1935, with additions for the back porch and the dining room made c. 1940. Other additions, including two bathrooms, were added to the west side circa the 1960s, likely at two times. It is clad with wood channel drop siding with corner boards and rests on a combination of original brick piers and concrete block piers for later additions. The building is capped by a combination of hip, gable, and shed roof forms with exposed rafter tails. Roofing consists of asphalt shingles.

The house is rectangular in plan with several additions that took place over the years. The original house was built with brick foundation piers and consists of gable roofs on the home with hip roofs on porches. The house matches all of the other buildings, painted white with green trim and green asphalt shingle roofing. The additions use concrete blocks for footings in lieu of the historic brick piers. The wood windows match the original units, wood with 2 over 2 divided lights, but the screens vary in their configuration. Aluminum windows have been installed at porches. Corner trims match the original on the earliest additions but vary on later additions. From the evidence on-site, there were 3 or 4 additions made. The house is in good condition and has been well maintained. There is minimal settling of the building.

The primary façade faces north toward the Suwannee River. It features a screened porch capped by a hip roof. The porch is approached via a concrete walkway leading from the dock and features wood open-tread steps and a wood screen door. The interior of the porch includes painted tongue-in-groove wood flooring with exposed rafters above. The primary entrance to the house is a historic partially glazed and paneled wood door with flat board trim. This door is fronted by an additional wooden screen door.

The façade of the house includes a 1960s projecting bathroom addition toward the north end capped by a shed roof with exposed rafter tails. This addition was constructed twice with the north side first. Fenestration on this façade consists of wood double-hung windows with screens and flat board trim. The larger windows feature two- over-two glazing, while the smaller windows on the bathroom additions feature a one- over-one for each window.



North elevation of the Main House in November 2019

The rear (south) façade of the building primarily consists of an enclosed porch addition made c. 1940 which rests on concrete block piers and is capped by a hip roof with exposed rafter tails. A ribbon of sliding aluminum windows installed ca. 1950s-1960s wraps the upper portion of the porch, and an air conditioning unit projects through the porch wall at the west end.



South elevation of the Main House. This elevation shows later additions, including the south porch, it's enclosure with glass windows, extension to the east, and dining room addition.



West end of the Main House bathroom addition. Note that the bathroom was constructed in two stages with the north side on the left side first. The south side was after the north side.

The east façade is marked by a projecting dining room wing which is an early (c. 1940) addition. This wing rests on concrete block piers and is capped by a gable roof. A

boxed skylight is located at the junction between the gable roof of this addition and the roof of the main structure. Two stuccoed chimneys with metal vent caps are located adjacent to the skylight.



Detail of the south porch addition showing the east side extension.

The house is painted white with green trim on the windows, doors, and shutters. The paint is in good condition.

### **RECOMMENDATIONS:**

Overall, the building has been well maintained and is in good condition. Very little work is needed on the exterior. Some foundations need repair, but in general, the house is well maintained. That maintenance work should continue into the near term.

Repairs required will include 12 foundations, some siding, trim, and window repairs.

**PROJECT:** Vista Sites  
**ELEMENT:** Main House  
**ITEM:** Exterior Structure / Walls  
**EVALUATION:** Historic, Good Condition

**DESCRIPTION OF CURRENT CONDITION:**

All of the exterior walls appear to be in good condition. There is no evidence of deterioration or sagging of exterior walls. Windows and trim are in good condition on the interior and exterior. It appears that all windows and doors have been well maintained.

**RECOMMENDATIONS:**

The current maintenance plan has kept the building in good condition. That work should continue as part of the site's maintenance plan.



**PROJECT:** Vista Sites  
**ELEMENT:** Main House  
**ITEM:** Exterior Openings / Doors & Windows  
**EVALUATION:** Historic, Good Condition.

**DESCRIPTION OF CURRENT CONDITION:**

Doors and wood windows are historic components. Aluminum windows are not historic units. Doors are wood 5 panels, or 3 panels with glass above. Historic windows are wood sash units, 2 over 2. Non-historic aluminum sliders at porch enclosures are in good condition. It appears clear that the additions were well thought out with an attempt to match original details. The variation is where porches were enclosed and aluminum windows were used instead of wood units.

The wood windows represent early 20<sup>th</sup> century units with cloth pulls and sash weights in the jambs. All windows operate as originally designed. Windows are painted green. A skylight exists in the kitchen area that allows light into the room. There are no signs of leaks at any of the windows or doors.



This window is on the Main House and is in good condition as are other elements on the Main House due to ongoing maintenance.

**RECOMMENDATIONS:**

All external doors and windows should be repaired to match their historic configuration. Work on foundations, siding, and floor joists should be part of the restoration repairs.

**PROJECT:** Vista Sites  
**ELEMENT:** Main House  
**ITEM:** Interior Finishes  
**EVALUATION:** Historic, Well Maintained.

### **DESCRIPTION OF CURRENT CONDITION:**

The interior of the Main House generally features painted wood floors and beadboard walls with a painted beadboard wainscot. The ceilings are also beadboard. Doorways feature five paneled wood doors and flat board trim. The furnishings are rustic and the rooms are decorated with memorabilia related to the site. This includes items such as historic photos and maps, as well as items such as fishing rods, duck decoys, and mounted taxidermy.

The house was constructed in 1935 as a simple rectangle with a porch on the north side. The 30' x 40' building contained two bedrooms, a living room, and a kitchen, with a 10' x 25' porch. There was no bathroom in the home other than a shower shared by the occupants of the home. An outhouse served toilet functions. Five additions occurred over time. The dining room was likely the first addition in the 1940s. The second and third additions were the south side enclosed porch and Bedroom #3. These additions were likely modified through the 1960s, which included the aluminum windows. The fourth and fifth additions were the bathrooms for the bedrooms. Over time, this plan obtained a rough cruciform pattern from its original simple plan.

### **Living Room**

The living room is located off the north side front porch and features a built-in bench seat faced with beadboard along the east wall, with a small diagonal paneled closet located in the northeast corner. A cast iron heater with a galvanized exhaust vent is located in the center of the room toward the south end. There are two door openings on the west wall which access bedrooms. The door closest to the front door accesses the Master Bedroom. The southwest corner of the room is angled where it meets the doorway to the Bedroom #2. There are two doorways near the southeast corner of the



room. One opens south to access the kitchen. The other opens east to access the dining room.



This is the south wall of the living room. The sloped wall on the right side is the back of the pantry. The open door goes into the kitchen. The closed door goes into the dining room.

## Dining Room

The dining room features a painted wood floor and walls clad with vertical pecky cypress boards. The ceiling likewise features pecky cypress boards and is configured as an open gable with pecky cypress cross beams. Two ceiling fans/light fixtures are attached to the beams. The southwest corner of the room adjacent to the kitchen features a built-in pecky cypress cabinet with two pairs of paneled wood doors.

The east end of the room features a three-panel with glass light wood door with flat board trim which accesses an exterior entry portico. A window is on that wall and between the door and window is an ornate cast iron heater on a metal pedestal. The stove is labeled "Indiana Stove Works Evansville No. 524." A built-in pecky cypress closet/storage area with paneled door is located in the northeast corner, with a boar's head mounted on the wall above it.

A large wooden table occupies the center of the room and is flanked by wooden tables. The room is decorated with memorabilia, including a mounted tarpon above the door to the kitchen. Historic photos indicate the tarpon was installed prior to the 1950s.

## Kitchen

The kitchen is located in the middle of the Main House between the living room and back porch, and the dining room to the east side. The walls and floors are predominately beadboard. The floors appear recently redone and are wood. A bank of paneled cabinets runs along the east wall, while a sink and electric stove are located on the south wall. A large cast iron cook stove labeled "U.S." and "Army Range" dominates the north portion of the room. The stove exhausts through a galvanized vent pipe which rises into a skylight with wireglass glazing. The interior of the skylight box is clad with beadboard and includes spotlights and two access panels.



The wall to the left of the stove is angled and includes a pantry with a pair of paneled wood doors. The wall of this angled section around the pantry is clad with shiplap boards. A refrigerator is located along the west wall.



There are three doorways. Two are near the northeast corner. One accesses the living room and another the dining room. The third doorway is located at the southwest corner and accesses the back porch.

## **Master Bedroom**

The Master Bedroom is located at the northwest corner of the Main House. Historically, this appears to have been the bedroom used by Edward C. Roe, as a safe labeled with his name is located along the south wall of the room. The bed is placed against the east wall of the room. A doorway at the southwest corner of the room accesses Bedroom #2. A 14-paneled wood door along the east wall accesses a bathroom addition. A built-in bookcase is located immediately south of the door to the bathroom. The bathroom features vinyl flooring, a tile wainscot, and includes a vanity sink, toilet, and shower. This bathroom was likely added in the late 1950s to early 1960s. It was the first of the two bedrooms on this side of the house. The bathroom in bedroom #2 was likely constructed after this bathroom.

## **Bedroom #2**

Bedroom #2 is located immediately south of the Master Bedroom. There are two beds placed against the west wall. The south wall was originally the back wall of the Main House. It includes a two-over-two, double-hung, wood window with flat board trim toward the west, and an original five-panel wood door toward the south. This doorway accesses Bedroom #3 at the back of the house.

The northeast corner of the room includes an original five-panel wood door that offers a pass-through to the Living Room. There is a small wooden door above the closet door with flat board trim. It is presumably used for storage. The northwest corner of the room includes a small niche which accesses a bathroom. That room was probably constructed after the Master Bedroom Bath.



### **Bedroom #3**

Bedroom #3 is located at the rear of the Main House in the southwest corner. It is part of a ca. 1940 porch addition and includes painted wood floors and beadboard walls and ceiling. There are two beds against the west wall. The east wall includes a vanity sink at the southeast corner. A paneled door with frosted glazing which accesses the back porch is located at center, and a five-paneled wood closet door is located in the northeast corner.

### **Back Porch**

The back porch is a c. 1940 addition that was altered during the 1950s to 1960s. The north wall is clad with channel drop wood siding and was the original rear wall of the house. There are two, two-over-two, double-hung wood windows on this wall with flat board trim. They provide visual connection to the kitchen. The remainder of the back porch is clad with beadboard walls and beadboard ceiling which is coved at the east end. Various appliances are located along the north wall, including an iron gas stove, a dishwasher, and a water heater. An Art Deco style light fixture hangs from the ceiling near the center of the room.

The west end of the room includes a paneled wood door with frosted glazing in the upper third. This door accesses Bedroom #3. To the right (north) of the door are built in shelves currently used to store glasses. A mirror is mounted to the left of the door.

The east and south end of the rooms include tables used to store various supplies. A freezer is also located along the south wall adjacent to the door to the back porch.



### **RECOMMENDATIONS:**

The interiors are in good condition and no repairs were needed.

**PROJECT:** Vista Sites  
**ELEMENT:** Main House  
**ITEM:** Roof Structure and Roof Covering  
**EVALUATION:** Historic, Good Condition.

**DESCRIPTION OF CURRENT CONDITION:**

Roofs are framed in wood with some variation due to when the additions were made. Roofs are all asphalt shingles in good condition.

Most of the roofs reflect their period of construction. Historic data and on-site reviews have determined that the building was a simple rectangle of 30' wide x 40' long. A screened porch was on the north side facing the river at 10' wide x 24' long. The main house had a gable roof and the porch had a hip roof. The dining room had a gable roof. The porch had a hip roof. The bathrooms on the west side were constructed in the 1960s. They have a flat roof. There was no evidence of roof leaks inside the home.



**RECOMMENDATIONS:**

Continued maintenance of the roof system and other exterior components is recommended. Construction appears to be sound.

**PROJECT:** Vista Sites

**ELEMENT:** Main House

**ITEM:** Foundation and Floor Structure

**EVALUATION:** Historic, Good to Fair Condition.

**DESCRIPTION OF CURRENT CONDITION:**

All floors are framed with wood and sit on brick piers at the original home. The dining room and south porch sit on concrete block piers. The west bathroom additions sit on brick piers that match the original foundations. Sub-floor sheathing is laid at a 45° angle to the joists. Additions have sub-floor sheathing set at 90° to the joists.

At the original house all original brick piers are level and in good condition, indicating that a proper footing was installed. Concrete block piers at the later additions have been offset or are leaning, indicating that a proper footing was not used. Further investigation will determine if repairs are needed, and if so, what the repairs should be.

Joists are bearing on a 6 x 6 girder. Joists are 2 x 8 members. There was no evidence of deterioration. Additions were bearing on a 6 x 8 girder.



**RECOMMENDATIONS:**

Additional documentation by a structural engineer is needed to determine the condition of these footing piers. Repairs may be required once that survey is completed. Several piers will need repairs. Foundation piers consisting of the above blocks will need a more permanent pier, either grouted block on a footing or solid concrete.

**PROJECT:** Vista Sites  
**ELEMENT:** Main House  
**ITEM:** Electrical, Mechanical and Plumbing Systems  
**EVALUATION:** Historic Components

**DESCRIPTION OF CURRENT CONDITION:**

There were several wood burning stoves in the house, all of which appeared to be operational. These stoves were used to heat the home during cold spells. Chimneys were not inspected, but based on the condition of the house, the chimneys are assumed to be in good condition.

Electrical Systems are historic to the home. All receptacles and switches met local codes. All lights worked as needed. The system appears to have been well maintained over time.

**RECOMMENDATIONS:**

Inspection of systems in this home should be inspected for code compliance. Those systems include electrical, plumbing, and mechanical.

**PROJECT:** Vista Sites  
**ELEMENT:** Boathouse  
**ITEM:** General Description  
**EVALUATION:** Historic, Deteriorated

### **DESCRIPTION OF CURRENT CONDITION:**

The Boathouse is a one-story, wood-frame, vernacular structure located on the banks of the Suwannee River at the northwest portion of the Vista site. It was constructed in stages. The first section was built circa 1939 and consisted solely of a covered boat storage area that was three bays wide. No later than 1948 (and likely circa the early 1940s), this covered boat storage area was enlarged and the landward shed section was constructed, resulting in the current configuration of the Boathouse. The building is T-shaped in plan, supported on creosoted wood pilings, and capped by a combination front-facing gable and side-gable corrugated metal roof with exposed rafters. The entirety of the building is clad with pecky cypress that appears to have been whitewashed decades prior.

The Boathouse consists of two rectangles, a 31'4" x 58' 0" (1850 s.f.) long Boathouse suitable for five boats, and a workshop at 17' 0" wide x 19'0" long with an 11'0" x 17'0" porch on its south side for a 17' x 30' foot print (500 s.f.). This element meets the boathouse at its southeast end. The structure is framed in wood. Columns at the Boathouse are 8" to 10" in diameter. There are 5 bays at the boathouse running its length with 2 bays running its width. Each component has a cable roof. The roofs are framed with 5" v-crimp roofing. Gable ends are framed with vertical boards as are the walls.

A wooden walkway runs along the east side of the Boathouse. A wooden marker is affixed to the wall in this area commemorating the "Max Water Mark April 16, 1948." Another walkway originally ran along the west side of the Boathouse but has largely rotted away.

The primary façade faces south toward the shoreline and features an open porch with wood decking. The center of the structure features a storage area accessed by a pair of doors constructed of vertical pecky cypress boards with flat board trim. A smaller hinged door is also located to the right (east) of these larger doors. The east and west sides of this storage area each feature two square window openings which have been infilled with pecky cypress boards as windows. All windows are operational.





The Boathouse from the south side showing fish area and shed.

The rear of the Boathouse includes a wooden walkway along the back of the storage area. Toward the east is a pair of vertical board doors. These access the rear of the storage area. A two-seat outhouse is located in a nook at the northwest corner of the Boathouse. Toward the east end of this storage area, two finger walkways run north providing segregated areas for boat storage. Electric hoists affixed to large wooden crossbeams are used to secure the boats out of the water.

The exterior siding is exposed on the inside and are left unfinished. The roof structure and roofing need repair. The roof structure slopes in at 9 in 12.



The Boathouse and shed components.



View of the Boathouse and dock areas from the Main House.

## **RECOMMENDATIONS:**

Several areas of the Boathouse require repair. Those include roofing, roof decking, and board siding. Boardwalks need repair and restoration, including some framing member for each component. Hardware on shutters should be checked and restored as needed. Roofing should be prepared or replaced as needed.

**PROJECT: Vista Sites**

**ELEMENT: Dock**

**ITEM: General Description**

**EVALUATION: Historic Dock**

**DESCRIPTION OF CURRENT CONDITION:**

The Dock is located in the north-central portion of the Vista site. The long axis of the dock is set on wood pilings and aligned with the primary entrance to the Main House. The dock begins just north of a concrete pad and runs approximately 80 feet out into the Suwannee River. The walkway finger is lined with stacked concrete blocks.

The dock extends into the water from a 9 foot wide by 77 foot long walkway. The dock itself is 16 foot square with an 8 foot wide by 20 foot long floating dock. All components are wood. Piles are 8" to 10" in diameter. Joists and decking are 2 x 10 nominal @ 30" on center. The floating dock uses 2 x 6 for decking. Concrete blocks are set 2 high at the ramp walkway with the holes visible. The ramp connects to the house with a concrete sidewalk.

The terminus of the dock is rectangular deck angled perpendicular to the finger walkway. At the point where the finger and deck meet, a wooden ramp with pipe railings and wooden cleats runs west to access a floating dock. Historic photos indicate that the current configuration of the dock, as well as at least some timbers, appear to date to a 1948 reconstruction of the original dock at the site, based on historic research.

A concrete walkway with concrete curbing connects the Main House to the Dock. An inscription in the concrete reads "W. H. Leggett and Sons October 1948." Mr. Leggett was then the caretaker at Vista and likely constructed the concrete walkway to replace an earlier wooden walkway destroyed in the flood of April 1948.



Concrete walk to the Dock area.



Pier leading to the Docks.



Upper and Lower Docks.

## **RECOMMENDATIONS:**

The dock is in good condition, but needs some maintenance work. Some clients and other components need reattachment.

**PROJECT:** Vista Sites  
**ELEMENT:** Houseboat  
**ITEM:** General Description  
**EVALUATION:** Historic, Deteriorated

### **DESCRIPTION OF CURRENT CONDITION:**

The Houseboat is located in the northwest corner of the Vista site, just inland from the shoreline. The hull was constructed circa 1939 by John Collins, a boat builder from Cedar Key. The cabin was constructed by Henry Leggett, the caretaker at Vista, and his sons. Historically, the houseboat was towed to the mouth of the East Pass of the Suwannee River for fishing and hunting expeditions. It was hauled onto land via a marine railway circa 1975- 1980 and placed on wood piers for use as auxiliary lodging.

The houseboat is fabricated by wood, 16 feet wide by 34 feet long. It is one story with a roof deck, double doors on each end, and windows on all sides. The building above the deck is painted white with green trim. The building is supported on wood piles, 10" to 12" in diameter. Diagonal braces support these piles. The layout is simple: two berths that sleep two in a stacked manner for four beds. These are at the aft end of the boat. Each has a door to the exterior. The central space houses common areas for preparation of food or common grounds for meeting. A commode with toilet and lavatory is on the right side. The shower is on the left. A door to the exterior is between that leads to an outside screened porch that has a grill. There is a wood burning stove in the common area. The kitchen has a double sink, cabinets, and a stove space. There are fourteen windows of various sizes, the largest are 35 inches square.



Galley area with sliding windows.



Berth area on left side.



Berth area on right side. This is one of the worst areas of the boat and will be restored.

The hull of the boat is constructed of creosoted heart cypress which has been sheathed at the bottom with copper. The hull is braced with heart long-leaf pine timbers. The exterior of the cabin is clad with wood drop siding. Both bow and stern feature twin screen doors at center. The bow includes a screened porch, while in the stern section the screen doors are backed by wood doors constructed of vertical boards. These doors are flanked by pairs of wood pocket windows with wood screens and flat board trim.



Bow end of the Houseboat.

The port and starboard sides of the Houseboat are generally identical and feature a pair of two-over-two, 35" square, wood pocket windows with wood screens and flat board trim near the center. Toward the bow are two screened openings with flat board trim backed by a fixed wood window with flat board trim. Toward the stern are stacked pairs of sliding wood pocket windows with wood screens and flat board trim. One of these bedrooms needs more work.



Port side of the Houseboat. The bow is to the left.

Each corner of the boat features pipe handrails. The upper deck is enclosed by pipe railings attached to wooden posts. A metal spotlight is located at the stern above the entry doors. A metal chimney pipe also projects through the upper deck toward the stern. Galvanized water pipes and PVC vents and sewerage pipes run down both port and stern. Steel tie rings are located at either corner of the hull in the stern, which were used for towing the boat.



Looking toward the stern.



There is extensive wood rot damage at the northeast corner of the Houseboat, as well as at the base of the cabin on the west side. The remains of a blue tarp also hang from the upper deck, indicating prior attempts to prevent water intrusion from the deteriorated roof.

There are 3 exterior doors, one from each of the bunk rooms and one at the front of the boat. The front door is 32" by 6'6" high. The bunk room doors are 30" wide by 69" high. All are sound. The fourteen windows will need repairs, but all are useable. There are four interior doors in good condition.

There are electrical systems but none are operational.

There are no mechanical systems other than a charcoal oven inside. Plumbing exists for the toilet, shower, and sink.

## **RECOMMENDATIONS:**

The houseboat has suffered from a lack of maintenance and will need work in order to serve as an exhibit. Most of this work will include various components; the roof and aft end being the most serious elements. Interior components will need restoration as well, such as beds and kitchen equipment.

The boat is an important part of this site. After restoration, it could serve as an exhibit by constructing a ramp on its east side. Stairs would be available to allow access at each end.

The houseboat is important to this site since it tells a story of how people used this site. These participants hunted and fished from this site. The houseboat served to assist in these endeavors. In 1974, the boat was moved on shore and was used as housing.

**PROJECT:** Vista Sites  
**ELEMENT:** Cook's House  
**ITEM:** General Description  
**EVALUATION:** Historic, Deteriorated

**DESCRIPTION OF CURRENT CONDITION:**

The Cook's House is a one-story, wood frame, vernacular style building framed by oak trees in the south-central portion of the Vista site. The building is largely rectangular in plan, rests on concrete block piers, and is capped by a front-facing gable roof. The cladding consists of pecky cypress board-and-batten siding with corner boards.

The primary façade faces north and features a wood porch covered by a shed roof featuring pecky cypress sheathing and rafters, supported by pecky cypress wood posts. The porch is accessed by wooden steps at the west end and a slumped concrete step at the east end. The porch decking consists of flat boards. There are twin primary entrances, both of which are original five-panel wood doors with flat board trim. Both entries feature wood screen doors.



Front of the Cook's House.



Porch framing detail.

The west façade features three original six-over-six, double-hung wood windows with flat board trim. There is a water faucet served by PVC piping at the corner setback for the rear wing. An abandoned electrical meter is located adjacent, as is an exhaust vent.



Southwest corner of the Cook's House

The rear (south) façade consists of a small projecting wing which is likely original to the building. It features a five-panel wood door toward the east end with a wood screen door and flat board trim. The door is accessed by wooden steps with open treads. The

stair landing has rotted through. The rear façade is capped by a shed roof with exposed rafters. The roof has been damaged by the growth of a live oak near the southeast corner. The rear of the building also includes a brick chimney which projects through the west gable end, that served to vent a stove.



This is the chimney in the south side addition with opening for the stove and wood base.

Two additions exist on this home, an 8' x 16' south room and a 5' x 8' addition on the east side. The smaller room may have been a bathroom added to this building.

The east façade of the building includes a six-over-six double-hung wood window with flat board trim at the southeast corner. A wood screen covers the bottom half of this window. At center of the façade is a projecting bathroom addition (circa 1940s) capped by a shed roof. The addition includes small vertically-divided wood windows on the south, east, and north sides. These windows have flat board trim and wooden screens. The northeast corner of the façade includes a six-over-six double-hung wood window with flat board trim.

The visible portions of the roofline feature pecky cypress fascia boards, with exposed rafter tails at the east and west ends of the main gable roof. The roofing material appears to consist of asphalt shingles which have been almost entirely overgrown by resurrection ferns. Vines have also climbed the sides of the structure at the rear. The roofing and wall siding are in poor condition.

There are three exterior doors, all are 5 panels and 32 inches wide. There are 8 windows. Five are standard 6 over 6 units. The other 3 windows are smaller. All windows will require restoration.

### **RECOMMENDATIONS:**

Major repairs will be needed on this home. Those include roofing, roof framing, walls, floors, and foundations. A plan will be prepared to address this building and a schedule will be set to conduct those repairs.

Other components, such as windows and doors, will require restoration.

**PROJECT:** Vista Sites  
**ELEMENT:** Cook's House  
**ITEM:** Interior Finishes  
**EVALUATION:** Historic, Deteriorated

### **DESCRIPTION OF CURRENT CONDITION:**

The interior of the Cook's House is configured into two rooms at the front, with a single room at the rear and a bathroom addition on the east. All of these rooms are currently used to store assorted maintenance equipment and supplies. The two front rooms are clad with painted beadboard walls and ceilings. In the northwest front room, an opening in the wall indicates the building was originally heated by an oil or wood stove which vented into the chimney. There is also an electrical panel on the east wall adjacent to the window.

An original 32" wide five-panel wood door with flat board trim separates the two front rooms. The bathroom is accessed from the northeast front room via a 24" wide two-panel wood door with flat board trim. The bathroom walls are clad with a combination of channel drop wood siding and a vertical board wainscot. The ceiling is made of plywood. Water damage has rotted the ceiling and caused it to fall inward. A hole in the floor at the north end is likely the former location of a toilet. The room is currently used to store old paint cans and related containers.

The back south room is clad entirely with painted pecky cypress. The base of the brick chimney is visible along the north wall. It does not reach to ground level, but rather rises from a frame base. The base of the chimney also includes a terra cotta pipe insert.

There are two sets of stairs, one on the north side to the front porch and one on the south to that door. Both stairs need restoration.

Interior floors and foundations are in poor condition and will need repairs.



Northwest room of the Cook's House looking west.



## **RECOMMENDATIONS:**

The house is in fair to poor condition. All components will need repairs. Those components include renovation of roofing and roof components, ceilings, walls, windows, floors, and foundations. Restoration of the electrical system will depend on the final use of the building. Stairs will be repaired to match future uses. Window restoration will follow all other buildings. Each window will be detailed for full operation.

**PROJECT:** Vista Sites  
**ELEMENT:** Fryer Shed  
**ITEM:** General Description  
**EVALUATION:** Historic

### **DESCRIPTION OF CURRENT CONDITION:**

The Fryer Shed is a one-story, wood frame, building located in the central portion of the Vista site, immediately north of the Dog Kennels Foundation. Built circa 1940, the building is clad with wood channel drop siding with corner boards and capped by a front-facing gable roof with asphalt shingle roofing. The enclosed portion of the building stands on a concrete foundation.

This building is a storage unit with a grill under the east side porch. The building is 10'4" x 12'4" with an 8'2" x 12'4" porch on its east side for a 12'4" x 18'6" footprint. The gable roof has asphalt shingles. The grill is 38" x 53" with a 17" chimney that penetrates the roof. There is one door adjacent to the grill on its north face. The window is on the south side of the building and measures 28" x 54" total. Siding is lap boards over 2 1/4" x 5 5/8" studs @ 24" O.C. and rafters are full 2 x 4 each. Siding is painted white with green trim. The building leans in the center indicating a foundation problem.

The primary façade faces west and features an open porch supported by large square posts resting on concrete pads. A brick masonry fryer stove is centered within the porch and features a brick chimney which rises through the roof ridge and terminates in a terra cotta flue. The stove features a cast iron firebox with hinged doors stamped with the name "Peerless." The top of the stove features a concrete surface with a cast iron fryer at center. The remains of an old light fixture and wiring are affixed to a cross beam above the stove area, but does not work.

The interior of the shed is accessed by a wooden door with a concrete step located immediately north of the kettle stove. The door is constructed of vertical boards and surrounded with flat board trim. The step has slumped badly due to an animal burrow beneath it. The interior of the shed is unpainted and contains a collection of old pieces of equipment, including citrus smudge pots and what appeared to be a large cast iron boiling pot and stand. An older Culligan brand water softener is located adjacent to the door opening. A post at the rear northeast corner appears to have been burned. It is



unclear whether it may have been salvaged from another building. Water damage is readily apparent along the south wall at the eaves, indicating a roof leak.

The north and rear (east) facades of the buildings are windowless. A two-over-two, double-hung wood window is centered on the south façade and includes flat-board trim. The roofline features flat barge boards on the east and west ends and exposed rafter tails on the north and south sides. The roofing is visibly deteriorated and biological growth is present on the chimney.



Fryer Shed from the west side.



Fryer Shed chimney. Deteriorated and needs restoration.



Fryer Shed window with deterioration.



Fryer Shed base has dropped at the building.



Fryer Shed plate deterioration.

## **RECOMMENDATIONS:**

There are a number of issues that require restoration. Those items are foundations and trim. Mortar on the chimney appears to be fine except at the cap. That work should be completed as a repair. The building has sloped in the middle and the chimney has cracked. The restoration should include leveling the chimney and grill and portions of the building. A structural engineer should review these elements and make recommendations for repair.

**PROJECT:** Vista Sites  
**ELEMENT:** Attic Garage  
**ITEM:** General Description  
**EVALUATION:** Historic, Deteriorated

#### **DESCRIPTION OF CURRENT CONDITION:**

The Attic Garage is a two-story, wood frame, vernacular style structure located in the east central portion of the Vista site. Constructed circa 1940, the building is rectangular in plan and features a front-facing gable roof on the eastern half, with a lower shed roof on the western half. Both roofs feature asphalt shingles. The cladding consists of wood channel drop siding with corner boards.

Square in plan, about 22 feet in each direction, the portion over the garage is unfinished with deteriorated elements. Walls are covered with lap siding. The attic is accessed by a stair on its north side through a 36" wide door. A double hung wood window is on the south side, 28" x 56" tall. The first floor window is 34" x 68" high. The building is framed with wood using nominal 2 x 6 for rafters at 24" on center for a 6.75" to 12" slope on the upper roof. The west one story is a carport. The east side is a garage with a pair of solid doors, each at 4' x 6'4" high for a total 8 foot opening. The attic floor and roof are in poor condition, as is the stair that accessed this room.

The primary façade faces south and features two openings. The eastern shed entry has flat board trim and features a pair of hinged wooden doors constructed from painted vertical boards. The western entry is open and features a trapezoidal configuration with flat board trim. The storage area inside this opening features unpainted pine walls, ceilings, and exposed rafters. A boat and trailer occupy most of the storage area. The only fenestration on this façade is a single two-over-two, double-hung wood window beneath the gable end at the attic. The window has flat board trim with a molded cornice lip at the top and a wood-frame screen. The roofline includes painted eave boards and flat board fascia, with exposed rafters at the east and west ends.

The east façade of the building features a single two-over-two, double-hung wood window near the center of the façade. The window includes flat board trim with a molded cornice lip at the top and a wood screen. The western façade contains no openings or architectural details other than the exposed rafters at the roofline.



Front of Attic Garage.

The rear (north) façade is marked by a wooden stairway running west-to-east parallel with the exterior wall. A door constructed of vertical pecky cypress boards is located at the top of the landing. This provides access to the garage attic, which is finished in unpainted pine boards. There is abundant evidence of termite damage to the floor, including a large hole near the doorway.



Rear of Attic Garage.

The condition of the building indicates that the foundations should be inspected by a structural engineer.

### **RECOMMENDATIONS:**

There are a number of items that will require repair and/or restoration. In addition to the attic flooring, the roof will need restoration as well. Structural stability of the roofing system and walls will determine what components need repair. The stabilization plan will evaluate the foundations and determine what work is required for those components.

**PROJECT:** Vista Sites

**ELEMENT:** Attic Garage

**ITEM:** Interior Finishes and Stairs

**EVALUATION:** Historic, Unfinished.

**DESCRIPTION OF CURRENT CONDITION:**

The interiors are unfinished and have signs of deterioration. The exterior stair is also in disrepair and needs restoration. Second floor subflooring has rotted and will need restoration. There is no finish floor in the attic. First floor slabs are dirt and need repairs.



Attic of Attic Garage.

**RECOMMENDATIONS:**

The stair should be disassembled and be replaced with a new stair. The stair and railing should match the historic appearance.

**PROJECT:** Vista Sites  
**ELEMENT:** Double Garage  
**ITEM:** General Description  
**EVALUATION:** Historic, Deteriorated

**DESCRIPTION OF CURRENT CONDITION:**

The Double Garage is a wood frame building located in the central portion of the Vista camp, a short distance southeast of the Main House. Constructed circa 1940, the building is rectangular in plan, clad with channel drop wood siding with corner boards, and capped by a gable roof with exposed rafters.

The building is a one-story garage. Rectangular in plan with a rear addition. The building is 20 feet wide with two carport openings on the east side, a 36" door on the north side and a 30" door on the north side of the addition. Both have gable roofs at a 6 in 12 slope. The interior has diagonal braces at all corners. Framing is with full dimension 2 x 6 members. The interior is unfinished. Floors are concrete. A double-hung, 34" x 68", two-over-two, wood window with flat board trim is located on the south wall.



The double garage entrance.

The interior of the garage is unpainted and features cypress posts with pine wall boards. The roof sheathing on the interior is cypress. A wood door constructed of channel drop siding is located at the northwest corner.

The rear of the garage includes a small shed addition capped by a gable roof with exposed rafters. The north wall includes a wood door constructed of channel drop siding. There is evident wood rot at the base of this door. The interior of the shed is unpainted and includes pine walls and roof sheathing. Modern water treatment equipment is located along the east wall.



Rear of the Double Garage with deterioration on the rear addition.



Rear storage room at Double Garage.

A single historic photo of the garage appears to show that originally it was fronted by two sliding doors constructed of horizontal drop siding. The concrete slab also appears to be a later addition, and is poured in such a way that it is separate from the exterior walls.

Foundations and electrical units need to be inspected and reported. Any deficiencies will then be repaired.

## **RECOMMENDATIONS:**

This building has been maintained, but has some signs of deterioration. Those areas will need to be restored. The roofing should be inspected by a qualified roofer.

**PROJECT:** Vista Sites  
**ELEMENT:** Woodshed  
**ITEM:** General Description  
**EVALUATION:** Historic, Deteriorated

#### **DESCRIPTION OF CURRENT CONDITION:**

The Woodshed is located in the central portion of the Vista site, just southwest of the rear of the Main House. Built circa 1935, the Woodshed is rectangular in plan, 7' x 9.5', clad with cypress wood shingles, and capped by a gable roof covered with asphalt shingles. There is a single 2' x 6' door opening facing east. The door is constructed of vertical pecky cypress boards and surrounded with flat board trim that is shouldered at the top. The roofline includes simple flat bargeboards in the gable ends with exposed rafters at the sides. There is no poured foundation and the structure has slumped significantly into the ground toward the southwest.

The north façade includes a hinged access panel constructed of shingle slats. Several shingles have fallen from the building toward the base of this façade. There is a large section of termite damage that has opened a hole in the rear (west) side of the structure and caused a number of shingles to fall away from the building.



Front of Woodshed



Woodshed for the Main House has lost shingles and is falling into the ground due to no foundation.

#### **RECOMMENDATIONS:**

The building needs restoration of the deteriorated elements, including installation of a foundation. Areas that do not have shingles should be restored. Termite damage should be repaired as well as other damage.



**PROJECT:** Vista Sites  
**ELEMENT:** Outdoor Grill  
**ITEM:** General Description  
**EVALUATION:** Historic Grill

**DESCRIPTION OF CURRENT CONDITION:**

Constructed circa 1940, the Grill is a brick masonry structure located east of the Main House and west of the Smoker. The structure is 6 foot square in shape and features a 25" x 32" cast iron griddle served by a 17" chimney to the east, and an iron 18" x 24" grill toward the west. Both the griddle and grill are covered by original galvanized metal lids. The front of the structure is served by two pairs of fireboxes with hinged cast iron doors. The front of these doors is stamped with a diamond emblem reading "Cahill," which marks them as a product of the Cahill Iron Works of Chattanooga, Tennessee.

The west side of the structure includes an open storage area for firewood. The chimney rises from the southeast corner 6 feet above the grill top and includes a metal ring toward the base of its east side. This ring may adjust a damper. There is a wooden pole in the ground at the rear of the structure. Its purpose is not clear, although it may have once served as a mount for a light. The cement on the top of the structure is badly cracked in places. The bricks are stained with biotic growth and years of accumulated leaf litter have raised the ground surface around the edges.



West side elevation of the grill.



North side elevation of the grill. Note that some components will need restoration, including the concrete top.

**RECOMMENDATIONS:**

The grill is in good condition. General maintenance will improve its appearance.

**PROJECT:** Vista Sites  
**ELEMENT:** Smoker  
**ITEM:** General Description  
**EVALUATION:** Historic Shed

**DESCRIPTION OF CURRENT CONDITION:**

The Smoker is a small, 52" wide x 60" long wood frame structure roughly oriented on a north-south axis and located a short distance east of the Outdoor Grill. Constructed circa 1940, it features wood 1 x 6 T&G lap siding with corner boards, and is capped by a gable roof covered with asphalt shingles. The gable ends are molded to form pediments. A hinged 15" tall x 22" wide wooden access door is located at the base of the west side. The interior is empty save for a metal mesh platform used to hold the food being smoked. There is evident wood rot around the base, where years of accumulated leaf litter have raised the ground surface.



The smoker needs some repairs, most notably at the ground level.

**RECOMMENDATIONS:**

Some restoration work is needed to maintain this component. Some items include the siding and interior grill.



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## VII. STRUCTURAL ASSESSMENT

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# Structural Condition Assessment Vista Historic Site Lower Suwannee National Wildlife Refuge Fowler Bluff, FL

*Prepared For*

Bender & Associates Architects, P.A.  
410 Angela Street  
Key West, FL 33040-7402

*Prepared By*

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AES Project No. 319-257  
July 24, 2020



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July 24, 2020

Mr. Bert L. Bender, RA, LEED AP  
Bender & Associates Architects, P.A.  
410 Angela Street  
Key West, FL 33040-7402

Re: Structural Condition Assessment Report for  
Vista Historic Site Lower Suwannee  
National Wildlife Refuge

AES Project: #319-257

Dear Bert:

Atlantic Engineering Services of Jacksonville (AES) has completed its structural condition assessment of the structures located on the Vista Historic Site, Lower Suwannee National Wildlife Refuge; Fowler Bluff, Florida. Our assessment consisted of a visual review of the structures from May 6, 2020 through May 8, 2020. Present at the site was Mr. Kyle W. Binniger, P.E. with AES.

#### **EXECUTIVE SUMMARY**

In general, the structures located at the Vista Site are historic in nature and every one of them plays an important role in telling the story of this historic site and its rich history. At the time of the condition assessment, several of the structures, or parts of the structures, appeared to be a life safety hazard. These include the following: The Main House, the Boat House, the Houseboat, the Cook's House, the Fryer Shed, the Attic Garage, and the Woodshed. These structures are deteriorating at an alarming rate, and continuous deterioration will eventually render them un-restorable. To save them, immediate temporary stabilization and repairs need to be conducted to maintain their structural integrity. Until temporary stabilization measures are taken, extreme caution needs to be utilized near or around the structures, and interior access must be closed off for life-safety reasons.

Table 1 illustrates the overall stability of the structures. The life-safety portion of the table may be limited to a portion of the structure in lieu of its entirety, please review the specific report section for further information. Several structures are settling and are unstable due to the condition of the framing bearing directly on grade; foundations will need to be installed or existing foundations modified. In order to install foundations, the structure will need to be temporarily stabilized, raised by means of hydraulic jacking, leveled, and re-positioned on a proper bearing surface. Existing foundation modifications are required in several structures, and leveling may be required. Once the foundations have been completed, the deteriorated framing can be repaired or replaced.



**Table 1: Overall Stability Assessment**

Structure	Existing Structural Condition	Life Safety Hazard	Need Foundations	Existing Foundation Modification		
				Underpinning	Geometric Changes	Demo/Reconstruct
Main House	FAIR	YES	-	-	-	X
Boat House	FAIR	YES	-	-	-	-
Dock	GOOD	NO	-	-	-	-
Houseboat	POOR	YES	-	-	-	X
Cook's House	POOR	YES	-	-	-	X
Fryer Shed	POOR	YES	-	X	X	-
Attic Garage	POOR	YES	X	-	-	-
Double Garage	FAIR	NO	-	-	X	-
Woodshed	POOR	YES	X	-	-	-
Outdoor Grill	FAIR	NO	X	X	-	-
Smoker	POOR	NO	X	-	-	-

Definitions:

**Existing Structural Condition:** See Appendix C for Existing Structural Conditions Evaluation Criteria.

**Life Safety Hazard:** All of the structure, or any portion thereof, which is apparently unstable and poses a risk of collapse, is likely to cause injury to the health, safety, or general welfare of those within or in proximity.

**Need Foundations:** Structure bears directly on grade and requires a foundation system for stability.

**Underpinning:** All of the structure, or a portion thereof, requires stabilization by means of underpinning the existing foundation or structure.

**Geometric Changes:** All of the structure, or a portion thereof, requires stabilization by means of modifying the existing foundations geometrically for increased bearing capacity.

**Demo/Reconstruct:** All of the structure, or a portion thereof, requires stabilization by means of demolishing the existing unstable foundation system and reconstructing the foundation and piers to support current code compliant loading.



## MAIN HOUSE

### BACKGROUND

The Main House is a one-story, wood framed building, built circa 1936 that has had several added additions spanning over decades (see Photographs 1 and 2). The additions consist of a rear porch entry, a dining room, and a bathroom. The original gable roof consists of 1x8 sheathing on 2x6 joists at 24-inches on center. The roof rafters are part of field-built wood trusses at 48-inches on center, which tie the walls together and support the over-framed roofs of the dining room and bathroom additions. Each truss is comprised of 2x6 rafters and 2x4 ceiling joists braced by 1x4 vertical chords, 1x8 diagonals, and 1x4 collar ties. The roof joists and trusses bear on perimeter 2x4 wood frame walls and a center 2x4 wood frame wall, with gable end walls being framed with 2x4 studs at 24-inches on center. A skylight is located over the kitchen area and is roughly 6-foot square, and the roof rafters and ceiling joists are framed through the boxed-out skylight (see Photograph 3). The front and rear porch hipped roofs consist of 1x8 sheathing on 2x4 joists at 30-inches on center bearing on a double 2x4 top plate.

The rear porch, located on the north side of the structure opposite the Suwannee River, has a ceiling consisting of 2x4 ceiling joists bearing on the north and south walls with 1x4 tongue and groove sheathing, and is enclosed with 2x4 wood framed walls. The front porch, adjacent to the Suwannee River, does not have a ceiling and is a screened in enclosure.

The ground floor of the Main House consists of 1x4 tongue and groove floor decking on 1x6 diagonal subfloor sheathing on 2x8 floor joists at 24-inches on center, and is supported by interior and perimeter 6x6 wood beams. The ground floor of the front porch consists of 1x4 decking perpendicular to the 2x8 floor joists at 24-inches on center, supported by perimeter 6x6 wood beams. The ground floor of the additions (Bathroom 1 and 2) consists of 1x6 diagonal subfloor sheathing on 2x8 floor joists at 16-inches on center, supported by two (2) 2x8 beams at the interior and perimeter. The perimeter and interior beams of the main house, front porch, and additions of Bathroom 1 and 2 are supported by mortared clay brick foundations and piers, which vary in size and orientation. The rear porch ground floor consists of 1x4 decking perpendicular to the 2x8 floor joists at 24-inches on center, supported by 2x8 perimeter beams. The perimeter and interior beams of the rear porch addition are supported by dry stacked concrete masonry unit (CMU) piers and ungrouted stacked CMU foundations.

Through the years, the rear porch was turned into a sleeping porch, and in turn a small entry porch was added at the entry of the rear porch. This small entry porch has a monoslope, wood framed shed roof consisting of 2x4 rafter tail extensions nailed to the rear porch and supported by two (2) 2x4 beams supported by three (3) 4x4 wood posts. The floor framing consists of 1x6 decking bearing on 2x6 floor joists, and is supported by a perimeter 2x6 beam bearing on dry stacked CMU piers and ungrouted stacked CMU foundations.

A dining room addition was added to the east side of the Main House and a wood deck was added at the exterior entry. The dining room is a wood framed, gabled roof consisting of 1x4 sheathing on 2x6 roof joists at 24-inches on center with rafter ties at 72-inches on center. Roof joists are supported by exterior wood framed walls. The ground floor of the dining room addition consists of 1x4 decking perpendicular to the 2x8 floor joists at 24-inches on center, supported by three (3) 2x8 beams at the interior and perimeter. The added wood deck to the exterior entry of the dining room is a wood framed, gable shed roof with 1x6 sheathing on 2x4 roof joists supported by 2x4 knee braces. The wood deck consists of 1x6 decking on 2x6 floor joists at roughly 16-inches on center, supported by interior and perimeter two (2) 2x6 beams. The perimeter and interior beams of the dining room and exterior entry porch additions are supported by dry stacked concrete masonry unit (CMU) piers and ungrouted stacked CMU foundations. The steps leading up to the front screened porch and the dining room entry porch consist of 2x12 treads with open risers and are supported by 2x10 stair stringers at each end. The stair to the small entry porch leading into the rear porch is comprised of concrete cast-in-place steps.





## OBSERVATIONS

Our structural condition assessment consisted of a visual review of the structure. The survey plans approximately locate the deteriorated areas pinpointed during our survey (see Appendix A).

The Main House and its additions are overall in FAIR condition. See Appendix C for Existing Structural Conditions Evaluation Criteria. The roof structure, with the exception of the rear entry porch, appears to be in good condition with minor deterioration isolated to the rafter tails, fascia, and decking over the eaves (see Photograph 4). The Main House gabled roof rafters are missing miscellaneous truss components such as diagonals and verticals (see Photograph 5). The rear entry porch roof shows signs of severe termite damage in the rafters and perimeter beams and columns (see Photographs 6, 7 and 8). Weathered siding and trim were observed throughout the structure (see Photograph 9). The existing floor framing is in overall good condition with isolated perimeter and interior beams, and miscellaneous floor joists showing signs of deterioration by termites and weathering (see Photographs 10 and 11).

Overall, the subfloor and floor decking are in good condition with the exception of the rear entry porch decking, which has severe termite damage; adjacent to the bathroom addition, which has moisture damage; and the perimeter of the front porch, which has moisture damage (see Photographs 12, 13 and 14). The remaining framing components are in overall good condition unless noted otherwise in Appendix A.

The Main House foundations appear to be in good overall condition with areas of failing mortar joints of the masonry brick piers. However, approximately under the kitchen, two (2) masonry brick foundation piers have rotated and are separated from the floor framing (see Photographs 15 and 16). Foundations of the more modern rear entry porch, dining room and dining room entry porch, and bathroom are all dry stacked concrete masonry units (CMU) forming block piers bearing on a single CMU block foundation, which in several areas have settled and caused the piers to rotate and shift away from the floor framing (see Photographs 17 and 18). The rear entry porch steps have settled towards the house and show signs of cracking (see Photograph 19).

## EVALUATION AND RECOMMENDATIONS

The Main House is in FAIR condition but does require repair. Repairing the deteriorated roof framing and sheathing by splicing and/or replacing sections will require removing roofing from areas to allow access to the roof sheathing, and repairing the trusses can be accessed through the attic access hatch. The rafter tails showing signs of deterioration can be repaired from the exterior and interior of the structure and will require minor demolition. The Main House roof rafters shall have the missing diagonal and vertical members replaced with 2x materials. It is also recommended that hurricane straps be placed from the existing rafters to the wall top plates or, depending on location, to the porch beams. The porch support columns require cap and post bases connecting the porch columns to the roof beams and floor beams for wind uplift. Miscellaneous floor beams, floor joists, and decking need to be replaced or supplemented to ensure adequate support of the above framing and loading. The deteriorated floor joists can be spliced with pressure treated 2x framing and the deteriorated beams can either be replaced or supplemented with pressure treated lumber. Deteriorated floor decking shall be removed and replaced as required at the porch edges. Once the perimeter beams and floor framing have been repaired, it is recommended that hurricane ties be installed from the beams to the foundation piers, which will complete the load path. Miscellaneous masonry brick pier mortar joints require repointing, but first the rotated and settling foundations located (approximately) under the kitchen need to be repaired or replaced. Along with the two (2) foundations under the kitchen, the foundations under the various additions require stabilization and reconstruction to ensure stability. Replace the foundations with cast-in-place concrete foundations and grouted and reinforced CMU piers. The associated floor framing shall be shimmed as required to achieve adequate bearing, and hurricane ties shall be used to strap to the foundation piers.

The dining room entry porch handrails and guardrails are inadequate to support handrail loads and shall be replaced. However, if required historically, these handrails can be reinforced with steel brackets to help resist the load. The rear entry porch framing has severe termite damage, and this framing shall be replaced and tied to the new concrete foundations. Various areas of siding throughout the newer and original sections of the house require replacement.

### **CONCLUSIONS**

The Main House is in overall in FAIR condition and requires minor repairs and code reliant refurbishes. The completed routine maintenance on the structure has aided its preservation over its lifespan and will continue to do so. Foundations and associated piers need to be replaced throughout the additions because the piers are unstable and are actively settling. The two (2) foundations located under the kitchen also require replacement.

Prior to utilizing the Main House, foundation elements should be immediately repaired due to the visible settlement and the unstable nature of the foundation piers. The current condition of the foundations is a life-safety hazard. If the Main House is to remain utilized, temporary stabilization measures should be implemented under the kitchen areas to mitigate potential first floor framing collapse. Also, hurricane ties are required throughout the structure from the roof rafters to the top plate down to the foundation piers. Signs of termites were visible; it is recommended a termite expert evaluate the structure to determine a means of remediation.



**Photograph 1**  
**Primary Facade of Main House**



**Photograph 2**  
**Southwest Corner of Main House**



**Photograph 3**  
**Skylight within Main House Kitchen**



**Photograph 4**  
**Deteriorated Rafter Tail**



**Photograph 5**  
**Missing Diagonals within Attic**



**Photograph 6**  
**Termite Damaged Rafter Tail at Rear Porch**



**Photograph 7**  
**Termite Damaged Rear Porch Entry Framing**



**Photograph 8**  
**Termite Damaged Porch Column**



**Photograph 9**  
**Weathered Siding and Trim**



**Photograph 10**  
**Termite Damaged Floor Framing**



**Photograph 11**  
**Weathered Floor Framing**



**Photograph 12**  
**Termite Damaged Floor Decking of Rear Porch Entry**



**Photograph 13**  
**Water Damaged Floor Decking**





**Photograph 14**  
**Water Damaged Decking at Main Entry Porch**



**Photograph 15**  
**Rotated and Settled Foundation Piers**



**Photograph 16**  
**Rotated and Settled Foundation Piers**



**Photograph 17**  
**Dry-Stacked and Unstable CMU Piers**



**Photograph 18**  
**Dry-Stacked and Unstable CMU Pier**



**Photograph 19**  
**Collapsed CMU Pier**



## BOAT HOUSE

### BACKGROUND

The Boat House is a one-story, wood-framed structure located on the bank of the Suwannee River at the northwest portion of the Vista site. The covered boat storage area, three (3) bays wide, was the first section constructed circa 1939. A landward shed section, now a storage room, and an open porch was added circa 1948, which presents the current layout of the Boat House structure (see Photographs 1 and 2). There are pile supported walkways located to the north and east side of the landward shed section. Previously, a pile supported walkway was located to the west side of the landward shed section, but this area has since deteriorated. As it stands currently, there are a total of five (5) bays of the Boat House running its length with two (2) bays running its width. The original Boat House was roughly 55'-0" x 30'-0" rectangular and the landward shed addition is roughly 15'-6" x 29'-0" rectangular, which both form an "L-shape" with the long portion running east-west and parallel to the riverbank.

The Boat House is an 8-inch and 10-inch diameter creosote wood pile supported structure with a corrugated metal gabled roof over exposed timber rafters, supported by perimeter and interior beams. The storage room addition roof structure is a gabled wood roof, constructed of exposed 2x6 rafters spaced at roughly 30-inches on center with 2x6 sleepers and a corrugated metal roof. The rafters bear on a perimeter 2x6 wood beam that supports the pecky cypress 2x12 vertical wall planks and spans to the 10-inch diameter wood piles, which are roughly 6'-0" above the wood decking. The pecky cypress 2x12 vertical wall planks are supported at the base by the perimeter decking. The wood decking consists of 2x6, 2x10, and 2x12 boards spanning over 2x10 stringers, and supported by 2x10 beams spanning between wood piles. From the riverbank to the landward shed section, the open porch deck framing is sloped and the roof is an extension from the landward shed section. Within the landward shed, located at the north and south ends, an overhead storage area is framed with 2x6 joists at 30-inches on center spanning and attached to the vertical siding through a 2x4 ledger, and the joists support 2x10 wood decking.

The original Boat House gabled roof is comprised of exposed timber rafters spaced at roughly 30-inches on center with a continuous 1x4 ridge beam and a 1x6 rafter tie. The rafters support 1x6 sleepers, which support corrugated metal roofing panels. The rafters have a 2x6 collar tie at roughly 60-inches on center and are supported by perimeter and interior 6x8 wood beams. Double 2x6 collar ties are supported by the perimeter and interior beams, the two (2) 2x6 collar ties are located only at boat hoists, with the boat hoists through-bolted into the collar tie. Located at the east end of the Boat House, spanning roughly one (1) bay located over the center row of piles, an attic storage area was constructed by placing 2x deck boards over the rafter ties and adding additional 2x6 rafter ties spaced to match the roof rafters. The roof structure, boat lifts, and decking is supported by 10-inch diameter wood piles that are embedded into the riverbed. The wood piles have 2x6 knee braces in most locations from the pile to the supporting roof beam. At the southwest portion of the original Boat House, wood 6x6 kicker frames support the floor stringers through steel bucket connections. The stringers span from frame to frame and support 2x10 decking running parallel to the stringers. Narrow finger piers connect the center row of piles to the southern row of piles, and run north to south in three (3) locations for boat access.

These finger piers are constructed of 2x beams attached to the wood piles and have intermediate 2x blocking with 2x decking spanning parallel to the beams. Triangular shaped wood decks are located between the main southern dock and the finger piers to aid in loading and unloading a vessel. These triangular decks are constructed of a diagonal 2x beam and 2x decking.



Original access to the Boat House was granted by a wood dock from the riverbank to the southern dock structure, spanning south to north. The southern dock structure runs parallel to the original Boat House. The wood docks are constructed of 2x6, 2x10, or 2x10 deck boards spanning between 2x10 wood stringers supported by 2x10 beams notched and through-bolted to 8-inch creosote wood piles.

## **OBSERVATIONS**

Our structural condition assessment consisted of a visual review of the structure. The survey plans approximately locate the deteriorated areas pinpointed during our survey (see Appendix A).

The Boat House is in overall FAIR condition. See Appendix C for Existing Structural Conditions Evaluation Criteria. Metal v-crimp roofing shows signs of surficial corrosion in numerous locations, but the corrosion has not penetrated the underside (see Photographs 3 and 4). The roof rafters have severe buildup of dirt from nesting mud daubers, which made visual observation of the roof rafters difficult (see Photograph 5). The perimeter and interior beams are in fair condition with few areas of severe deterioration due to termites. The perimeter 2x6 beam located at the shed to porch junction has cracked (see Photograph 6). Diagonal braces located from the roof beams to the timber piles are in good condition with no exceptions noted. At the time of visual observation, there were three (3) boats elevated out of the Suwannee River utilizing mechanical lifts attached to roof framing. These lift supports appear to be in good operable condition. Above the lifts located on the eastern portion is an attic space with severely deteriorated deck board. The timber walkway located between the riverbank shed and the original Boat House has severely deteriorated floor framing and corroded metal joist hangers. Movement of the floor framing can be experienced while walking across the decking (see Photographs 7 and 8). The floor decking over this area appears to be original and is in poor condition. Boards are not fastened to the floor framing due to the level of deterioration on the decking ends (see Photograph 9). Beams and stringers connect to the timber piles by through bolting in some locations and lag bolting in others. These connections appear to be in good condition. The timber piles throughout the structure show signs of deterioration by marine organisms, and biodegradation due to the creosote being compromised. Section loss of the timber piles was not observed due to accessibility issues of piles under the walkways, but biological growth was evident on the perimeter piles (see Photographs 10 and 11).

The riverbank shed siding and the original Boat House gable roof end siding are in poor condition with many boards deteriorated, loose and not fastened at the base, termites present, and sections falling off (see Photographs 12 and 13). The entry step to the riverbank shed has settled (see Photograph 14).

## **EVALUATION AND RECOMMENDATIONS**

The Boat House is in FAIR condition but does require repair. The metal v-crimp roof is in poor condition. During re-roofing, all the deteriorated sleepers need to be removed and replaced with pressure treated lumber. All the rafters need to have hurricane ties installed, connecting the rafter to the perimeter beam. All the deteriorated roof framing will need to be replaced or repaired, as well as, the deteriorated floor framing and decking to stabilize the substructure to support the required load. Any cracked and distressed framing will require repair or replacement. Miscellaneous timber piles have marine organisms and biodegradation that will require repair or replacement. The vertical siding at the riverbank shed is in poor condition and needs to be reinforced in place to salvage the historic pecky cypress.

## CONCLUSIONS

In general, the Boat House is in FAIR condition, but does require repair in the form of attaching the roof rafters to the beams, repair and replacement of deteriorated wood framing, replacement of deteriorated joist hangers, and reinforcement or replacement of existing timber piles. The pecky cypress siding will need to be reinforced due to the current level of deterioration at the base. Overall, the decking is unstable, and the framing moves while in use and has become a life-safety hazard. It is recommended that the framing be immediately reinforced, and new joist hangers installed to mitigate potential collapse.



**Photograph 1**  
**East Facade of Boathouse**



**Photograph 2**  
**South Facade of Boathouse**



**Photograph 3**  
**Surfacial Rust on Metal V-Crimp Roofing**



**Photograph 4**  
**Underside of Metal Roofing**



**Photograph 5**  
**Roof Rafters Covered in Mud Dauber Nests**



**Photograph 6**  
**Cracked Perimeter Beam**





**Photograph 7**  
**Decking Deteriorated and Not Fastened**



**Photograph 8**  
**Joist Hangers Deteriorated**



**Photograph 9**  
**Decking Deteriorated and Not Fastened**



**Photograph 10**  
**Biological Growth at Waterline and Weather Checking**



**Photograph 11**  
**Deterioration at Top of Timber Pile**



**Photograph 12**  
**Deterioration at Base of Siding**



**Photograph 13**  
**Deterioration at Base of Siding and Missing Deteriorated Framing**



**Photograph 14**  
**Settled Entry Step**



## DOCK

### BACKGROUND

Located at the north-central portion of the Vista site is a timber Dock spanning into the Suwannee River from the south bank. The four (4) main components of the Dock structure are the long axis timber fixed pier, the square end timber fixed dock, the timber pivot ramp, and the floating timber dock (see Photograph 1). The long axis timber fixed pier aligns with the rear entry to the Main House and is roughly 78'-0" long x 10'-0" wide. The square end timber fixed dock is located at the far end of the dock and is roughly 12'-0" x 18'-0". A timber pivot ramp connecting the fixed dock to the floating dock is located at the southwest portion of the square end timber deck and is roughly 10'-0" long and 4'-0" wide. A timber floating dock is located at the west end of the fixed dock and is roughly 18'-0" long x 13'-6" wide.

The fixed pier decking consists of 2x10 deck boards with roughly a 1-inch gap between the boards, spanning between 2x10 stringers bearing on 6x8 or 8x8 beams. The 6x8 and 8x8 beams are spanning between two (2) outer creosote 8-inch diameter wood piles. The edges of the fixed pier have dry stacked 8"x16" concrete masonry units (CMU) lining the perimeter.

At the north end of the fixed pier is the timber fixed dock. The fixed dock and fixed pier have similar construction; however, there are minor differences. The fixed dock beams are supported by a single interior and two (2) exterior wood piles. The perimeter of the fixed dock does not have dry stacked CMU. The perimeter of the fixed dock consists of through bolted 4x4 beams. Located at the far end of the fixed dock is a wood ladder. Horizontal 1x members span from pile to pile at the east and north end and are spaced at roughly 2'-0" apart.

A timber pivot ramp is bolted to a perimeter stringer of the fixed dock and spans down to the floating dock. The pivot ramp decline angle fluctuates with the rising and falling tides and hinges from the fixed dock and rolls on the floating dock. The pivot ramp is constructed of 2x6 perimeter beams with interior blocking and 2x6 deck boards spanning perpendicular to the blocking. A steel pipe handrail is located on each side of the pivot ramp and 10-inch diameter rubber wheels with steel rims support the low end of the ramp off the floating dock.

Fluctuating with the rising and falling tides is a timber floating dock attached to the fixed dock by a steel pipe slide rail from the dock piles through a steel ring on the floating dock. The decking consists of 2x6 deck boards attached to 2x members holding in floats running lengthwise.

### OBSERVATIONS

Our structural condition assessment consisted of a visual review of the structure. The survey plans approximately locate the deteriorated areas pinpointed during our survey (see Appendix A).

The Dock is overall in GOOD condition. See Appendix C for Existing Structural Conditions Evaluation Criteria. The main beams, stringers, and timber piles show signs of deterioration due to weathering. Miscellaneous beam ends cantilevered and exposed over the top of timber piles are deteriorated and are decayed (see Photograph 2). Stringers have decking fastened with approximately 16d nails, and it appears the nails have split the top of the stringer and allowed moisture to penetrate the framing and deteriorate it from the inside out (see Photograph 3). Only a few locations could be tested due to the deck boards being fastened. Deck boards throughout the structure are either missing, unattached, or deteriorated. Some boards have been replaced through the years, but pressure treating preservatives were not used on the replacement boards (see Photograph 4).



The nail heads are raised roughly 1/4-inch throughout the fixed pier and fixed dock (see Photograph 5). Along the fixed pier, on both sides, the stacked CMU block is missing in locations. The block is also a good indication of the amount of settlement that has occurred over the years. In some locations, it appears roughly 2-inches of settlement has occurred (see Photograph 6).

Located at the fixed dock to fixed pier intersection, the center timber pile has settled and is no longer in contact with the Dock nor the pier framing (see Photograph 7). The timber piles throughout the structure show signs of deterioration, marine organisms, biodegradation due to the creosote being compromised, and checking due to weather (see Photograph 8). Section loss of the timber piles was not observed due to accessibility issues of piles, but biological growth was evident on the perimeter piles. The pivot ramp hardware is severely deteriorated and is causing the pivot ramp to damage the floating dock decking (see Photograph 9). The floating dock, attachment rails to the fixed dock are deteriorated with corroded and missing hardware (see Photograph 10). Located on the north and east side of the fixed dock are 1x3 horizontal boards that are fastened from timber pile to timber pile to create a barrier for boats or floating objects, and prevent them from getting stuck under the side. These horizontal boards are loose and severely deteriorated. The low guardrail located at the perimeter of the fixed dock is loose and unattached in areas (see Photograph 11).

#### **EVALUATION AND RECOMMENDATIONS**

The Dock is in GOOD condition but does require repair. The deteriorated stringers and beams need to be replaced with pressure treated lumber, as well as, the horizontal barrier boards. All beams and stringers need to have hurricane ties installed once the deteriorated framing has been repaired. Deteriorated deck boards need to be replaced and fastened to the stringers with stainless steel fasteners, as well as, the low perimeter guardrail. Nail heads are protruding from the deck boards. These need to be reset flush with the decking to prevent a trip hazard. It is recommended, that the corroded hardware attaching the pivot ramp to the fixed dock and to the floating dock be replaced with stainless steel hardware. The deck boards of the floating dock that have been damaged by the pivot ramp need to be repaired after the ramp has been repaired. Additional hardware needs to be replaced with stainless steel at the floating dock to the fixed dock connection rails. Creosote timber piles throughout the dock show signs of biodegradation and need to be reinforced or replaced. The creosote has dissipated leaving the piles unprotected from the elements and the harsh tide cycles.

#### **CONCLUSIONS**

In general, the Dock is in GOOD condition but does require repair and maintenance in the form of repairing the deteriorated framing, decking, and timber piles prior to fastening the framing down with stainless steel hurricane ties. It is recommended to immediately replace the deteriorated deck boards. The floating dock to the fixed dock hardware shall be replaced to ensure the dock does not become unfastened and float away. The stacked CMU at the perimeter of the fixed pier is a historical feature, but the block is loose and unattached to the structure, which can become a trip hazard or fall hazard. This area shall be reviewed architecturally.



**Photograph 1**  
**Overall of Dock**



**Photograph 2**  
**Deteriorated Beam End Cantilevered Over Timber Pile**



**Photograph 3**  
**Deteriorated 2x Stringer**



**Photograph 4**  
**Deteriorated Decking**





**Photograph 5**  
**Raised Nail Heads**



**Photograph 6**  
**Settlement of Dock Structure**



**Photograph 7**  
**Timber Pile Settled and Not in Contact with Framing**



**Photograph 8**  
**Biological Growth and Weather Checking at Base of Timber Column**



**Photograph 9**  
**Deteriorated Decking at Pivot Ramp**



**Photograph 10**  
**Corroded and Missing Hardware**



**Photograph 11**  
**Perimeter Timber Unattached**



## HOUSEBOAT

### BACKGROUND

Located at the northwest corner of the Vista site, adjacent to the Suwannee River shoreline, the Houseboat sits atop braced timber pilings (see Photograph 1). The Houseboat was constructed circa 1939 by John Collins and Henry Leggett; John constructed the hull and Henry constructed the cabin. Hunting and fishing expeditions utilizing the Houseboat required the Houseboat to be towed to the location. The Houseboat was hauled out of the water by a marine railway circa 1975 and placed on timber pilings to be used as auxiliary lodging.

The Houseboat hull is constructed of creosote timber, 3x8 planks at the bow and stern with 3x12 planks on the port and starboard. The topside of the hull at the bow and stern is constructed of 2x10 deck boards supported by 2x6 joists at roughly 30-inches on center. The joists frame into sloped 2x6 bow and stern ribs. The topside of the hull at the bow and stern, steps down into the cabin and screened porch areas roughly 26-inches. It appears the cabin and screened porch area construction consists of a 2x6 timber ribbed construction spaced at roughly 30-inches on center with blocking orientated between the ribs for hull plank attachment and floor decking attachment. The spacing of the timber ribs creates under-floor storage areas with access hatches throughout the hull. The floor decking is 1x4 tongue and groove planks orientated lengthwise.

The Houseboat cabin and screened porch is a one-story construction with an upper deck. The upper deck is constructed of 2x6 floor joists spaced at roughly 30-inches on center and are supported by perimeter 2x4 wood wall studs spaced at roughly 30-inches on center, and bear on the interior upper portion of the interior hull ribs. The upper deck handrail consists of 4x4 handrail posts with 1-inch outer diameter pipe railing between posts.

The Houseboat, as it currently sits, is resting on a creosote pile supported structure. A 4x6 beam runs lengthwise along the port and starboard side of the hull, which is bolted to the side of the hull and was likely originally used as a rub rail. However, it is currently helping to support the hull by stabilizing the perimeter timber piles elevating the hull. There are three (3) frames supporting the Houseboat and elevating the hull roughly 3-feet above existing grade. The frame consists of a 9-inch diameter pile milled to form a 7-inch square beam, tight to the underside of the hull. It bears on perimeter, 14-inch diameter timber piles and a quarter of a 14-inch diameter timber pile located at the center beam span. The perimeter piles are braced with halved 14-inch diameter timber piles.

### OBSERVATIONS

Our structural condition assessment consisted of a visual review of the structure. The survey plans approximately locate the deteriorated areas pinpointed during our survey (see Appendix A).

The Houseboat is overall in POOR condition. See Appendix C for Existing Structural Conditions Evaluation Criteria. A blue tarp was placed on the Houseboat roof many years ago to help with the failed waterproofing, but has since dry rotted and is useless (see Photograph 2). Water damage is apparent at the northeast corner and through the northern portion of the roof framing due to the deteriorated wall studs, decking, hull framing, and roof joists (see Photographs 3, 4, and 5). Steps to enter the sleeping quarters have severely deteriorated and are pulling away from the hull framing, which is also tied into an access panel into the stern of the hull, which is also deteriorated (see Photograph 6). The east wall framing (port side) of the Houseboat shows signs of significant deterioration and weather damage from the interior of the vessel (see Photograph 7). A floor access hatch located in the kitchen on the port side of the vessel is operational and allowed a visual observation of the lower hull beneath the deteriorated wall framing. This area shows signs of water damage and deterioration (see Photograph 8). Mooring davits are located at the bow and stern of the vessel. These are severely deteriorated (see Photograph 9).



The overall exterior decking is in POOR condition with significant water damage due to foliage buildup retaining moisture and saturating the framing (see Photograph 10). The exterior hull decking and rub rail are in fair condition. However, the hull fasteners are showing signs of corrosion (see Photograph 11).

The upper deck of the Houseboat has a failed guardrail at the perimeter and appears to have significantly deteriorated guardrail posts (see Photograph 12). The Houseboat siding shows signs of significant weathering and has been damaged through the years (see Photograph 13). Elevating the Houseboat are quartered timber piles, beams, and braces. It appears the Houseboat supports are untreated timber piles and could have significant deterioration at grade elevation, which was not observed at the time of the review (see Photograph 14). The exposed portions of the Houseboat supports are significantly deteriorated at the tops due to water that is not able to shed off the top cap (see Photographs 15 and 16).

### **EVALUATION AND RECOMMENDATIONS**

The Houseboat is in POOR condition and requires significant repair. The level of visible deterioration is consistent with years of weather damage and failed waterproofing, and the non-visible areas, such as the hull framing or roof framing, are likely as deteriorated as the visible portions. Based on the observed portions, this structure will likely need to be dismantled in some capacity and reconstructed with like components and restored components. The upper deck roof and guardrail are in poor condition with failed posts, and failing roof joists and sheathing due to water intrusion. The roof sheathing needs to be removed and the roof joists and sheathing replaced. Starting at the northeast corner and propagating down the port and starboard side of the vessel is significant visible siding damage, wall stud damage, floor framing damage, and ceiling damage due to water intrusion. These areas require repair and replacement prior to replacing the roof joists and roof decking. The weathered decking located at the exterior of the hull shall be replaced and refastened, as well as, the deteriorated wood siding. The hull framing observed through the access hatches needs to be repaired to ensure structural stability of the elevated Houseboat. Deteriorated framing supporting the Houseboat needs to be supplemented with new piles, beams, and braces and the Houseboat shall be attached to the framing with hurricane straps for uplift. Overall, the exposed Houseboat hardware should be cleaned and coated with a rust inhibiting paint to help minimize corrosion.

### **CONCLUSIONS**

In general, the Houseboat is in POOR condition with many significant repairs required for stabilization. As the structure currently sits, it is a life-safety hazard and should not be utilized and, care should be taken while around the structure. Temporary stabilization bracing should be installed immediately within the Houseboat to mitigate potential collapse. Overall repairs include replacing roof joists, roof sheathing, wall sheathing, wall studs, hull decking, hull framing, mooring davits, wood entry stairs, and hull support framing. To complete these repairs, it is recommended that the structure be dismantled, existing members preserved, and reconstructed with like components and restored components. Strapping from the Houseboat to the elevated framing should be utilized for stabilization. Signs of termites were visible; it is recommended a termite expert evaluate the structure to determine a means of remediation.



**Photograph 1**  
**West Wall (Starboard) Overall**



**Photograph 2**  
**Roof Tarp and Debris on Roof**



**Photograph 3**  
**Northwest Corner Severely Deteriorated**





**Photograph 4**  
**North Wall and Roof Joists Severely Deteriorated**



**Photograph 5**  
**Wall Studs, Siding, Blocking, and Decking Severely Deteriorated**



**Photograph 6**  
**Decking, Entry Step, and Wall Framing Severely Deteriorated**



**Photograph 7**  
**Wall Framing and Siding Severely Deteriorated**



**Photograph 8**  
**Kitchen Floor Storage Well Moisture Damage**



**Photograph 9**  
**Mooring Davit Deteriorated**



**Photograph 10**  
**Siding, Trim, Decking, and Wall Framing Severely Deteriorated**



**Photograph 11**  
**Decking and Trim Deteriorated with Corroded Fasteners**



**Photograph 12**  
**Handrail Post Failed with Broken Handrail**



**Photograph 13**  
**Missing and Severely Deteriorated Siding**



**Photograph 14**  
**Base of Houseboat Supports Deteriorated**



**Photograph 15**  
**Top of Houseboat Support Pile Deteriorated**



**Photograph 16**  
**Top of Houseboat Support Pile Deteriorated**





## COOK'S HOUSE

### BACKGROUND

Located near the south-central portion of the Vista site stands a one-story, wood framed, vernacular style building, the Cook's House. It was estimated that the original house was constructed circa 1920-1940, with a bathroom and a rear porch addition added through the years. The building consists of a front porch, the main two-room house, a bathroom addition, and a rear porch addition with entry steps (see Photograph 1).

The front porch roof consists of a monoslope wood shed roof with 1x8 decking on 2x4 rafters spaced at 24-inches on center bearing on a perimeter 2x6 beam and a 2x ledger attached to the main house. The perimeter wood beam is supported by two 2-2x4 columns at the beam ends and an intermediate support, which bears on 8"x16" concrete masonry units (CMU) orientated 16" tall. The porch floor framing consists of 1x6 decking bearing on 2x6 floor joists at roughly 24-inches on center, which span to an intermediate 2x6 beam and perimeter two 2-2x6 beams. Supporting the perimeter and interior porch beams is the porch column CMU foundation and a 2x4 ledger attached back to the main house. Access to the porch is through wood entry steps comprised of 1x6 treads, open risers, supported by 2x10 stringers bearing on grade and supported by the front porch perimeter beam.

The main house roof is a gabled roof with 1x12 decking supported by 2x4 roof joists at roughly 30-inches on center, bearing on 2x4 wood stud walls. Perimeter 4x8 wood beams support the wood stud walls and the 2x6 wood floor joists. An interior 4x8 wood beam supports the mid span of the 2x6 floor joists, which are at 24-inches on center. The perimeter and interior wood beams are supported by ungrouted 8"x16" CMU piers roughly 1'-4" above existing grade. 1x4 tongue and groove decking is supported by the floor joists and is orientated perpendicular to the floor framing.

A bathroom was added to the main house. The bathroom addition roof is a monoslope wood shed roof with 1x12 decking on 2x4 rafters spaced at 24-inches on center bearing on 2x4 stud walls. Perimeter 2x6 wood beams support the wood stud walls and the 2x6 wood floor joists, which are spaced at roughly 36-inches on center. The beams are bolted through 8-inch diameter wood pier foundations at the far corner and nailed to a 2x4 ledger off the wood stud walls of the main house.

The rear enclosed porch houses a clay brick chimney that is partially supported by 4x6 wood corner columns. The roof of the rear porch is a monoslope wood shed roof with 1x8 decking supported by 2x4 roof joists at roughly 24-inches on center bearing on 2x4 stud walls. A perimeter 2x6 supports the floor framing, and an interior 4x8 supports the floor framing. 1x4 decking is supported by the floor joists that is orientated perpendicular to the floor framing. The clay brick chimney bears on the wood framing comprised of 4x6 corner columns and 1x4 siding, which bears on ungrouted 8"x16" CMU piers. It appears an additional 4x8 beam was added to support the west portion of the floor framing. Access to the rear enclosed porch is by a series of wood steps leading to a wood framed landing. The steps are comprised of 2x6 treads spanning to 2x10 stringers, which bear on grade and are fastened back to a 2-2x6 wood beam. 1x6 decking is supported by 2x6 floor joists, which are supported by perimeter 2x6 beams. The porch perimeter beams and the stair stringer beam are supported by ungrouted 8"x16" CMU piers at the stair, and the perimeter beams are supported at the rear enclosed porch by a 2x6 ledger nailed back to the porch.

The exterior of the Cook's House is board and batten siding, and the interior has horizontal slats of tongue and groove siding with the exception of the rear enclosed porch, which has exposed interior wood stud walls and no siding.



## OBSERVATIONS

Our structural condition assessment consisted of a visual review of the structure. The survey plans approximately locate the deteriorated areas pinpointed during our survey (see Appendix A).

The Cook's House is overall in POOR condition. See Appendix C for Existing Structural Conditions Evaluation Criteria. The roof is overgrown with resurrection ferns and has retained moisture resulting in water damage to the roof sheathing and deteriorated roof framing (see Photograph 2). The roof rafters were not observed, but it is anticipated that these are significantly deteriorated.

A tree has grown into the rear porch roof and caused roof framing damage, allowing water intrusion into the structure causing significant deterioration (see Photographs 3, 4, and 5). The bathroom addition roof has collapsed allowing water intrusion into the structure, causing significant deterioration (see Photograph 6). The floor framing of these areas is significantly damaged, along with miscellaneous floor framing that has deteriorated due to termites (see Photographs 7 and 8). Roof framing located over the entry porch has deteriorated due to termites and the porch columns and beams show similar deterioration (see Photographs 9 and 10).

Foundations throughout the structure were in fair condition, but consist of ungrouted stacked concrete masonry unit (CMU) piers. The foundations are rotated and loose at the rear porch and the rear entry porch (see Photograph 11). The masonry brick chimney support framing has stacked CMU piers under the framing, but they are not in contact to support the chimney. Masonry bricks at the top of the chimney are loose and falling due to a tree limb that struck the chimney (see Photograph 12). Adjacent to the chimney in the rear porch, the floor slopes away from the building, and it was observed that the corner CMU foundation pier is no longer in contact with the floor framing and the framing is currently cantilevered at the corner (see Photograph 13). The rear entry porch and steps are severely deteriorated and are unstable due to the loose piers (see Photograph 14). The front porch entry steps are also deteriorated and loose (see Photograph 15).

## EVALUATION AND RECOMMENDATIONS

The Cook's House is in POOR condition and requires significant repairs and reconstruction. The roof needs to be reconstructed in several areas with new sheathing, new roof joists and re-roofed. Hurricane hold downs need to be placed from each roof joist to the top plate. Prior to doing so, remove all tree limbs that are directly adjacent to the structure to ensure the branches do not continue to hit the structure. Wall top plates located under the deteriorated roof framing need to be replaced, and any associated deteriorated siding. The deteriorated floor framing and floor sheathing needs to be repaired by providing supplemental reinforcing to the deteriorated framing members. The masonry brick chimney requires reconstruction at the top, once the directly adjacent tree limb has been removed, and re-pointing with architecturally approved repair mortar and bricks. The floor framing under the chimney needs to be stabilized. All foundations require stabilization and reconstruction to ensure stability. Replace the foundations with cast-in-place concrete foundations, and grouted and reinforced CMU piers. The associated floor framing shall be shimmed as required to achieve adequate bearing, and hurricane ties shall be used to strap to the foundation piers.

The rear porch entry steps and landing require complete reconstruction with pressure treated wood and either hot dipped galvanized or stainless-steel hardware. The entry steps also require complete reconstruction and reconfiguration. Reconstruct with pressure treated wood and either hot dipped galvanized or stainless-steel hardware.

## CONCLUSIONS

In general, the Cook's House is in POOR condition with many significant repairs required for stabilization. As the rear porch and bathroom addition currently sits, it is a life-safety hazard and should not be utilized, and care should be taken while around the structure. Temporary stabilization bracing should be installed immediately within the Cook's House to mitigate a potential framing collapse. Repairs to the Cook's House include removing directly adjacent tree limbs, removing the biological growth from the roof structure, replacing or reinforcing roof joists, roof sheathing, wall sheathing, wall studs, wall top plates, floor decking, wood entry and exit stairs, new foundations and installing hurricane strapping. Significant framing damage has occurred through the years due to water intrusion into the structure. The structure will continue to deteriorate at an alarming rate if these areas are not repaired. Signs of termites were visible throughout. It is recommended a termite expert evaluate the structure to determine a means of remediation.



**Photograph 1**  
**Cook's House Main Entry Porch**



**Photograph 2**  
**Biological Growth on the Roof**



**Photograph 3**  
**Damaged Rear Corner Due to Tree**



**Photograph 4**  
**Moisture Damaged Framing**



**Photograph 5**  
**Moisture or Termite Floor Framing Deteriorated**



**Photograph 6**  
**Collapsed Roof Framing and Ceiling Due to Moisture**



**Photograph 7**  
**Deteriorated Floor Decking at Addition**



**Photograph 8**  
**Deteriorated Floor Decking at Rear Porch**



**Photograph 9**  
**Termite Deterioration**





**Photograph 10**  
**Termite Deterioration**



**Photograph 11**  
**Rotated and Loose Foundation**



**Photograph 12**  
**Tree Bearing on Brick Chimney with Loose Debris**



**Photograph 13**  
**Failed Corner Foundation**



**Photograph 14**  
**Failed Rear Porch Entry Steps**



**Photograph 15**  
**Rotated and Deteriorated Main Entry Steps**



## FRYER SHED

### BACKGROUND

The Fryer Shed is a one-story, wood framed, building located in the central portion of the Vista site. The building is clad with wood channel drop siding and was constructed circa 1940. The building has two (2) main sections, an enclosed shed and an open porch (see Photograph 1). The enclosed shed and open porch wood gabled roof consists of 1x6 decking supported by 2x4 roof joists at roughly 24-inches on center, supported by interior 2x4 wood stud walls at 24-inches on center at the enclosed shed and by perimeter 2x4 wood trusses at the open porch. Wood lap siding clads the exterior of the structure. The perimeter 2x4 wood trusses at the open porch consist of 2x4 verticals at roughly 24-inches on center with a 2x4 diagonal at each end enclosed by a 2x6 top plate and a 2x4 bottom chord with exterior 1x6 siding, and is roughly 26-inches deep. The four (4) corners of the enclosed shed have 6x6 wood columns with low 2x4 diagonal wall braces, and the columns bear on a concrete pyramid type foundation. Located at the outside corners of the open porch, a wood 6x6 column supports the porch trusses and bears on a concrete pyramid type foundation. The enclosed shed interior 2x6 wood floor joists are elevated from grade by 1-2 inches and span to perimeter 2x6 beams. The 1x6 decking spans perpendicular across the floor joists.

Located at the junction of the enclosed shed and the open porch, a brick masonry oven and chimney bears on grade and penetrates the porch roof. The brick oven has a steel cover over the fryer vat and two (2) steel doors in the front for oven access. Access to the enclosed shed from the open porch is by a single concrete step.

### OBSERVATIONS

Our structural condition assessment consisted of a visual review of the structure. The survey plans approximately locate the deteriorated areas pinpointed during our survey (see Appendix A).

The Fryer Shed is overall in POOR condition. See Appendix C for Existing Structural Conditions Evaluation Criteria. The roof ridge visibly hinges at the intersection of the shed and the outdoor porch, adjacent to the masonry brick chimney (see Photograph 2). The masonry brick fryer has settled and hinged at the connection of the chimney to the base (see Photograph 3). Located at the chimney cap, biological growth is present along with deteriorated mortar joints. Cracking between the access hatches at the front of the fryer and the fryer vat are present in the masonry brick (see Photograph 4). The roof sheathing, roof framing, wall framing, and floor structure are severely deteriorated at the west edge of the structure due to water intrusion and termites (see Photographs 5, 6, and 7). Additional framing at the south and east walls have similar significant deterioration (see Photograph 8). Roof joist extensions show signs of deterioration due to weather damage. Located at the southeast corner of the structure, the corner column is charred for the entire height due to a previous fire and has significant termite damage at its base, but no additional framing surrounding the area shows the same type of charred distress (see Photograph 9). It appears this corner column may have been salvaged from another structure. There is a wood framed shelf mid-height on the south wall that has collapsed due to framing that is termite damaged (see Photograph 10). Roughly fifty (50%) of the vertical wall studs are severely deteriorated due to weather damage and termite damage (see Photograph 11). The floor decking is cracked in the northeast corner, and floorboards are severely deteriorated throughout due to weather damage and termite damage. The structure does bear on a perimeter foundation, but the foundation has settled and grade has built up around the structure leaving the floor joists, perimeter beams, and wall sheathing bearing in or on grade, thus causing significant deterioration (see Photograph 12).



The open porch roof joists are significantly deteriorated due to weather damage or termite damage at the west wall, along with the associated roof sheathing and wall top plate (see Photograph 13). The north-south spanning truss located at the west wall is severely damaged at the southern end due to weather damage or termite damage (see Photograph 14). The corner columns appear to be in good condition and bear on concrete footings (see Photograph 15). A concrete step to enter the enclosed Fryer Shed shows signs of settlement, however it appears the settlement is due to an animal burrow (see Photograph 16).

#### **EVALUATION AND RECOMMENDATIONS**

The Fryer Shed is in POOR condition and requires significant repairs and reconstruction. The roof and walls need to be reconstructed in several areas with new sheathing, new roof joists, new top plates, and new spliced wall studs. Hurricane strapping needs to be placed from the roof joists to the top plate. Miscellaneous floor decking needs to be replaced in addition to floor joists requiring splicing. The overall structure and the masonry brick fryer requires stabilization.

It is recommended that new foundations be installed at the perimeter of the enclosed shed, and underpinning the existing foundation under the masonry brick fryer and chimney be installed. Once the foundations have been installed along the perimeter of the structure, tie the existing floor framing to the new foundations with galvanized or stainless-steel hurricane strapping. Once the existing foundation under the masonry brick fryer and chimney has been stabilized, the chimney cap needs to be repointed with architecturally approved mortar and the cracking at the chimney to the base joint, and the front face cracking needs to be stitched together with © Helifix HeliBar anchors.

#### **CONCLUSIONS**

In general, the Fryer Shed is in POOR condition with many significant repairs required for stabilization. Repairs include replacing roof joists, roof sheathing, wall sheathing, wall studs, wall top plates, floor decking, repointing and crack stitching of the masonry brick chimney, and overall foundation stabilization. New foundations or reinforcing of the existing foundations is recommended for the enclosed portion of the Fryer Shed due to the visible hinging of the building. Underpinning of the masonry brick fryer will be required. The existing floor framing is resting on grade at the perimeter of the structure. The structure should be raised when new foundations are placed or the existing foundations are reinforced. The overall enclosed shed portion of the structure is unstable due to the level of deterioration within the wall, roof, and floor framing. This area has become a life-safety hazard and should be closed off to use. Care should be taken while around the structure. Temporary bracing is required throughout the enclosed shed and should be immediately installed. Signs of termites were visible. It is recommended a termite expert evaluate the structure to determine a means of remediation.



**Photograph 1**  
**Overall of Fryer Shed**



**Photograph 2**  
**Settled and Hinging Structural Framing**



**Photograph 3**  
**Chimney to Brick Oven Hinging Masonry**



**Photograph 4**  
**Masonry Repointing Required at Chimney Cap**



**Photograph 5**  
**Severely Deteriorated Wall and Roof Framing**



**Photograph 6**  
**Severely Deteriorated Wall and Roof Framing**





**Photograph 7**  
**Severely Deteriorated Wall Framing**



**Photograph 8**  
**Severely Deteriorated Wall and Roof Framing**



**Photograph 9**  
**Charred and Termite Damaged Column**



**Photograph 10**  
**Failed Storage Shelf**



**Photograph 11**  
**Severely Deteriorated Wall Framing**



**Photograph 12**  
**Weathered Siding**



**Photograph 13**  
**Deteriorated Roof Joist**



**Photograph 14**  
**Deteriorated Porch Framing**



**Photograph 15**  
**Settled Column Foundation**



**Photograph 16**  
**Settled Entry Step**



## ATTIC GARAGE

### BACKGROUND

The Attic Garage is a two-story, wood frame structure located in the east central portion of the Vista site and was constructed circa 1940. The building is rectangular in plan and features a front-facing gable roof on the eastern half, with a lower shed roof on the western half (see Photograph 1). The cladding consists of wood channel drop siding.

The main building, gabled wood framed roof consists of 1x6 wood decking fastened to 2x6 wood roof rafters spaced at roughly 24-inches on center, which bear on a 2x4 wood stud wall with a double top plate. The attic space, the second floor, and floor framing consists of 1x3 tongue and groove decking perpendicular to the 2x6 floor joists spaced at 24-inches on center. The exposed first and second floor wall studs frame adjacent to each other and are nailed into the side face, and the attic floor joists are nailed to the opposite side face. Located at each of the building corners are 2x4 diagonal wall braces, and the garage opening header consists of 2-2x6's. The first floor 2x6 wood floor joists bear on grade, and support 1x3 wood decking.

An attached shed is located on the western half of the structure. The roof consists of a monoslope wood shed roof, framed with 2x4 roof joists at 24-inches on center supporting 1x6 roof decking, and are attached to the main structure by a 2x ledger and bear on the shed 2x4 wood stud walls. The walls of the shed are exposed from the interior and consist of 2x4 vertical wall studs with 2x4 corner diagonals and bear directly on grade.

Located to the rear of the Attic Garage is the wood entry steps and landings for access to the attic. The steps are comprised of 2x6 treads, open risers, 2x10 stringers, 2x6 landing joists and beams, and are supported by 3x6 and 4x4 wood posts. The top stair landing is partially supported by the Attic Garage by a 2x6 ledger.

### OBSERVATIONS

Our structural condition assessment consisted of a visual review of the structure. The survey plans approximately locate the deteriorated areas pinpointed during our survey (see Appendix A).

The Attic Garage is overall in POOR condition. See Appendix C for Existing Structural Conditions Evaluation Criteria. The roof joists and sheathing over the main portion of the garage are in poor condition and are significantly deteriorated throughout due to water intrusion and termite damage (see Photographs 2 and 3). The wall top plate and vertical studs are severely deteriorated at the west wall (see Photograph 4). The attic floor joists and sheathing are severely deteriorated due to the compromised roof, which has allowed water intrusion into the structure (see Photograph 5). The intersection of the attic floor framing, the first and second floor wall studs, and the floor sheathing are severely deteriorated in several areas with water damaged connections (see Photographs 6 and 7). The vertical wall studs at the first floor are overall in fair condition with the exception of the areas under the compromised roof structure. Floor joists on the first floor are bearing on grade with existing grade being flush with the underside of the floor decking, which is severely deteriorated (see Photographs 8 and 9).

The exterior lower shed is in FAIR condition. The shed roof sheathing shows signs of deterioration due to water intrusion, but the roof joists appear to be in fair condition. The wall framing appears to be in fair condition with the exception of the bottom 1-foot which is deteriorated due to the surrounding grade located roughly 1-foot above the bottom plate, which bears directly on grade and not on a foundation (see Photographs 10 and 11). The west wall has significantly settled and is hinging towards the main garage (see Photograph 12).



The attic entry stairs are in very poor condition and are pulling away from the building with severely, deteriorated stair treads, stringers, columns, stair landing framing, and foundations (see Photographs 13, 14, and 15). The stair handrail is loose and deteriorated (see Photograph 16).

#### **EVALUATION AND RECOMMENDATIONS**

The Attic Garage is in POOR condition and requires significant repairs and reconstruction. The Attic Garage roof needs to be reinforced in areas and reconstructed in other areas with new roof joists and new roof sheathing. The wall framing adjacent to the deteriorated roof framing needs to be reinforced for both the first and second floor. The second-floor to first-floor connections need to be reinforced or reconstructed; the second-floor decking and miscellaneous floor framing need to be replaced or reinforced, and the first-floor decking and floor joists need to be replaced or reinforced. All new framing in contact with the earth or exterior needs to be pressure treated lumber with galvanized or stainless-steel fasteners. Both the Attic Garage and the shed need to have hurricane straps placed from the roof joists to the top plate, and need to be placed on foundations and tied to the foundations with periodic foundation adhesive anchors. The foundations will stabilize the structure and aid in minimizing the rate of deterioration. The surrounding grade indicated inches of differential settlement throughout the structure. The rear attic entry stairs need to be reconstructed and placed on concrete foundations and piers.

#### **CONCLUSIONS**

In general, the Attic Garage is in POOR condition with many significant repairs required for stabilization. The overall stability of the structure is in question due to the severely deteriorated framing throughout the roof, the second floor, and the first floor. In addition, the structure is not on a foundation system. As the structure currently sits, it is a life-safety hazard and should not be utilized, and care should be taken while around the structure. Temporary stabilization bracing should be installed immediately within the Attic Garage to mitigate a potential framing collapse. The attic access stairs should be roped off due to the unstable nature of the framing. The deteriorated framing throughout needs to be repaired. The roof joists require hurricane strapping to the wall top plate, and foundations need to be placed under the structure and tied to the structure. To place new foundations, it is recommended that the structure be lifted and leveled prior to concrete placement and resetting of the structure. These repairs are urgent due to the level of current deterioration and the alarming rate of which the structure is decaying. Signs of termites were visible and it is recommended a termite expert evaluate the structure to determine a means of remediation.





**Photograph 1**  
**Overall Attic Garage**



**Photograph 2**  
**Deteriorated Roof and Wall Framing**



**Photograph 3**  
**Deteriorated Roof Framing and Sheathing**



**Photograph 4**  
**Deteriorated Roof Sheathing and Framing**



**Photograph 5**  
**Deteriorated Floor Framing and Decking**



**Photograph 6**  
**Deteriorated Wall to Second-Floor Intersection**



**Photograph 7**  
**Deteriorated Wall to Second-Floor Intersection**



**Photograph 8**  
**Deteriorated Floor Decking and Framing Bearing on Grade**



**Photograph 9**  
**Deteriorated Floor Decking and Framing Bearing on Grade**



**Photograph 10**  
**Base of Wall Studs Deteriorated**



**Photograph 11**  
**Perimeter Vegetation Buildup**



**Photograph 12**  
**Corner Racked and Settled**



**Photograph 13**  
**Stair Ledger Severely Deteriorated**



**Photograph 14**  
**Stair Column Not on Stable Foundation**



**Photograph 15**  
**Severely Deteriorated Attic Access Stair**



**Photograph 16**  
**Severely Deteriorated Attic Access Stair**





## DOUBLE GARAGE

### BACKGROUND

The Double Garage is a wood framed structure, built circa 1940, located in the central portion of the Vista site, a short distance southeast of the Main House. The overall footprint is rectangular and is clad with channel drop wood siding (see Photograph 1). A small shed addition is located at the rear of the structure.

The Double Garage gabled wood framed roof consists of 1x12 roof decking supported by exposed 2x6 roof joists at 24-inches on center and are aligned with the vertical 2x4 wall studs. A 1x4 ridge board is located the length of the structure. The vertical wall studs bear on a concrete perimeter foundation and have 2x4 diagonals located in each corner at the base. A slab on grade forms the flooring of the Double Garage and is sloped to create a ramp up, at the garage entry.

Located at the rear of the structure is a small shed addition, which currently houses the water softener for the Main House. The roof consists of a wood shed roof with exposed 2x4 roof joists spaced at 24-inches on center with 1x4 decking. 2x4 wood stud walls support the roof joists and bear on a slab on grade with diagonal bracing located within the wall corners.

### OBSERVATIONS

Our structural condition assessment consisted of a visual review of the structure. The survey plans approximately locate the deteriorated areas pinpointed during our survey (see Appendix A).

The Double Garage is overall in FAIR condition. See Appendix C for Existing Structural Conditions Evaluation Criteria. There were visible signs of water or termite damage located towards the southern roof framing in the roof sheathing, roof joists, and the rafter ties (see Photographs 2 and 3). The roof joist extensions located on the southwest wall are severely deteriorated (see Photograph 4). The walls studs show signs of water or termite damage at their bases (see Photograph 5). Located over the two (2) garage entry doorways, it was noted that roughly 1-inch of deflection was observed at the mid span of the openings. Foundations throughout the structure help raise the stud walls off the existing grade. The foundations show minor distress on the east and west walls with vertical displacement due to differential settlement (see Photograph 6). There was a concrete slab on grade placed after the structure was constructed, and there are many cracks propagating throughout the slab area with horizontal and vertical displacement (see Photograph 7). The concrete entry ramp has hinged from the interior slab on grade and a 4-inch gap has formed (see Photograph 8).

Located at the north wall is a small shed addition that is in FAIR condition. The vertical wall studs are severely deteriorated at the west wall with signs of water or termite damage (see Photograph 9). The wall sheathing at the base has severely weathered and is loose on the structure (see Photograph 10). Corroded fasteners are bleeding through the exterior paint in numerous areas (see Photograph 11). The interior slab on grade is in fair condition with signs of staining and minor raveling.

### EVALUATION AND RECOMMENDATIONS

The Double Garage is in FAIR condition and requires repairs and reconstruction. The deteriorated portion of the Double Garage roof needs to be reinforced with spliced roof joists and new roof sheathing. All roof joists require hurricane hold downs from the joists to the top plate. Several roof joist extensions need to be repaired with a spliced member and galvanized or stainless-steel fasteners.

The wall top plates adjacent to the deteriorated roof framing needs to be repaired, and the deteriorated wall stud bases need to be reinforced. The existing two (2) garage entry doorways need to be reinforced to prevent further deflection and overstressing of the existing wood headers. The narrow continuous concrete wall footing has cracked and differentially settled, but the structure does not appear to be out-of-plumb. Stabilization of the differentially displaced foundations can be achieved by underpinning the existing settled foundation. Placing a new slab-on-grade would be the most economical thing to do for the interior of the Double Garage versus repairing the slab. However, if the slab is to be repaired, it is recommended that the deteriorated areas be removed and patched with new concrete. A concrete pour back strip can be placed between the hinged entry ramp and the existing slab on grade, or this area can be left alone since the entry ramp is not of any structural significance, and it does not affect further stabilization issues of the overall structure.

The north wall, small shed addition is in FAIR condition and requires repair and reconstruction. The deteriorated roof joists; the deteriorated roof sheathing, and the deteriorated wall framing all require reinforcement or replacement. The deteriorated exterior siding needs to be replaced and fastened to the existing wall studs with galvanized or stainless-steel fasteners.

## **CONCLUSIONS**

In general, the Double Garage is in FAIR condition with minor repairs needed in the form of roof joists, roof sheathing, wall top plates, and wall stud bases. The deteriorated and distressed framing needs to be repaired or reinforced; the roof joists require hurricane hold downs to the wall top plate; the existing foundations need to be underpinned for stabilization, and the concrete slab on grade needs to be replaced. Signs of termites were visible. It is recommended that a termite expert evaluate the structure to determine a means of remediation.



**Photograph 1**  
**Overall Double Garage Entry**



**Photograph 2**  
**Deteriorated Roof Rafters**



**Photograph 3**  
**Termite Damaged Framing**



**Photograph 4**  
**Deteriorated Rafter Tails**



**Photograph 5**  
**Deteriorated Corner Column**



**Photograph 6**  
**Vertical and Horizontal Foundation Displacement**



**Photograph 7**  
**Vertical and Horizontal Slab Displacement**



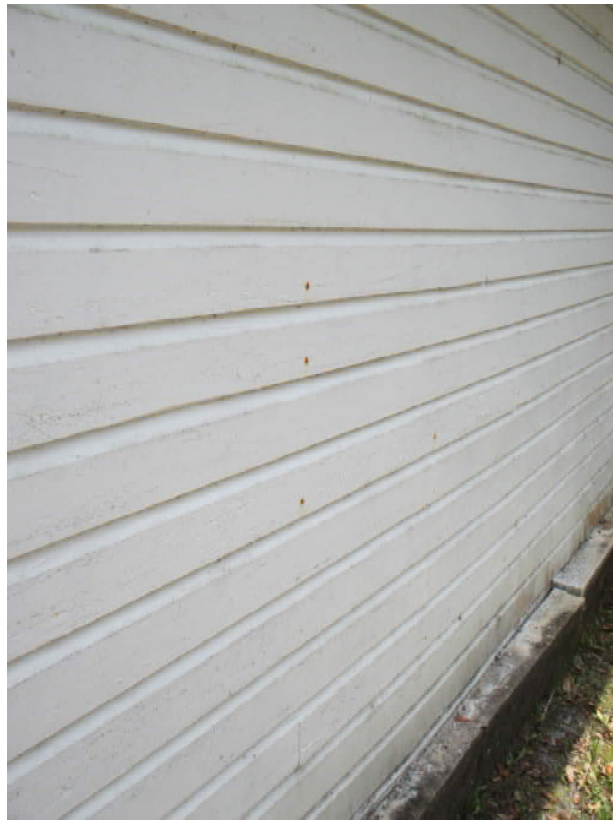
**Photograph 8**  
**Hinged Concrete Entry Ramp to Interior Slab**



**Photograph 9**  
**Deteriorated Rear Shed Wall Framing**



**Photograph 10**  
**Deteriorated Shed Siding**



**Photograph 11**  
**Corroded Fasteners Throughout**



## WOODSHED

### BACKGROUND

The Woodshed is located in the central portion of the Vista site, and was constructed circa 1935 (see Photograph 1). The Woodshed is clad with cypress wood shingles and capped by a gable roof, which is constructed of 2x4 roof joists with 1x12 roof decking. The roof trusses bear on 2x4 stud walls which bear on grade. The stud walls have 1x12 wall sheathing, and the north façade hinges vertical to allow access to the interior of the Woodshed without requiring entry. There is no visible foundation for this structure and the floor decking has been laid in direct contact with grade and appears to be 1x12 decking originally.

### OBSERVATIONS

Our structural condition assessment consisted of a visual review of the structure. The survey plans approximately locate the deteriorated areas pinpointed during our survey (see Appendix A).

The Woodshed is overall in POOR condition. See Appendix C for Existing Structural Conditions Evaluation Criteria. Termite damaged framing was observed throughout the Woodshed with varying degrees of severity, with the west and north walls in very poor condition (see Photograph 2). The termite damage can be observed from the exterior of the structure through the siding (see Photograph 3). Bearing on grade with no foundations has caused the base of the wall studs to deteriorate along with the floor decking (see Photograph 4). The existing roof shows signs of weathering and termite damage with severely deteriorated roof sheathing (see Photograph 5). The structure has settled and racked towards the west in excess of 5-inches, and the existing grade has built up around the structure (see Photograph 6).

### EVALUATION AND RECOMMENDATIONS

The Woodshed is in POOR condition and requires significant repairs, reconstruction, and stabilization. The structure does not appear to be stable due to the level of differential settlement of the structure toward the west, and the level of deteriorated framing. Repairs and reconstruction are in the form of replacement and repair of vertical wall studs, wall sheathing, floor decking, roof sheathing and roof joists. Stabilization of the structure can be achieved by lifting the structure and placing it on a new concrete slab on grade with a turn-downed edge. The new roof joists require hurricane hold downs from the joists to the top plate, and strapping down to the new slab on grade.

### CONCLUSIONS

In general, the Woodshed is in POOR condition with many significant repairs required for stabilization. The overall stability of the structure is in question due to the severely deteriorated framing throughout and the lack of foundations. As the structure currently sits, it is a life-safety hazard and should not be utilized and care should be taken while around the structure. Temporary stabilization bracing should be installed immediately within the Woodshed to mitigate potential collapse. All deteriorated framing shall be repaired or replaced; hurricane hold downs shall be placed from the roof joists to the top plate, the structure needs to be leveled, and a new slab on grade with a turn-down edge shall be placed on compacted fill. To complete these repairs, it is recommended that the structure be dismantled, existing members preserved, and reconstructed with like components and restored components. Signs of termites were visible; so it is recommended a termite expert evaluate the structure to determine a means of remediation.





**Photograph 1**  
**Vertically Hinged Woodshed Access Door**



**Photograph 2**  
**Severely Deteriorated Roof Framing, Roof and Wall Sheathing**



**Photograph 3**  
**Severely Deteriorated Wall Sheathing and Siding**



**Photograph 4**  
**Deteriorated Wall Framing and Sheathing**



**Photograph 5**  
**Deteriorated Roof Sheathing**



**Photograph 6**  
**Settled and Racked Structure**



## OUTDOOR GRILL

### BACKGROUND

The Outdoor Grill is a brick masonry structure located east of the Main House and west of the Smoker and it was constructed circa 1940. The structure is rectangular in shape and features a cast iron griddle served by a chimney to the east and an iron grill toward the west. The front of the structure is served by two (2) pairs of fireboxes with hinged cast iron doors. The top of the grill has a cast-in-place concrete cap that slopes toward the edges of the grill to allow water shedding (see Photograph 1).

### OBSERVATIONS

Our structural condition assessment consisted of a visual review of the structure. The survey plans approximately locate the deteriorated areas pinpointed during our survey (see Appendix A).

The Outdoor Grill is overall in FAIR condition. See Appendix C for Existing Structural Conditions Evaluation Criteria. Biological growth is observed on the exterior of the brick masonry structure (see Photograph 2). On the east side of the chimney, minor cracking was observed for roughly 1'-6" adjacent to the iron insert (see Photograph 3). A sloped concrete topping is badly cracked throughout the top of the grill (see Photograph 4). Located at the front of the grill, the steel fire boxes are corroded and are loose in areas (see Photograph 5). The structure appears to be settling toward the northwest corner (see Photograph 6).

### EVALUATION AND RECOMMENDATIONS

The Outdoor Grill is in FAIR condition and requires minor repair and stabilization. To stabilize the Outdoor Grill, it is recommended that it be placed on a monolithic concrete slab or the surrounding soil be chemically grouted. Once the Outdoor Grill is stabilized, a new concrete topping can either be placed over the existing or the existing can be chipped back and replaced. Minor hairline cracks were observed in the east side of the chimney. These cracks shall be stitched together with © Helifix HeliBar anchors and re-pointed with architecturally approved mortar. All exposed steel shall be cleaned and coated with a corrosion inhibiting paint.

### CONCLUSIONS

In general, the Outdoor Grill is in FAIR condition requiring minor repairs. The grill is to be placed on a monolithic slab or the surrounding soil is to be chemically grouted to minimize the level of differential settlement. Once stabilized, the concrete topping shall be replaced or restored along with stitching together the cracked masonry brick. All exposed steel shall be cleaned and coated with corrosion inhibiting paint.



**Photograph 1**  
**Overall Outdoor Grill Front**



**Photograph 2**  
**Biological Growth and Vegetation on Outdoor Grill**



**Photograph 3**  
**Vertical Crack in Clay Brick**



**Photograph 4**  
**Settling of Northwest Corner**



**Photograph 5**  
**Deteriorated Access Doors and Settled Corner**



**Photograph 6**  
**Deteriorated Access Doors and Settled Corner**





## SMOKER

### BACKGROUND

The Smoker is a small rectangular wood frame structure constructed circa 1940 (see Photograph 1). It is clad with wood shiplap 1x4 siding and is capped by a gable roof. The wood gable roof is constructed of 1x2 slats with 1x4 decking and is removable to allow access into the Smoker. The roof is supported by built up walls of weak axis 1x4 vertical boars in all four (4) corners, and exterior 1x4 horizontal shiplap siding. A 2x4 ledger is notched into the corner vertical to support 1x2 slats, which appear to have been used to support items that were smoked, and the 1x2 slats were unfastened to the ledger to allow adjustability within the Smoker. The walls bear on grade with no visible foundation.

### OBSERVATIONS

Our structural condition assessment consisted of a visual review of the structure. The survey plans approximately locate the deteriorated areas pinpointed during our survey (see Appendix A).

The Smoker is overall in POOR condition. See Appendix C for Existing Structural Conditions Evaluation Criteria. The roof framing of the Smoker has deteriorated and is compromised allowing water to infiltrate into the structure causing significant damage to the interior framing (see Photographs 2 and 3). The base of the structure bears directly on grade. Leaves and vegetation have accumulated around the base of the structure causing moisture damage to the base of the wall sheathing and framing (see Photograph 4).

### EVALUATION AND RECOMMENDATIONS

The Smoker is in POOR condition and requires significant repair in the form of new roof decking, new roof trim, and new siding. The Smoker should be placed on a monolithic concrete slab with a turn-down edge on compacted fill if required, and stabilized. The interior grill needs to be replaced due to the level of corrosion.

### CONCLUSIONS

In general, the Outdoor Grill is in POOR condition with significant repairs needed in the form of new roof decking; new roof trim; new siding; and placement on a monolithic concrete slab on compacted fill. To complete these repairs, it is recommended that the structure be dismantled, existing members preserved, and reconstructed with like components and restored components.



**Photograph 1**  
**Overall Smoker**



**Photograph 2**  
**Deteriorated Roof**



**Photograph 3**  
**Deteriorated Roof Sheathing and Framing**



**Photograph 4**  
**Deteriorated Trim and Siding**



## OVERALL CONCLUSION

In general, the structures located at the Vista Site are historic in nature and every one of them plays an important role in telling the story of this historic site and its rich history. At the time of the condition assessment, several of the structures, or parts of the structures, appeared to be a life safety hazard. These include the following: The Boat House, the Houseboat, the Cook's House, the Fryer Shed, the Attic Garage, and the Woodshed. These structures are deteriorating at an alarming rate, and continuous deterioration will eventually render them un-restorable. To save them, immediate temporary stabilization and repairs need to be conducted to maintain the structural integrity. Until temporary stabilization measures are taken, extreme caution needs to be utilized near or around the structures, and interior access must be closed off for life-safety reasons.

Please contact our office if there are any questions regarding this correspondence, or if you need any additional information.

Very truly yours,  
ATLANTIC ENGINEERING SERVICES OF JACKSONVILLE  
FLORIDA CERTIFICATE OF AUTHORIZATION #791

Kyle W. Binninger, P.E.  
Project Engineer

Mark J. Keister, P.E.  
Principal

KWB/MJK/drg





**ATLANTIC  
ENGINEERING  
SERVICES**

# **APPENDIX A**

# **SURVEY DRAWINGS**

**DRAWING INDEX:**

<b>STRUCTURE</b>	<b>ARCH SHEET REF</b>	<b>STRUCT SHEET REF</b>
COVER SHEET		S0
MAIN HOUSE	Ex02-07	S1-S4
SMOKER	Ex08-11	S5-7
WOOD SHED	Ex12-15	S8-S9
HOUSE BOAT	Ex16-19	S10-S13
BBQ	Ex20	S14
ATTIC GARAGE	Ex21-24	S15-S18
DOCK	Ex25-26	S19-S20
COOKS HOUSE	Ex27-30	S21-S23
DOUBLE GARAGE	Ex31-34	S24-S25
FRYER SHED	Ex35-38	S26-S28
BOATHOUSE	Ex39-42	S29-S30

REVISIONS

VISTA PROPERTY  
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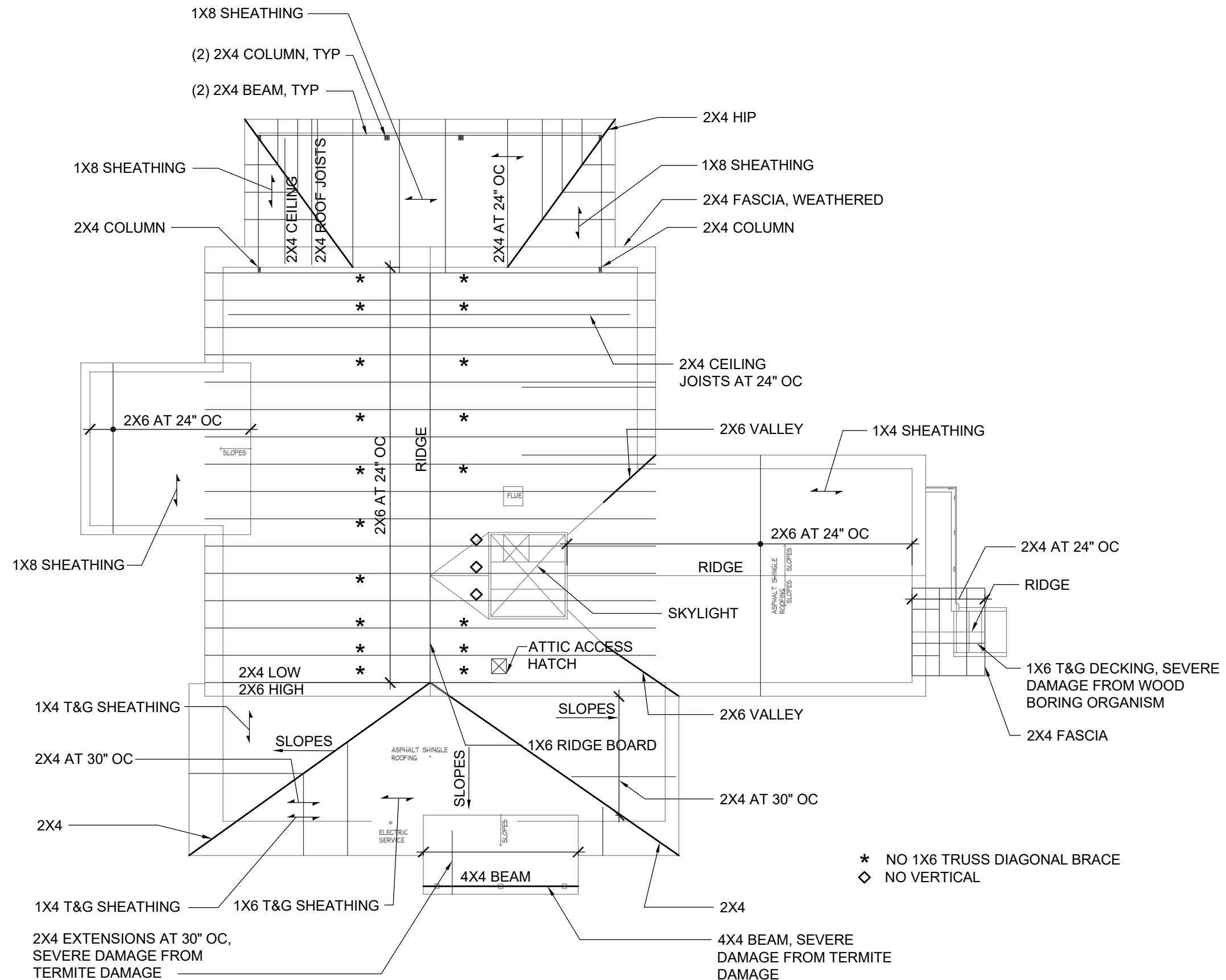
Project No: 1924

COVER SHEET

Date: 17 July 2020

S0





**MAIN HOUSE ROOF PLAN**  
 SCALE: 1/8" = 1'-0"

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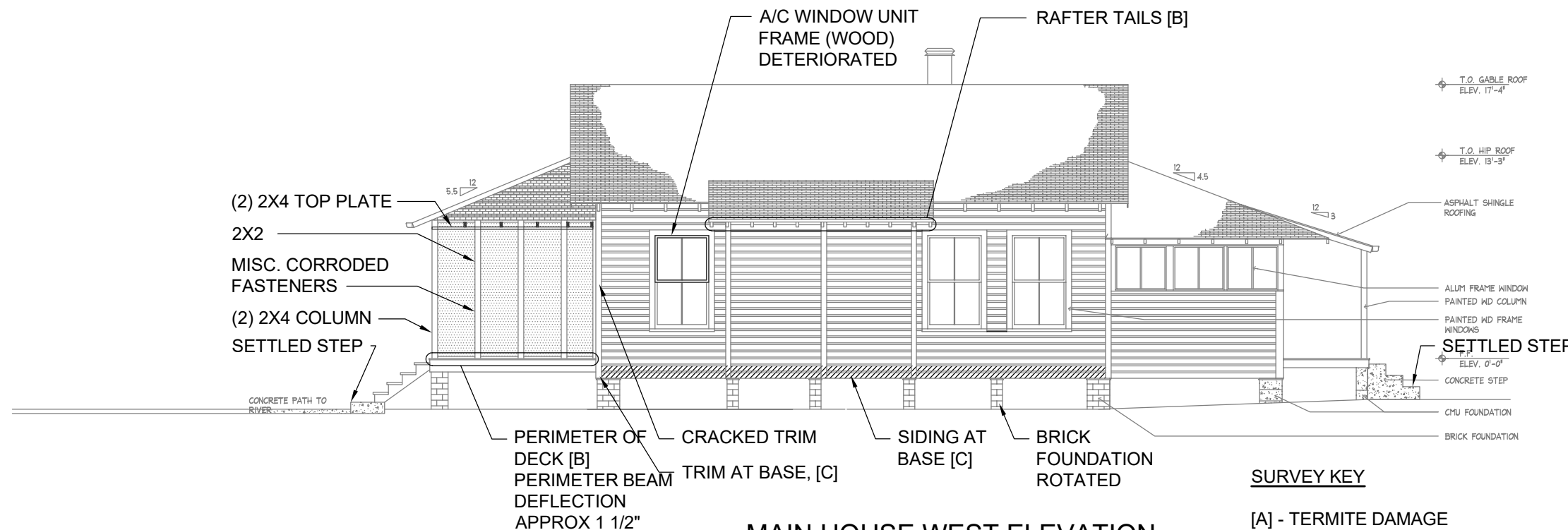
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 MAIN HOUSE  
 PLAN

Date: 17 July 2020

Ex02-07

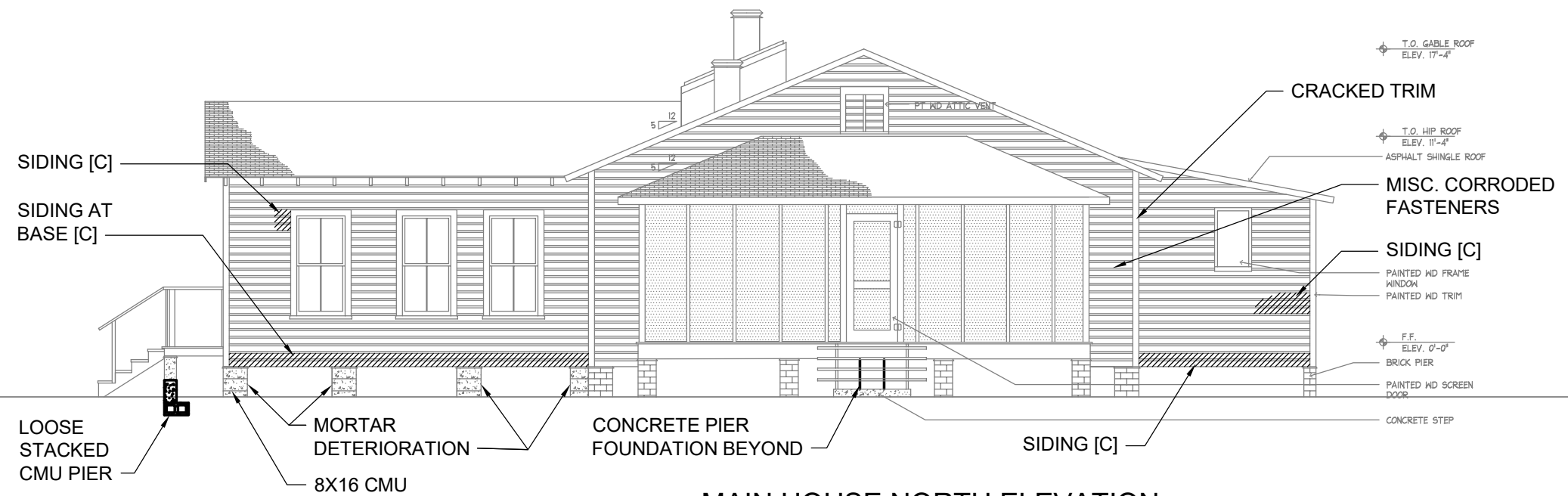
S2





**MAIN HOUSE WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

- SURVEY KEY**
- [A] - TERMITE DAMAGE
  - [B] WATER DAMAGE
  - [C] WEATHERED TIMBER



**MAIN HOUSE NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

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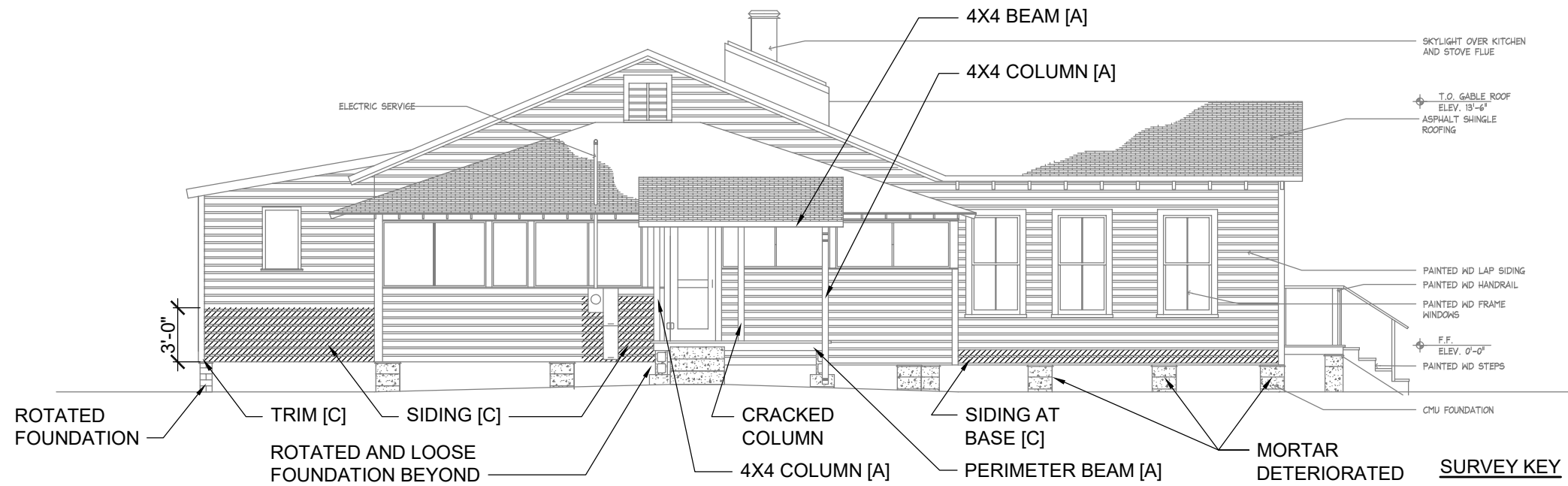
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Project No: 1924  
 MAIN HOUSE PLAN  
 Date: 17 July 2020

**Ex02-07**  
**S3**

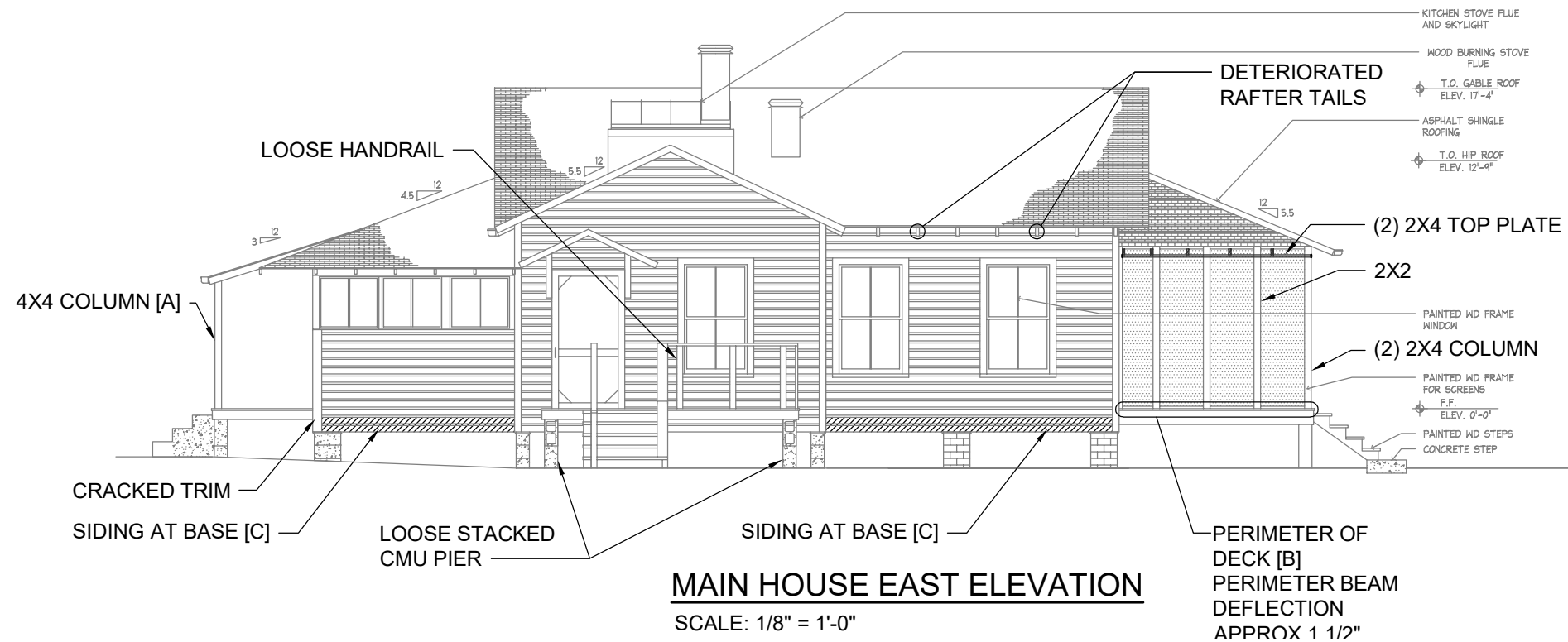


**MAIN HOUSE SOUTH ELEVATION**

SCALE: 1/8" = 1'-0"

**SURVEY KEY**

- [A] - TERMITE DAMAGE
- [B] WATER DAMAGE
- [C] WEATHERED TIMBER



**MAIN HOUSE EAST ELEVATION**

SCALE: 1/8" = 1'-0"

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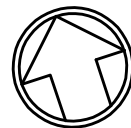
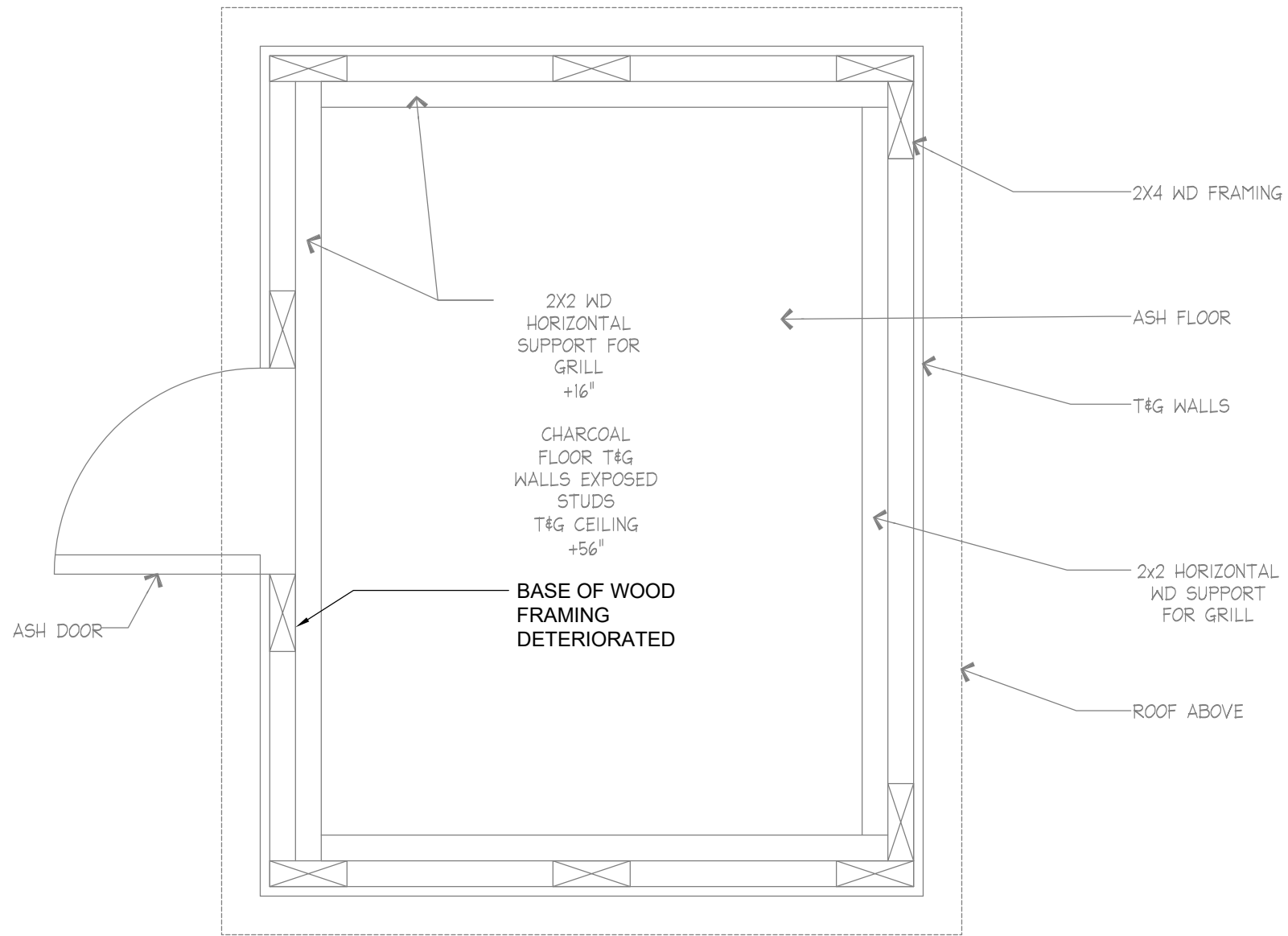
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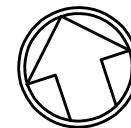
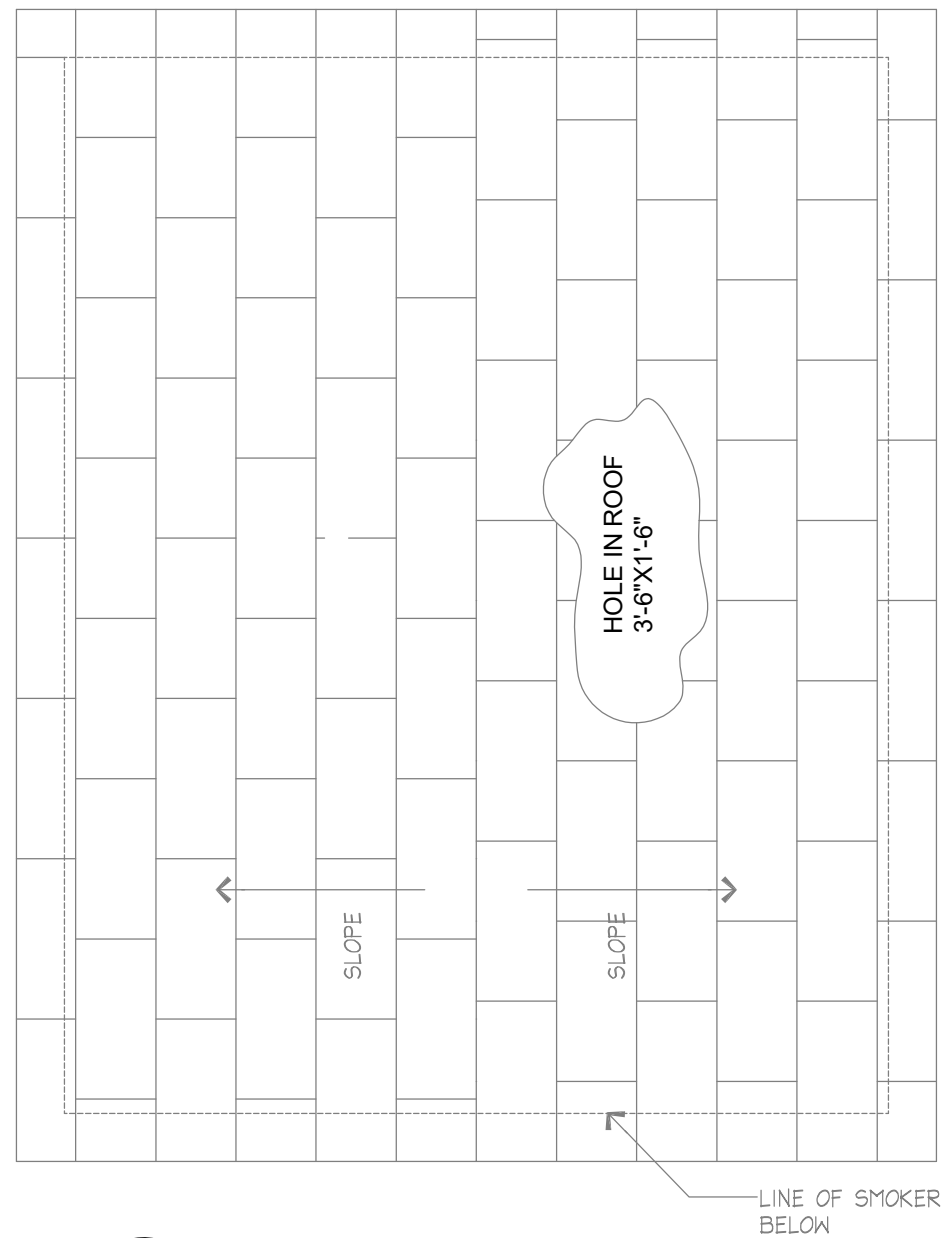
Project No: 1924  
 MAIN HOUSE PLAN

Date: 17 July 2020

**Ex02-07**  
**S4**



**SMOKER FLOOR PLAN**  
SCALE: 1" = 1'-0"



**SMOKER ROOF PLAN**  
SCALE: 1" = 1'-0"

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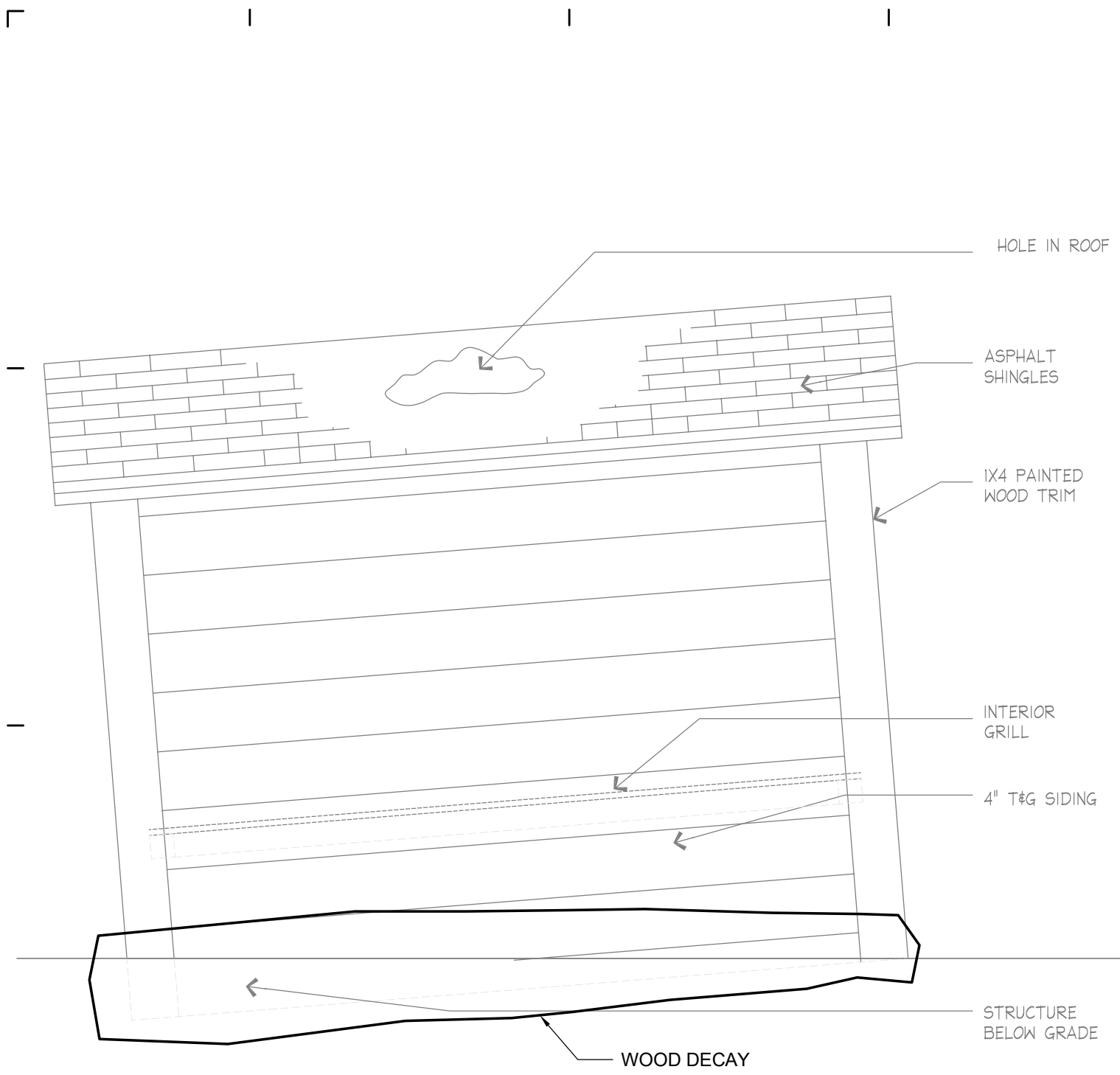
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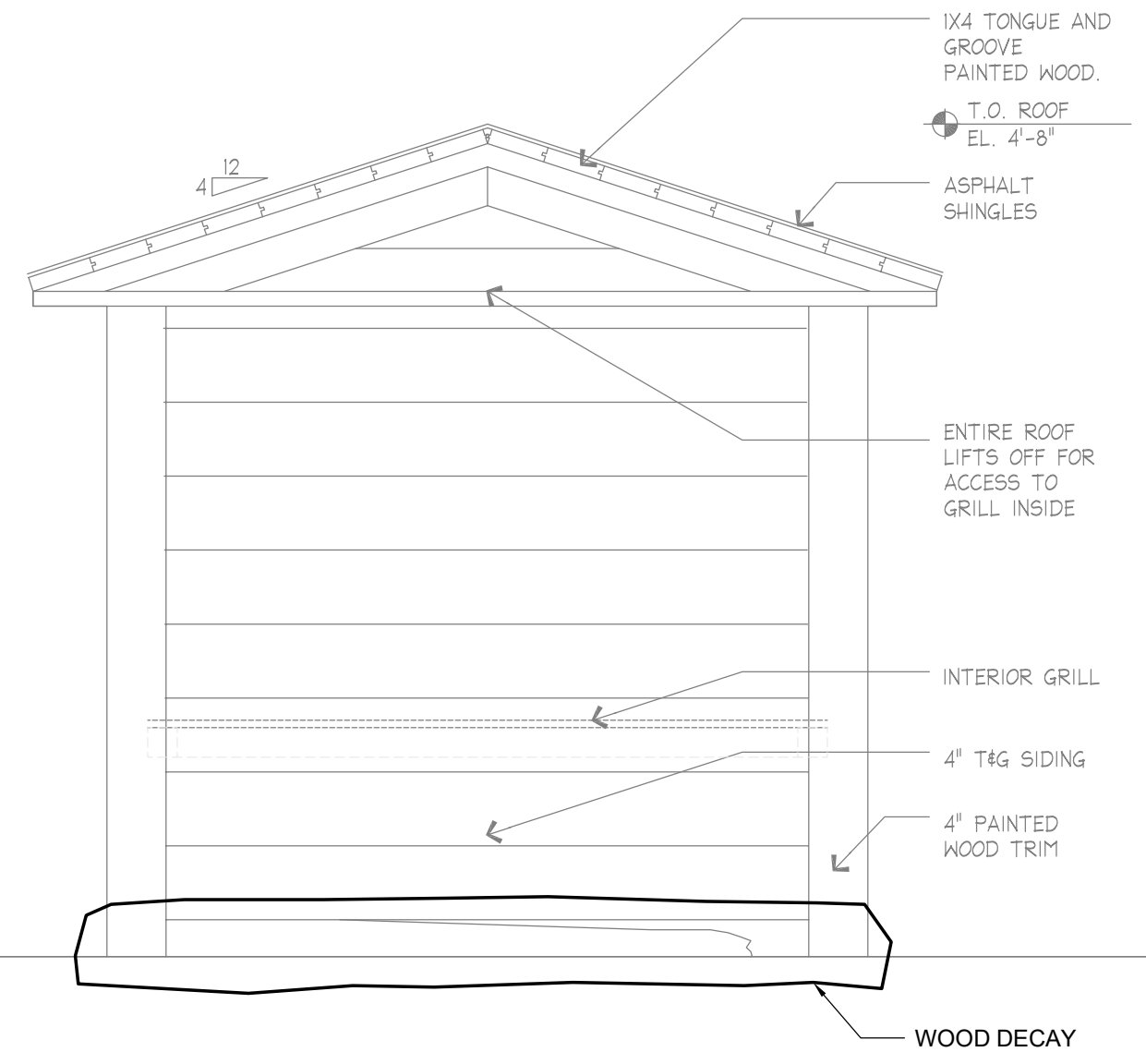
SMOKER PLANS

Date: 17 July 2020

Ex8-11  
S5



**SMOKER SIDE EAST ELEVATION**  
SCALE: 1" = 1'-0"



**SMOKER SIDE NORTH ELEVATION**  
SCALE: 1" = 1'-0"

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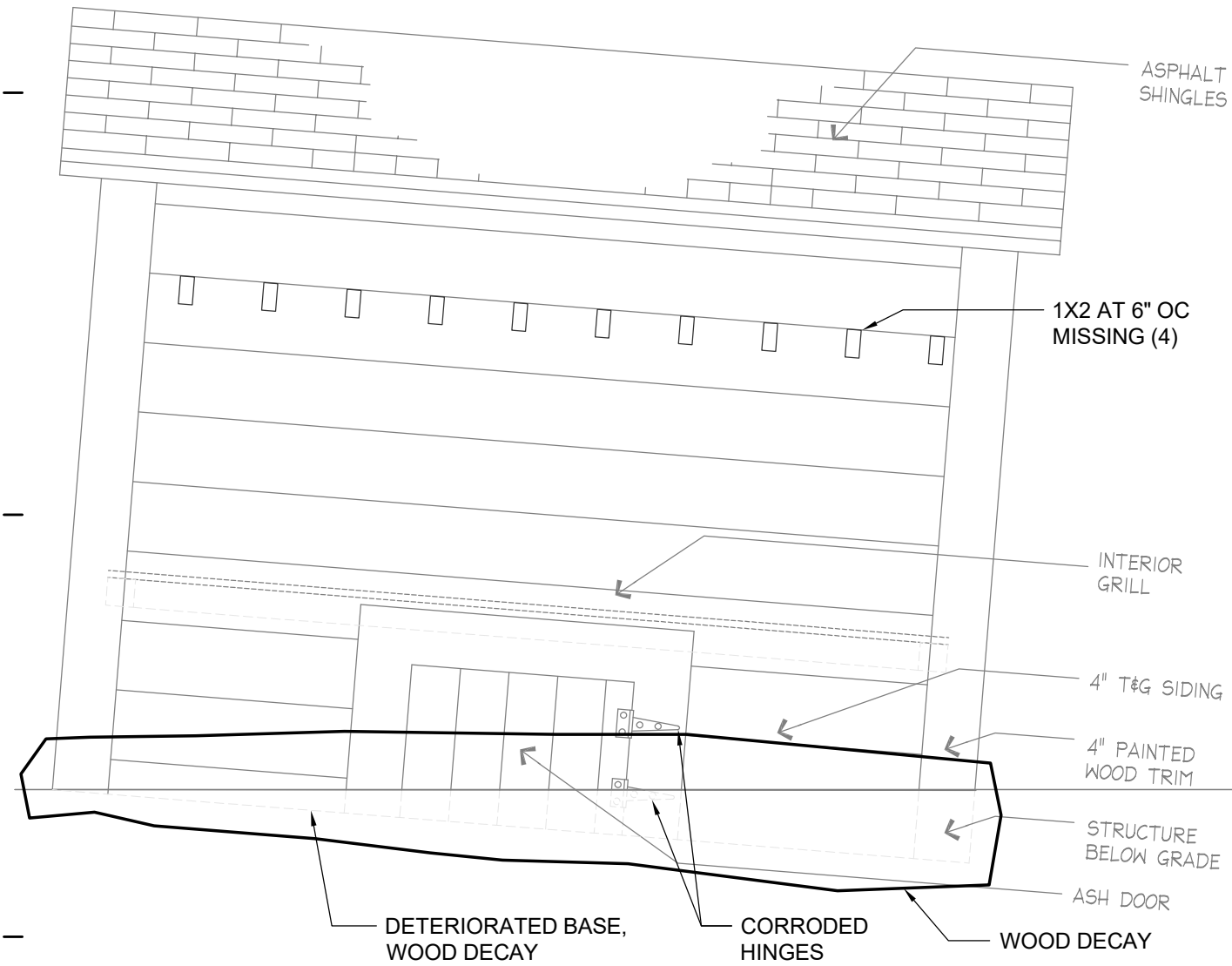
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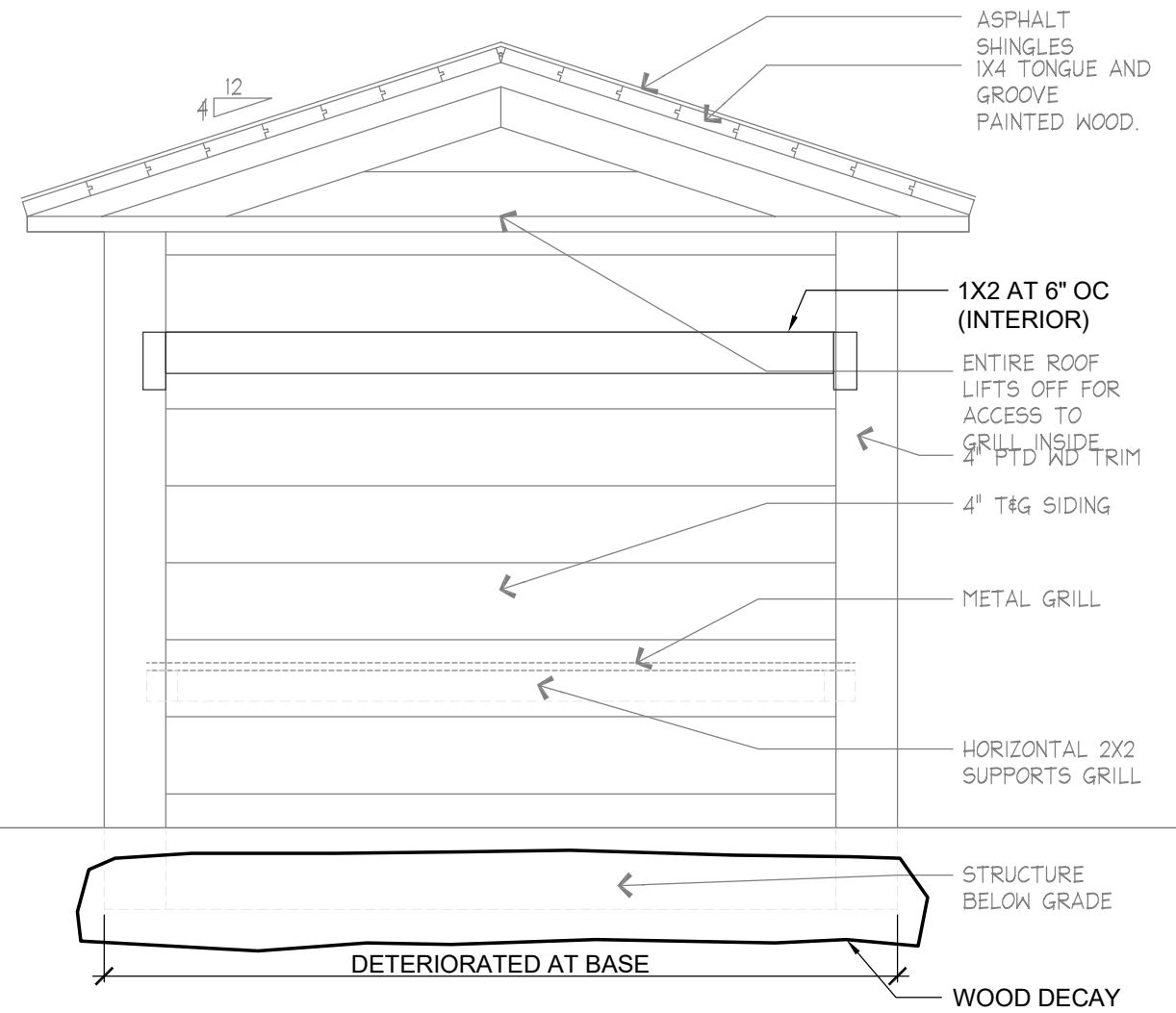
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**MAIN HOUSE**  
**PLAN**  
Date: 17 July 2020

**Ex39-42**  
**S6**



**SMOKER SIDE WEST ELEVATION**  
SCALE: 1" = 1'-0"



**SMOKER SIDE SOUTH ELEVATION**  
SCALE: 1" = 1'-0"

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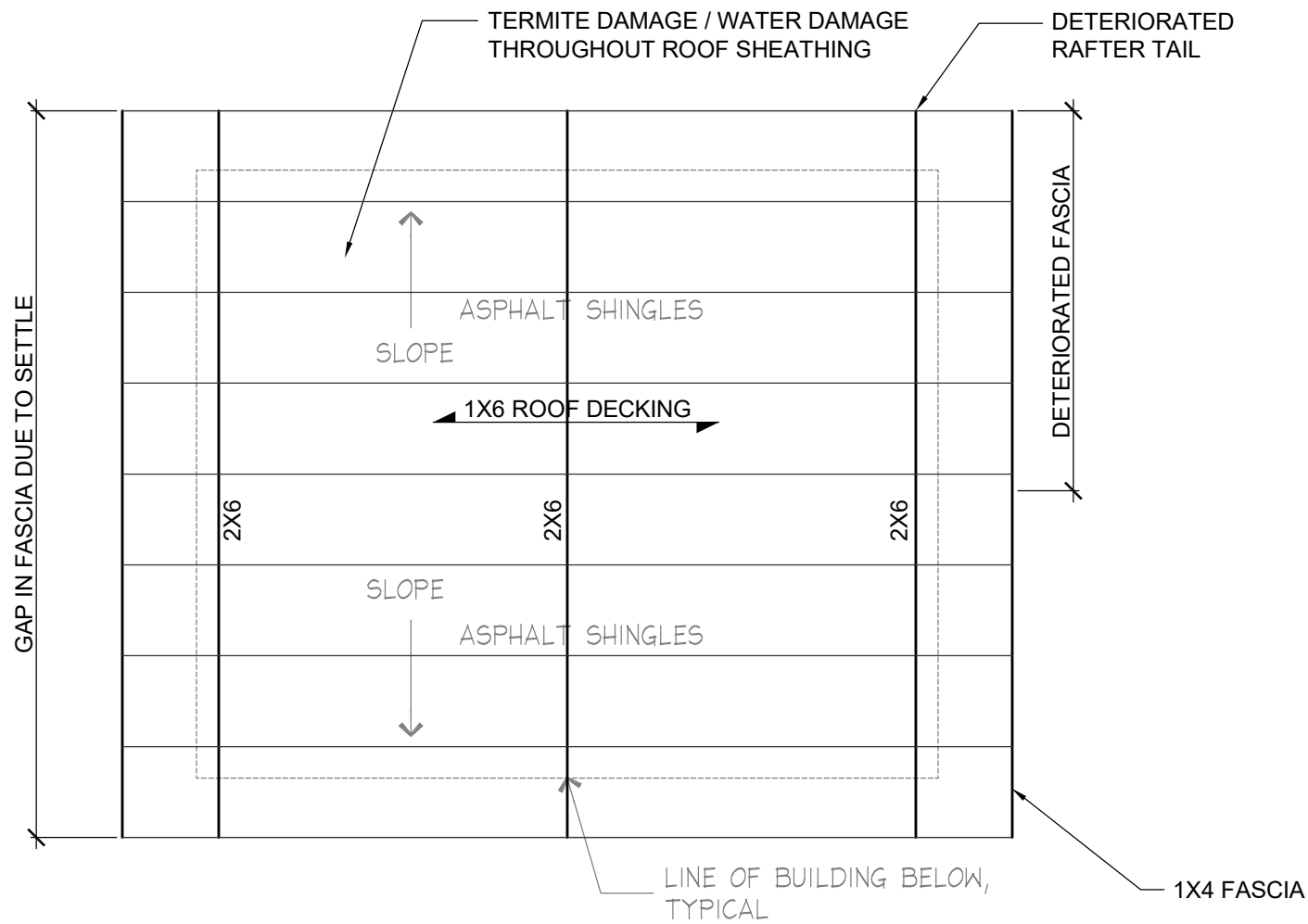
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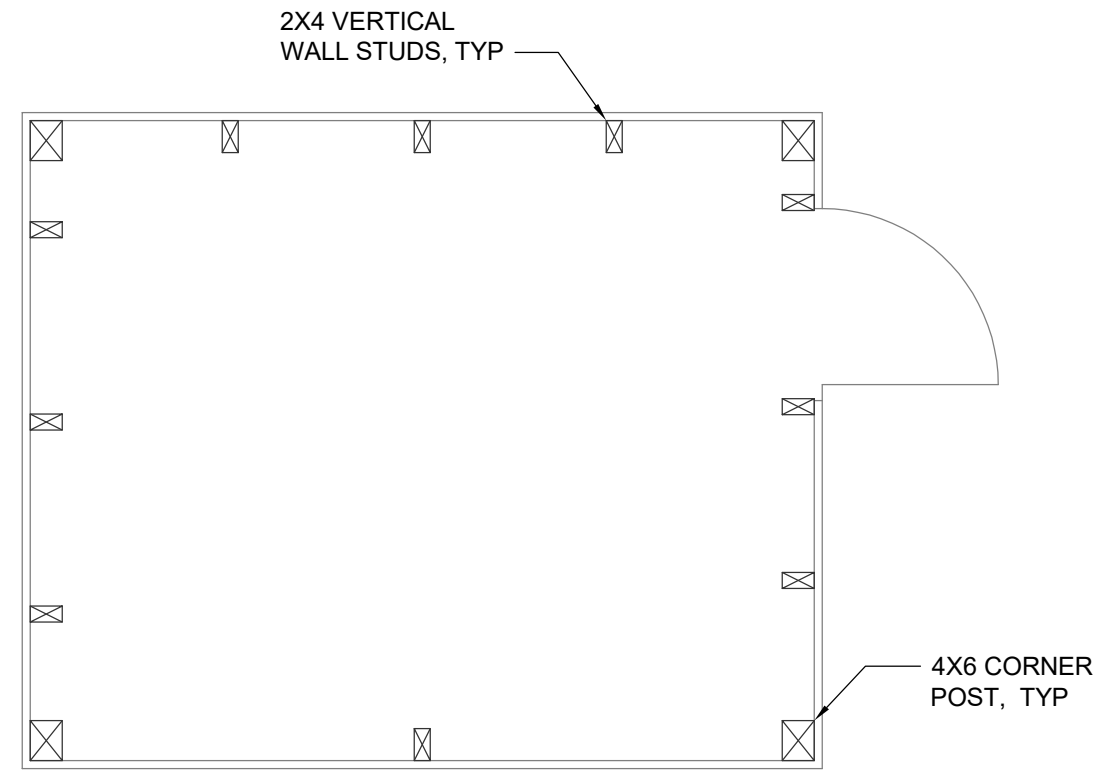
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**PLAN HOUSE**  
**PLAN**

Date: 17 July 2020

**Ex39-42**  
**S7**



 **WOODSHED ROOF PLAN**  
SCALE: 1/2" = 1'-0"



 **WOODSHED PLAN**  
SCALE: 1/2" = 1'-0"

SURVEY NOTES THROUGHOUT WOODSHED

1. TERMITE DAMAGED VERTICAL STUDS, TOP PLATE, WALL SHEATHING, CORNER POSTS, ETC.
2. NO FOUNDATION / ON GRADE
3. SETTLING TO SOUTHWEST
4. SIDE ACCESS INOPERABLE, BROKEN HINGES
5. ACTIVE TERMITES, DAMAGE THROUGHOUT
6. RACKED AND SETTLING

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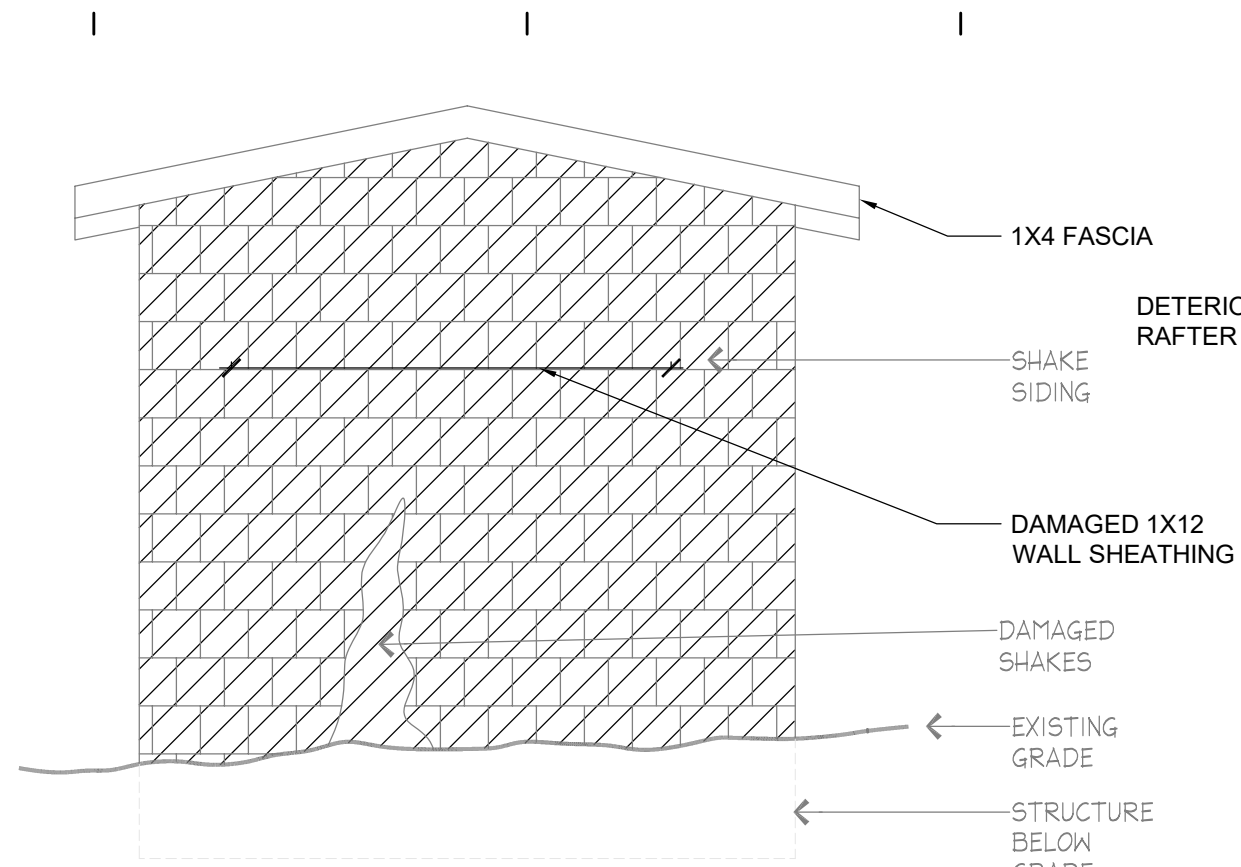
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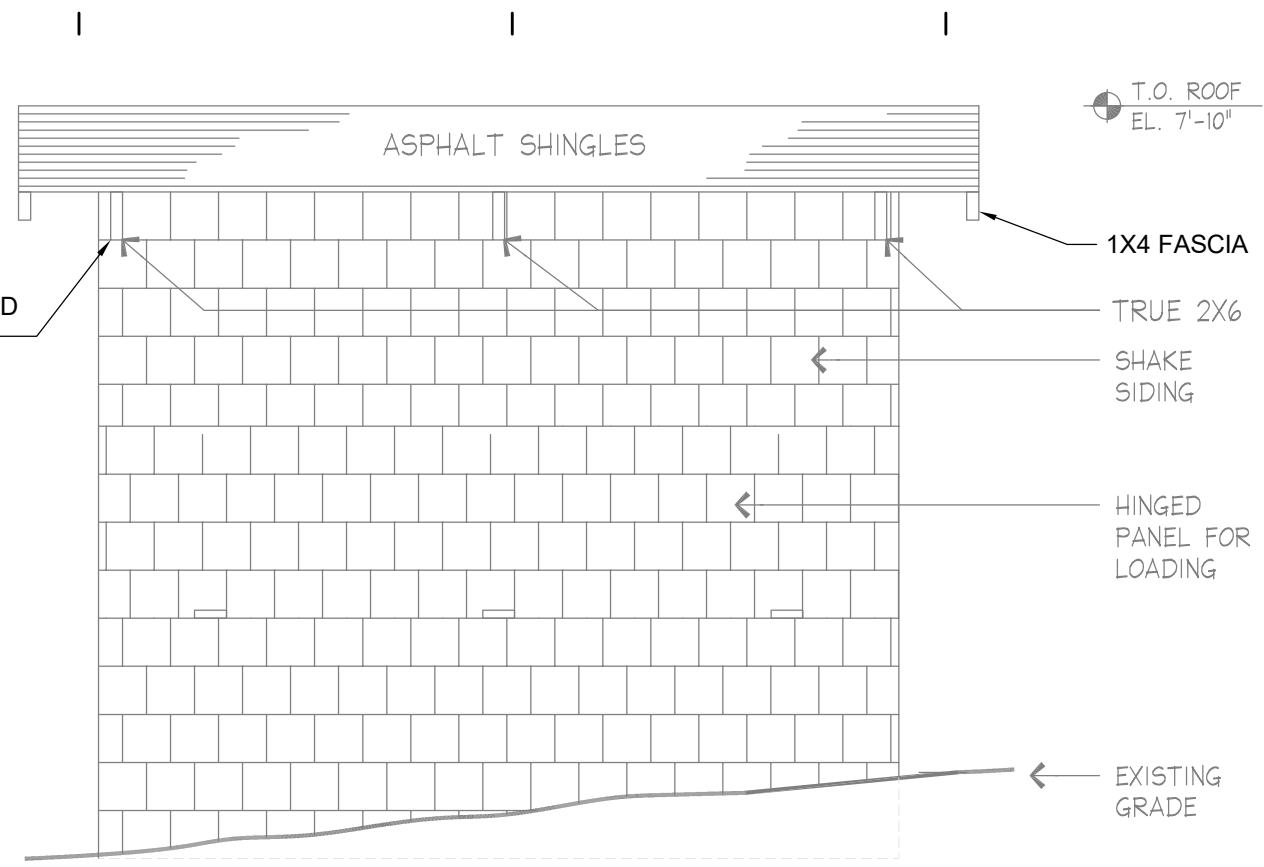
Project No: 1924  
WOOD SHED  
PLANS

Date: 17 July 2020

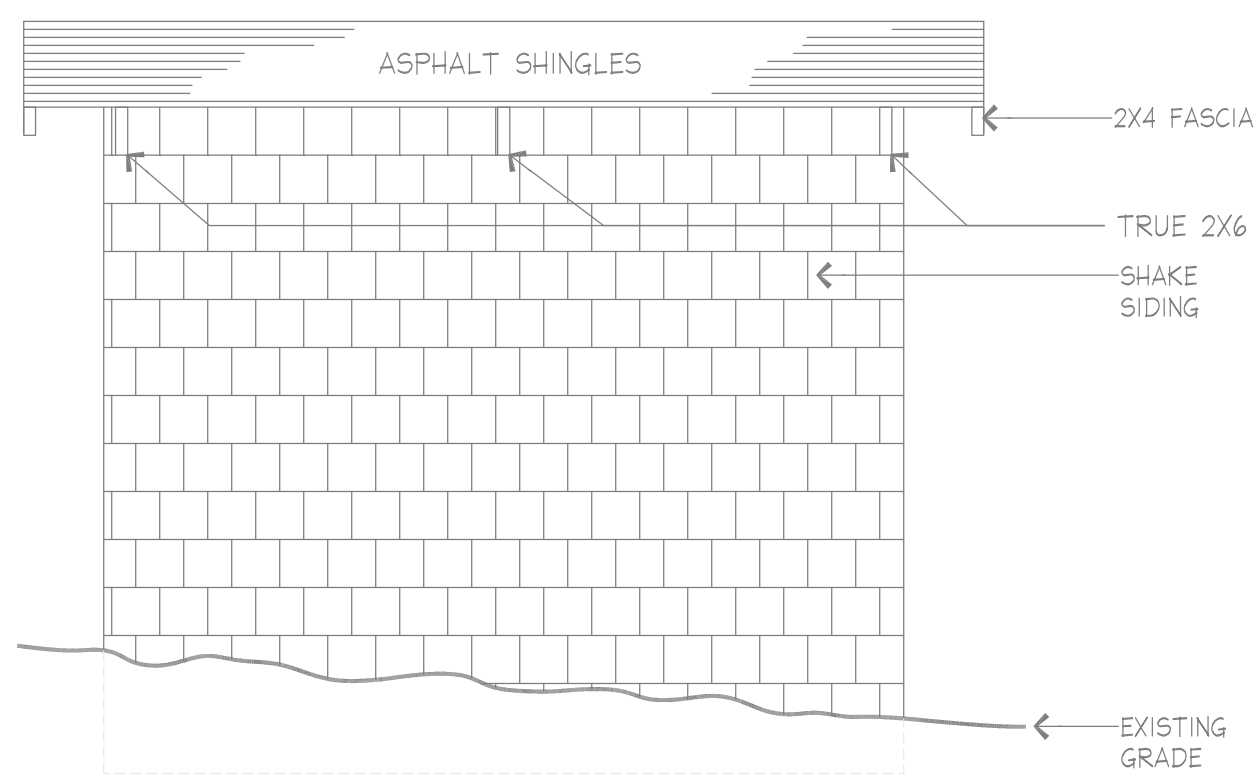
Ex12-15  
S8



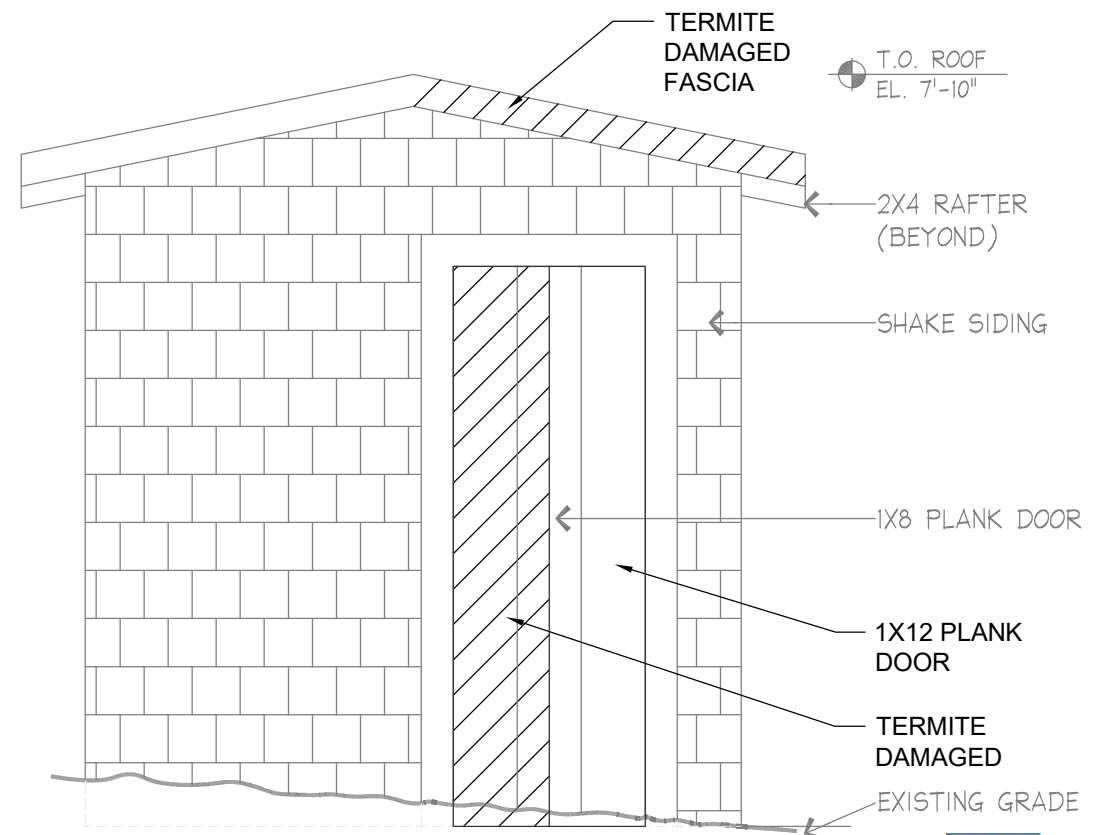
**WOODSHED WEST ELEVATION**  
SCALE: 1/2" = 1'-0"



**WOODSHED NORTH ELEVATION**  
SCALE: 1/2" = 1'-0"



**WOODSHED EAST ELEVATION**  
SCALE: 1/2" = 1'-0"



**WOODSHED SOUTH ELEVATION**  
SCALE: 1/2" = 1'-0"



REVISIONS
-----------

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**VISTA PROPERTY**  
LOWER SUWANNEE  
NATIONAL WILDLIFE REFUGE  
LEVY COUNTY  
16450 NW 31ST PLACE  
CHIEFLAND, FLORIDA

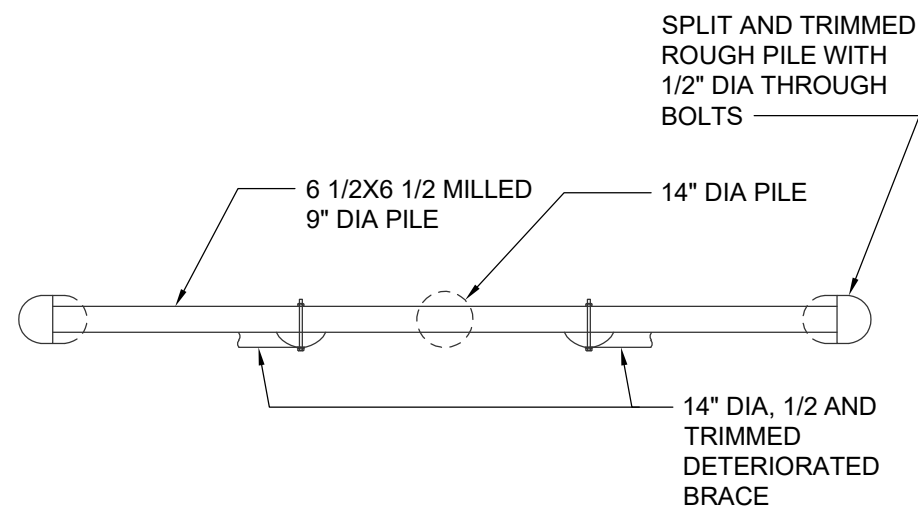
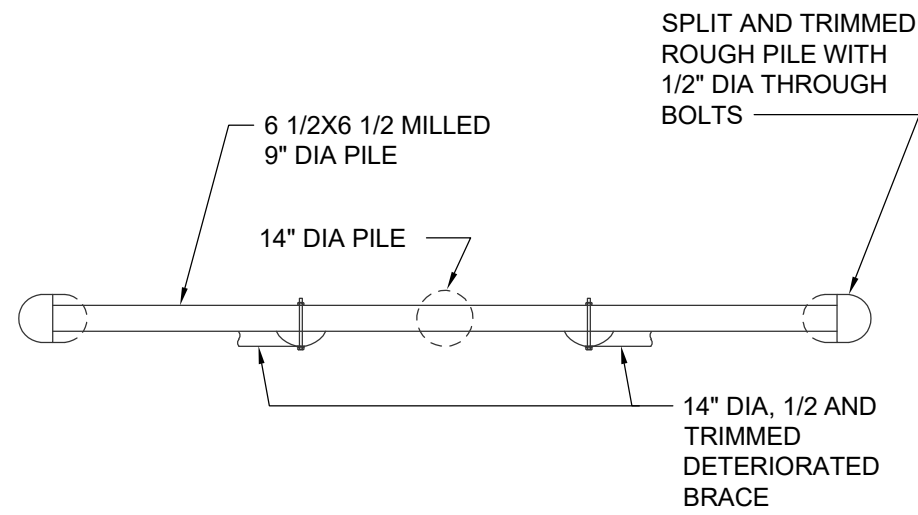
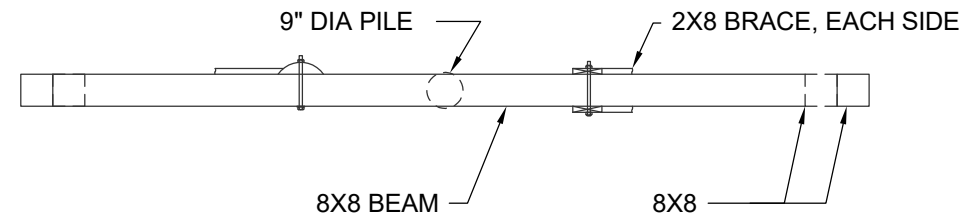
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Project No: 1924  
MAIN HOUSE  
PLAN  
Date: 17 July 2020

**Ex02-07**  
**S9**



**HOUSEBOAT SUPPORT PLAN**  
SCALE: 1/4" = 1'-0"

REVISIONS

VISTA PROPERTY  
LOWER SUWANNEE  
NATIONAL WILDLIFE REFUGE  
LEVY COUNTY  
16450 NW 31ST PLACE  
CHIEFLAND, FLORIDA

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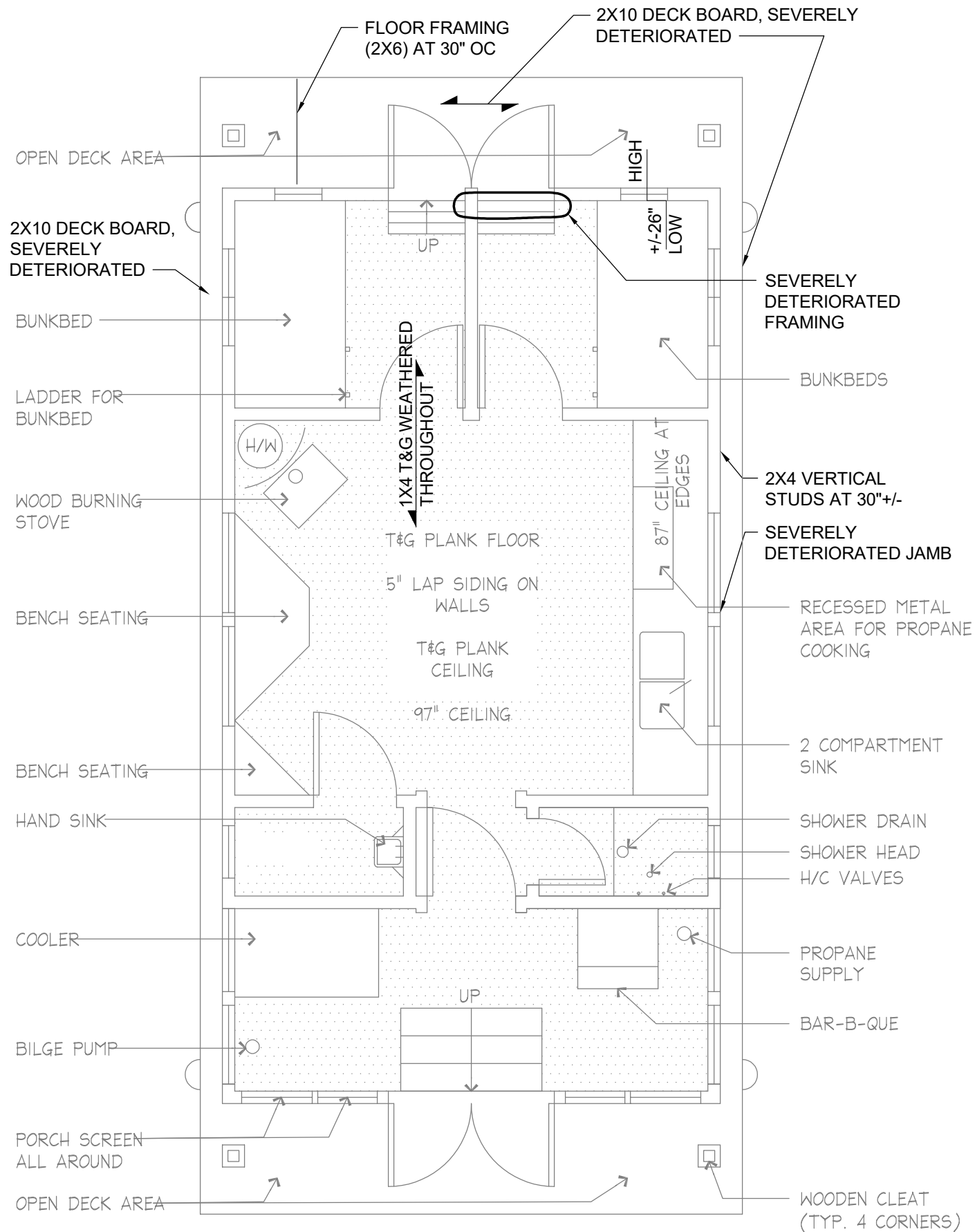
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Project No: 1924  
HOUSE BOAT  
SUPPORT PLAN

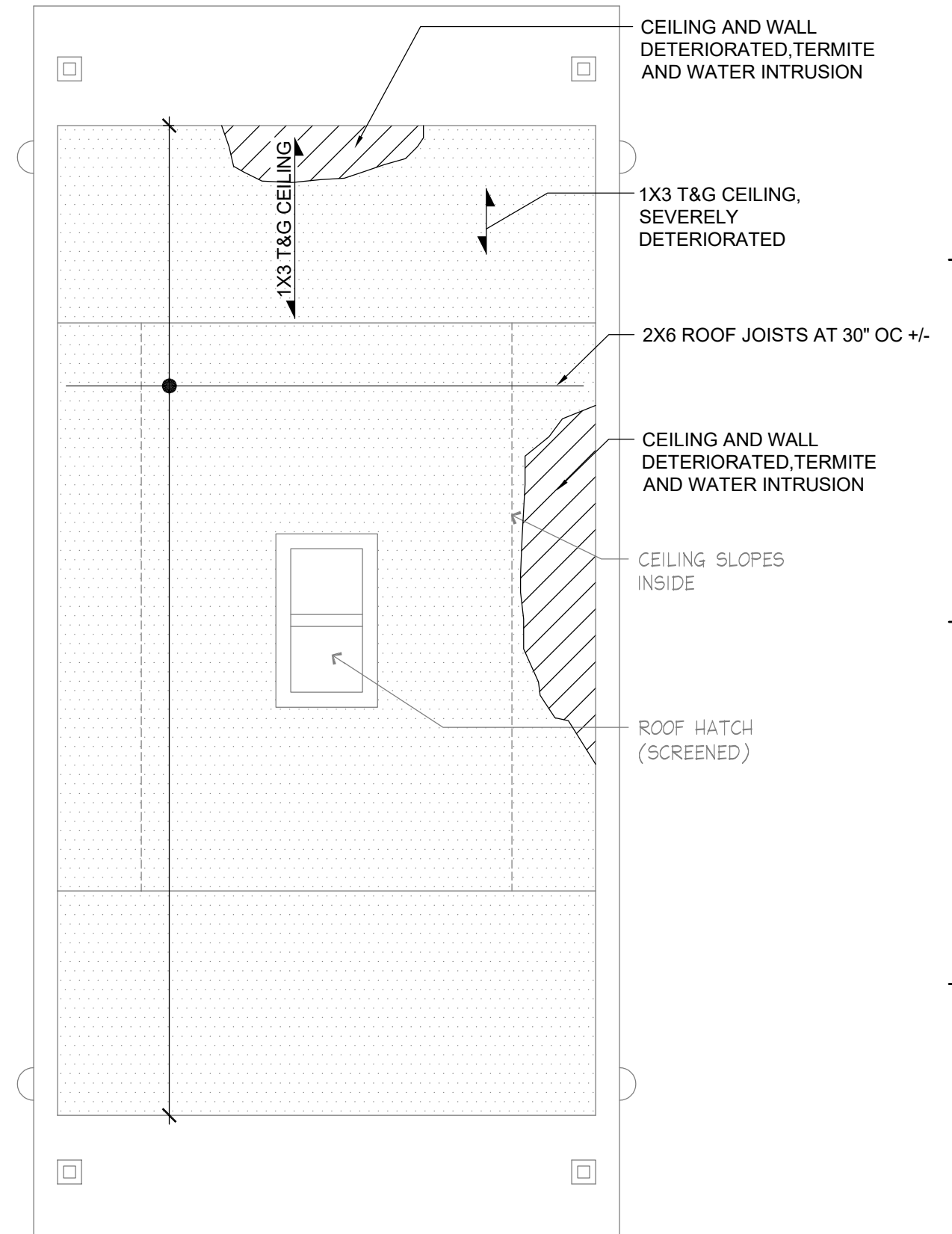
Date: 17 July 2020

Ex16-19  
S10





**HOUSEBOAT PLAN**  
SCALE: 1/4" = 1'-0"



**HOUSEBOAT ROOF PLAN**  
SCALE: 1/4" = 1'-0"



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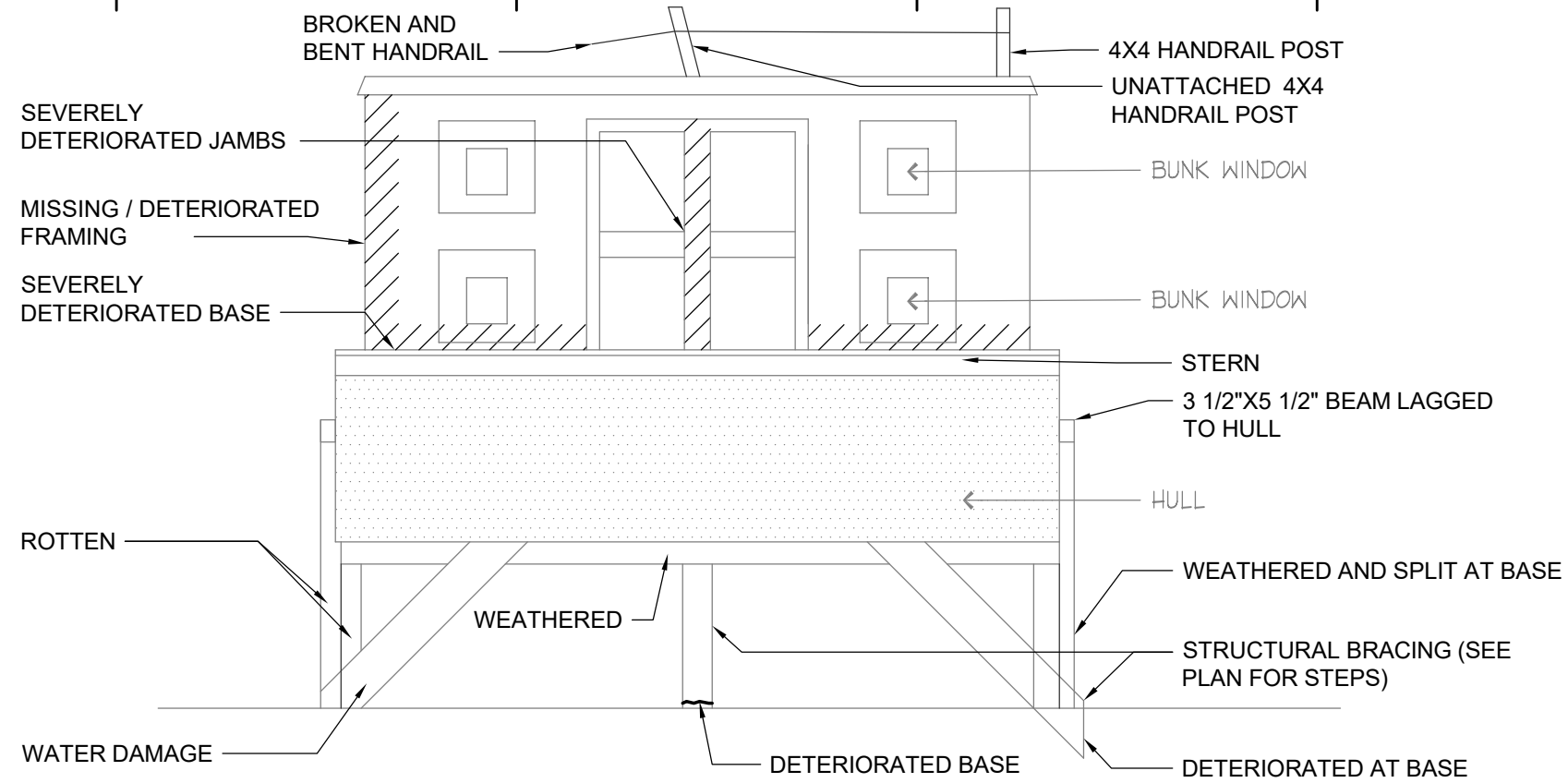
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Project #: 1924

HOUSE BOAT

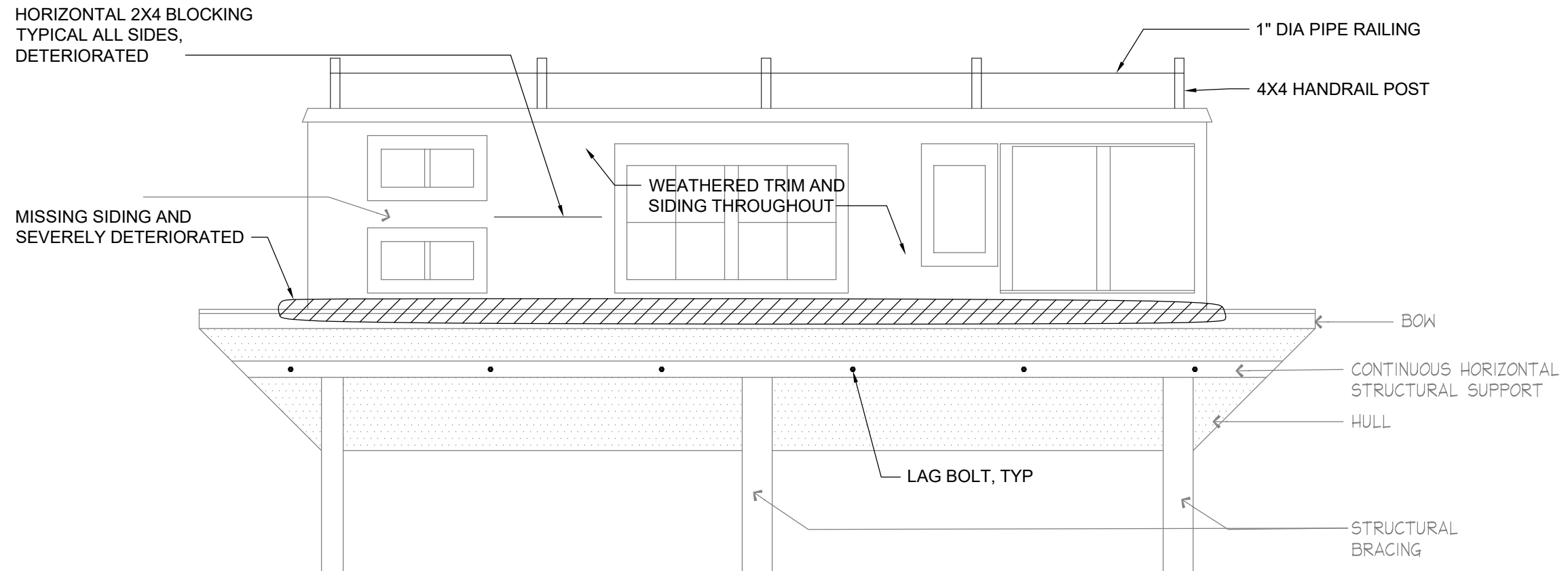
Date: 17 July 2020

**Ex16-19**  
**S11**



**NORTH SIDE ELEVATION**

SCALE: 1/4" = 1'-0"



**WEST SIDE ELEVATION**

SCALE: 1/4" = 1'-0"

REVISIONS

VISTA PROPERTY  
LOWER SUWANNEE  
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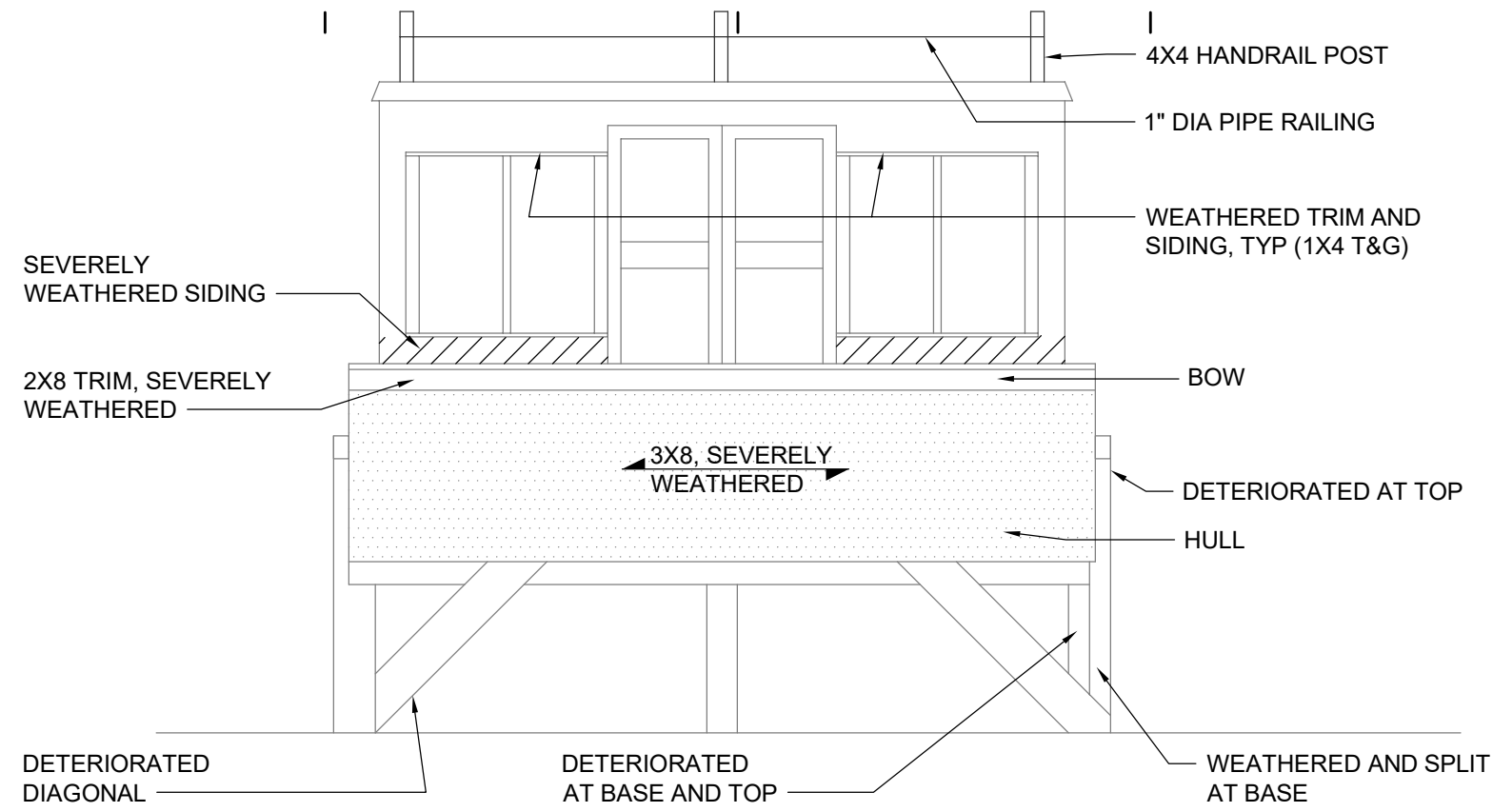
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HOUSE BOAT

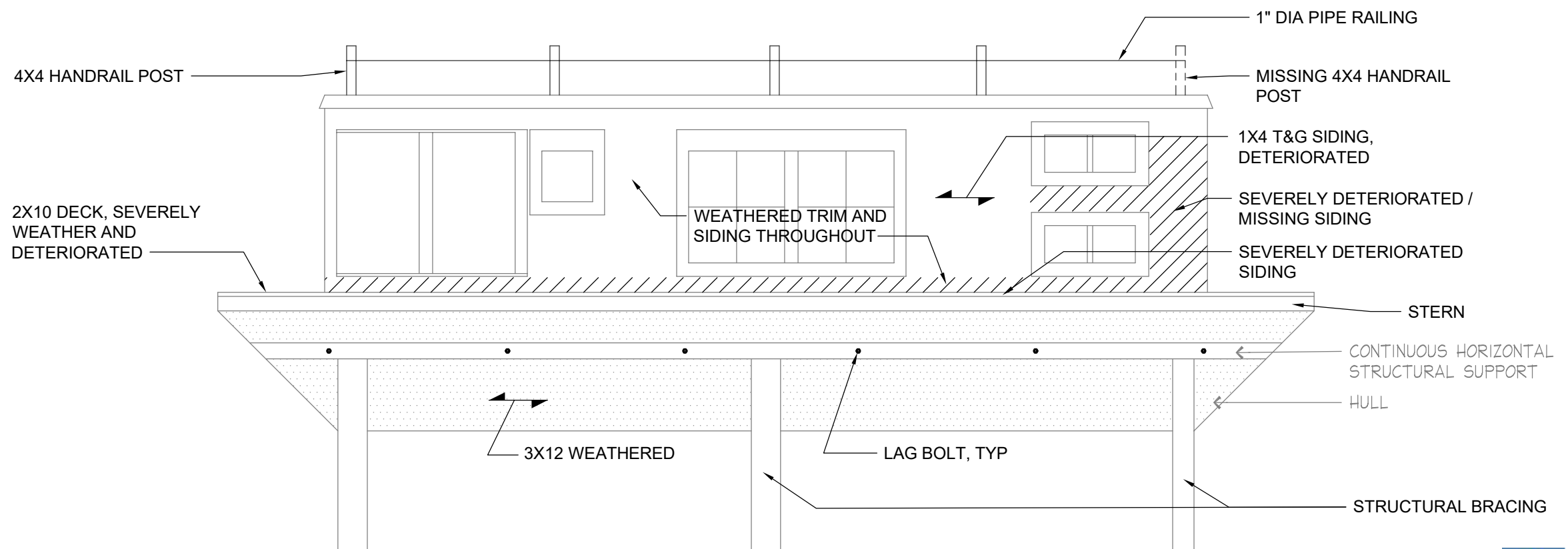
Date: 17 July 2020

Ex16-19  
S12





**SOUTH SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



**EAST SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"

REVISIONS

VISTA PROPERTY  
LOWER SUWANNEE  
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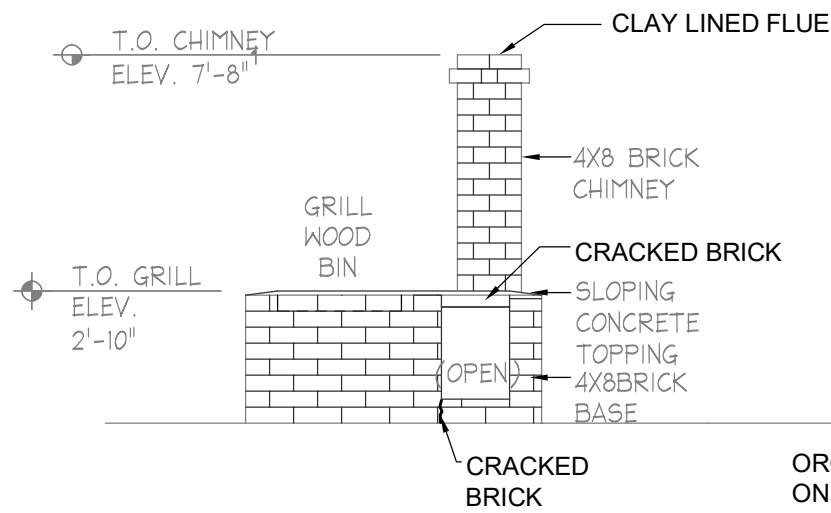
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HOUSE BOAT

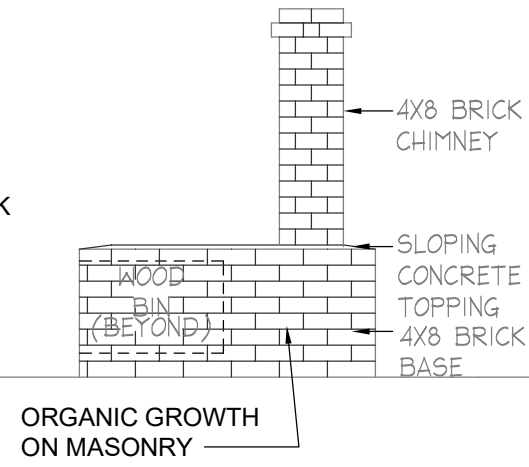
Date: 17 July 2020

**Ex16-19**  
**S13**

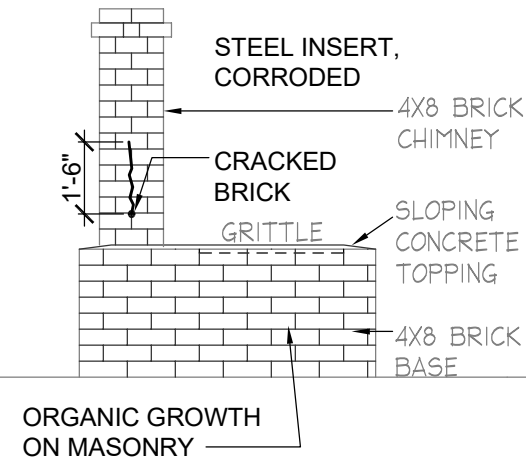




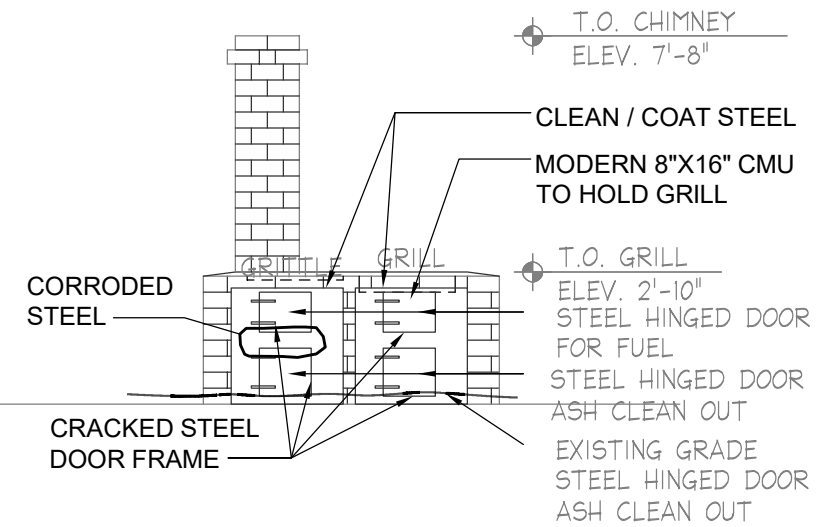
**WEST ELEVATION**  
SCALE: 1/4" = 1'-0"



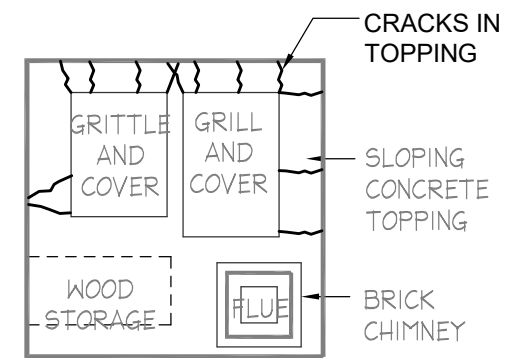
**EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



**SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**BBQ PLAN**  
SCALE: 1/4" = 1'-0"

REVISIONS

VISTA PROPERTY  
LOWER SUWANNEE  
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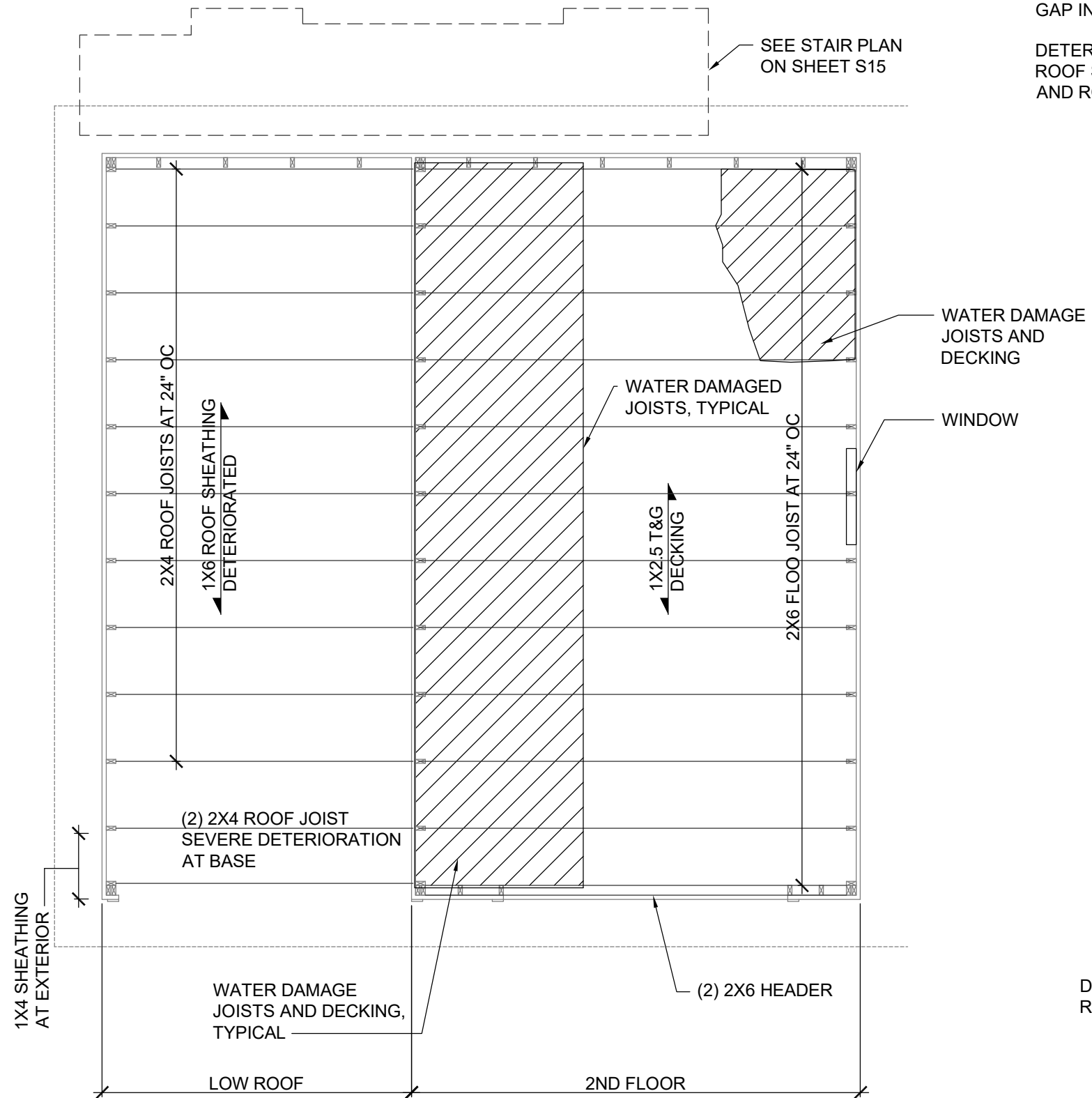
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Project No: 1924  
BBQ - PLAN AND ELEVATIONS

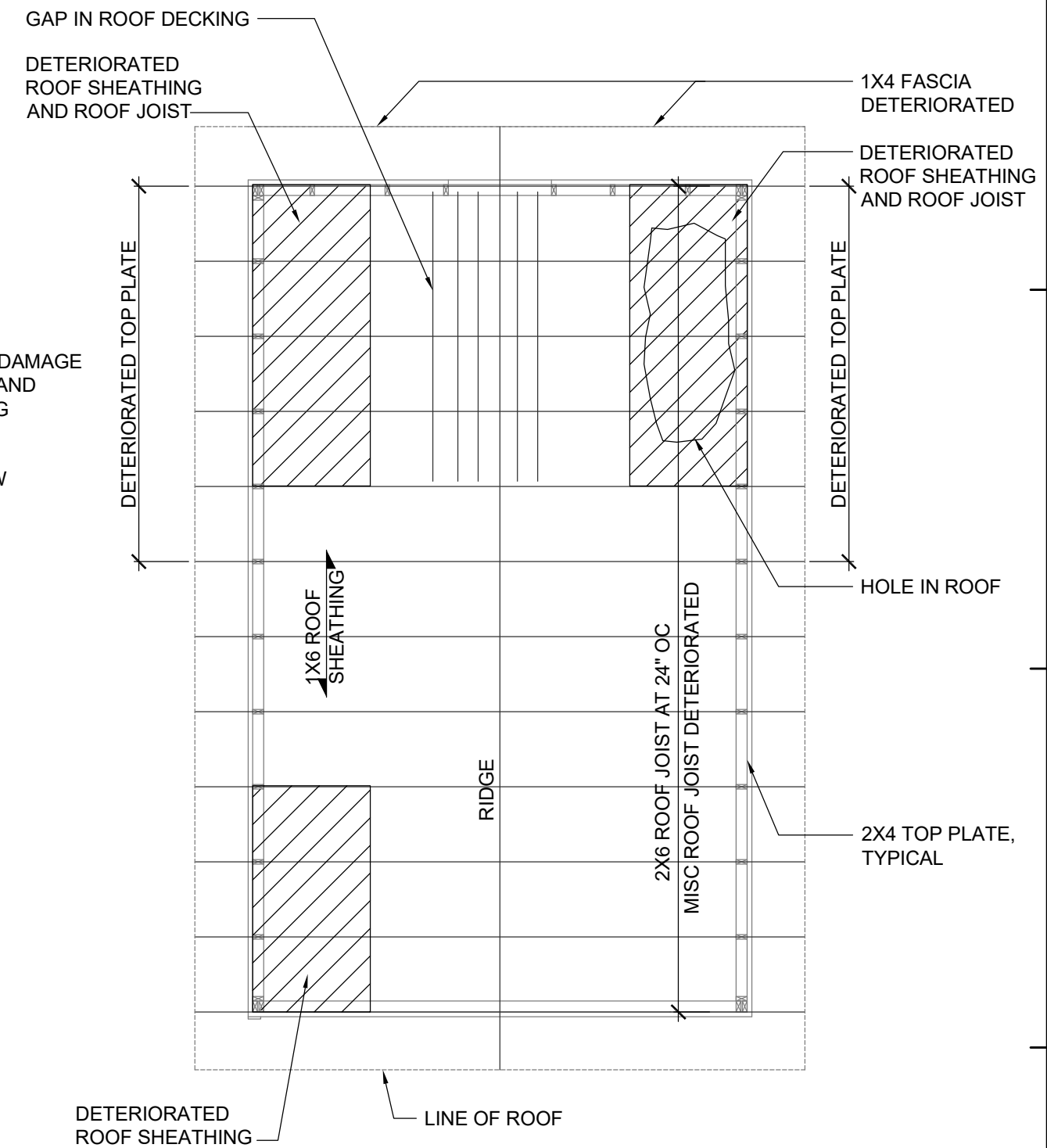
Date: 17 July 2020

Ex20  
S14





**ATTIC GARAGE SECOND FLOOR AND LOW ROOF PLAN**  
 SCALE: 1/4" = 1'-0"



**ATTIC GARAGE ROOF PLAN**  
 SCALE: 1/4" = 1'-0"

REVISIONS

**VISTA PROPERTY**  
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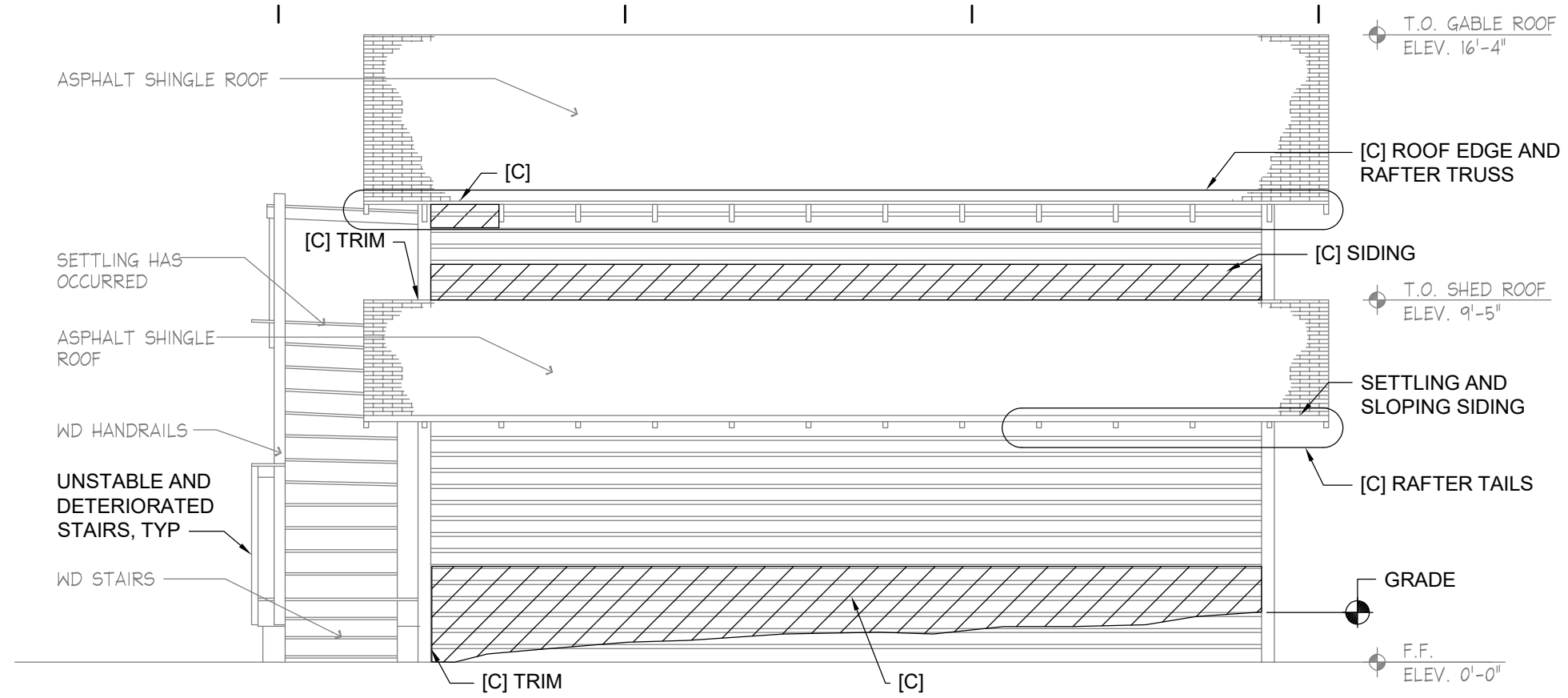
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 ATTIC GARAGE  
 FLOOR AND ROOF  
 PLANS

Date: 17 July 2020

**Ex21-24**  
**S16**

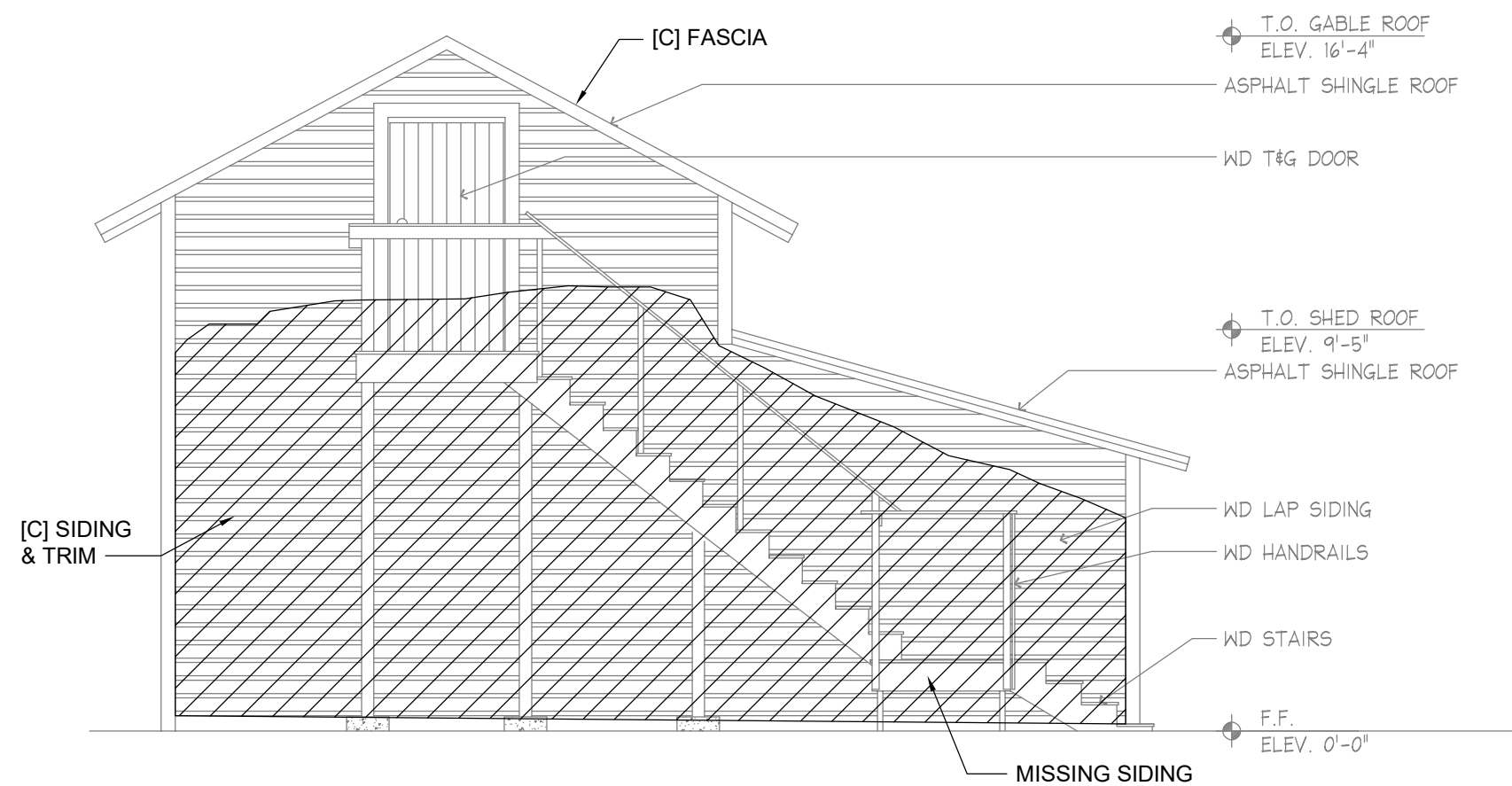
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**ATTIC GARAGE WEST ELEVATION**  
SCALE: 1/4" = 1'-0"

**SURVEY KEY**

- [A] - TERMITE DAMAGE
- [B] WATER DAMAGE
- [C] WEATHERED TIMBER



**ATTIC GARAGE NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"

REVISIONS

VISTA PROPERTY  
LOWER SUWANNEE  
NATIONAL WILDLIFE REFUGE  
LEVY COUNTY  
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CHIEFLAND, FLORIDA

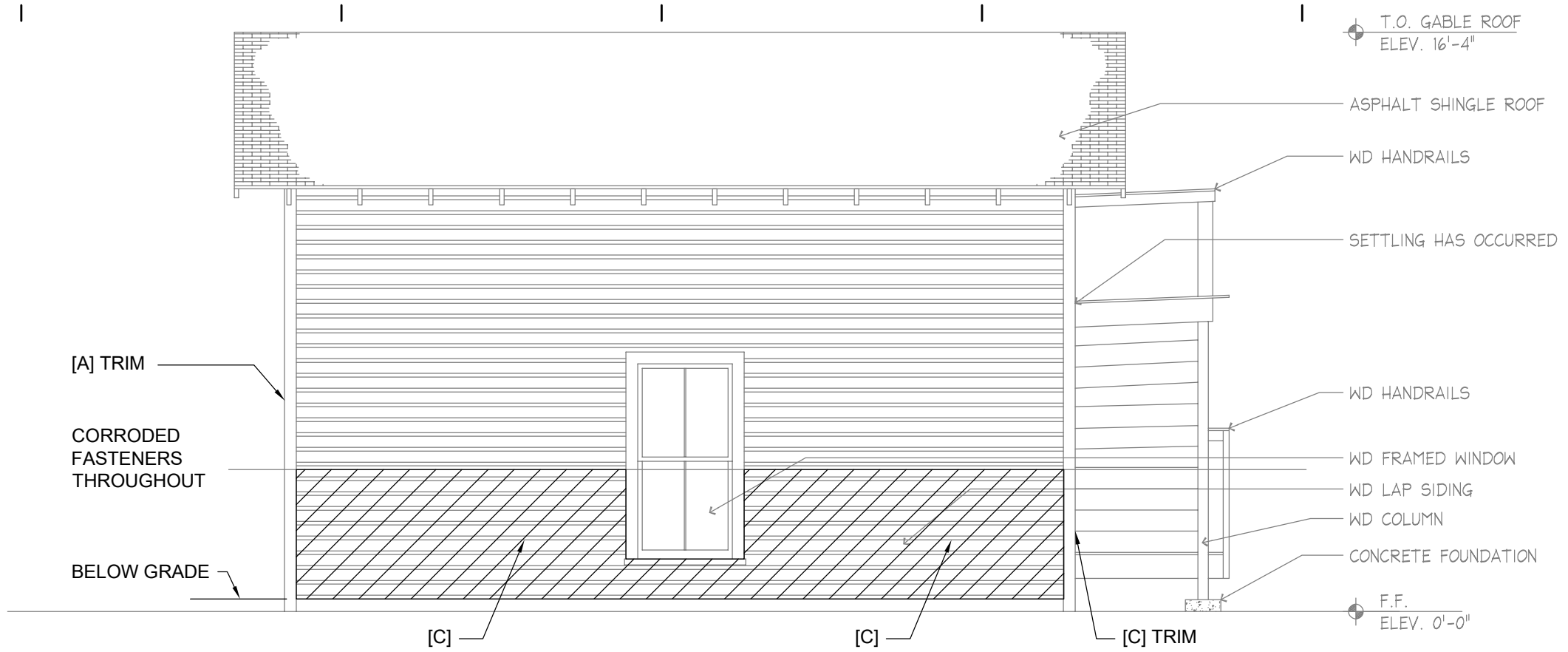
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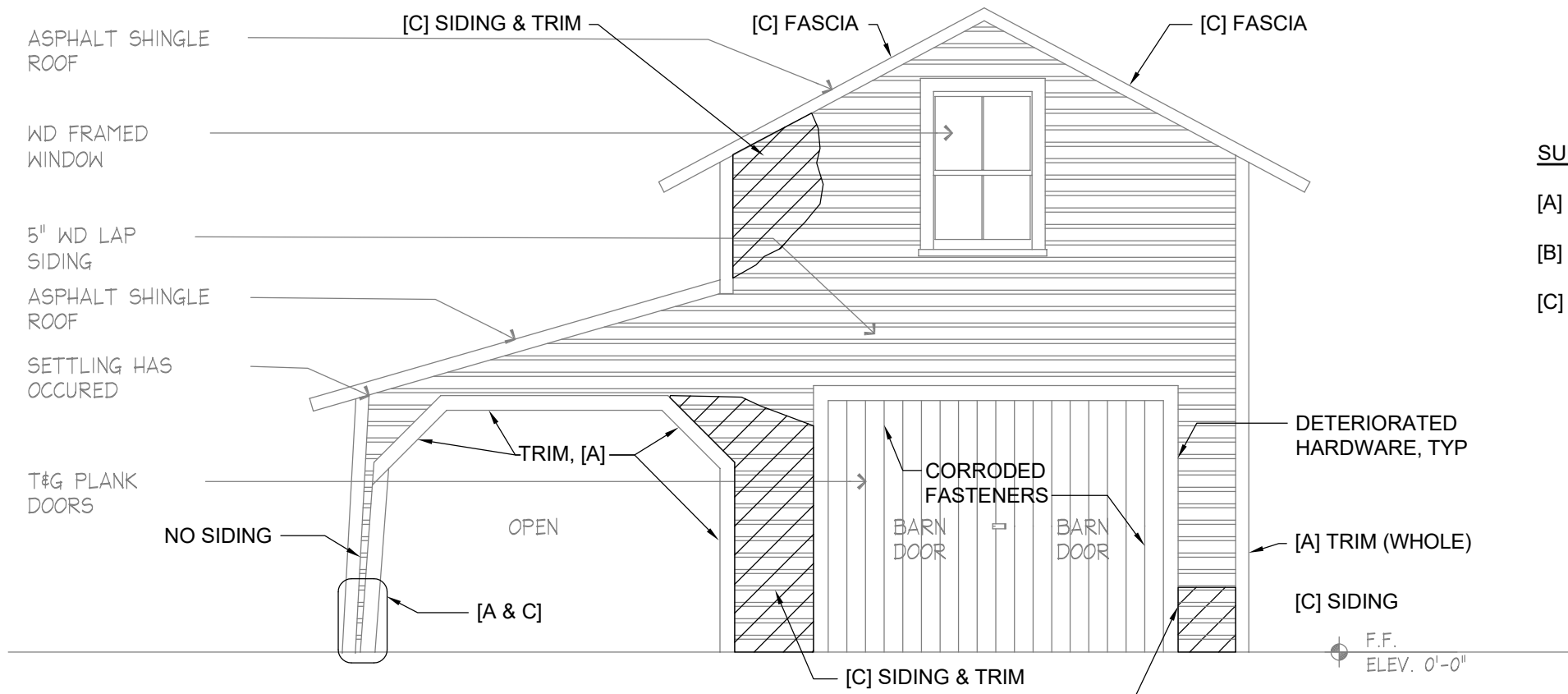
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ATTIC GARAGE  
FLOOR AND ROOF  
PLANS  
Date: 17 July 2020

Ex21-24  
S17



**ATTIC GARAGE EAST ELEVATION**  
 SCALE: 1/4" = 1'-0"



**ATTIC GARAGE SOUTH ELEVATION**  
 SCALE: 1/4" = 1'-0"

**SURVEY KEY**

- [A] - TERMITE DAMAGE
- [B] WATER DAMAGE
- [C] WEATHERED TIMBER

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REVISIONS
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**VISTA PROPERTY**  
 LOWER SUWANNEE  
 NATIONAL WILDLIFE REFUGE  
 LEVY COUNTY  
 16450 NW 31ST PLACE  
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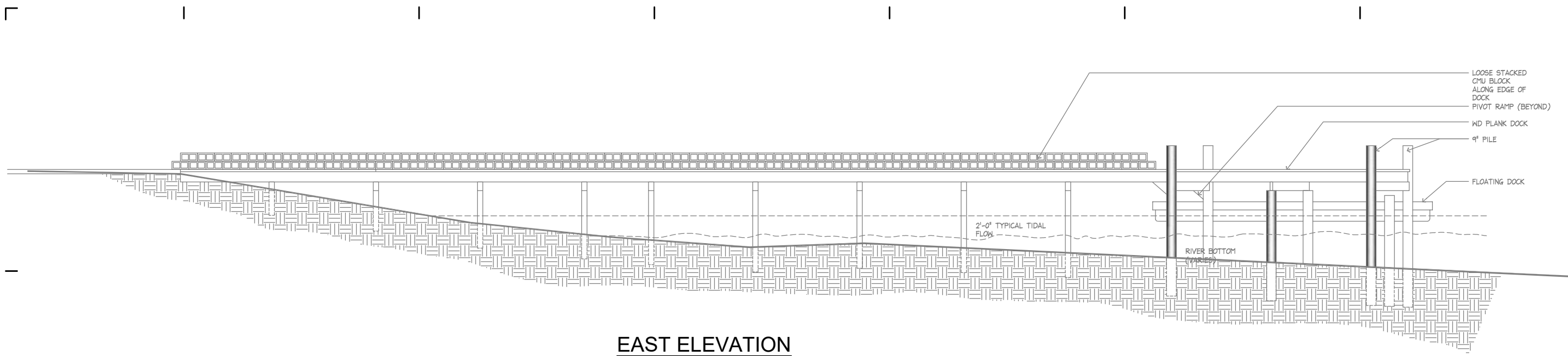
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Project No: 1924
ATTIC GARAGE FLOOR AND ROOF PLANS
Date: 17 July 2020

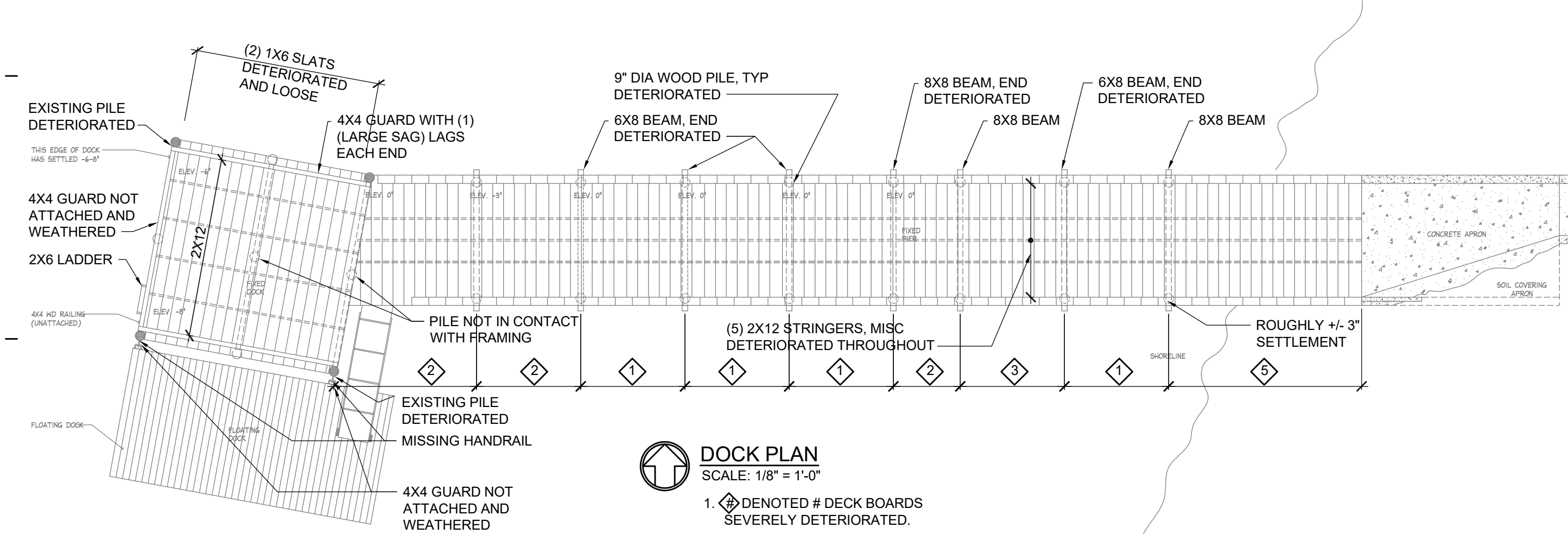
**Ex21-24**  
**S18**







**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**DOCK PLAN**  
SCALE: 1/8" = 1'-0"

- 1. # DENOTED # DECK BOARDS SEVERELY DETERIORATED.
- 2. EXISTING PILES DETERIORATED THROUGHOUT.

REVISIONS

VISTA PROPERTY  
LOWER SUWANNEE  
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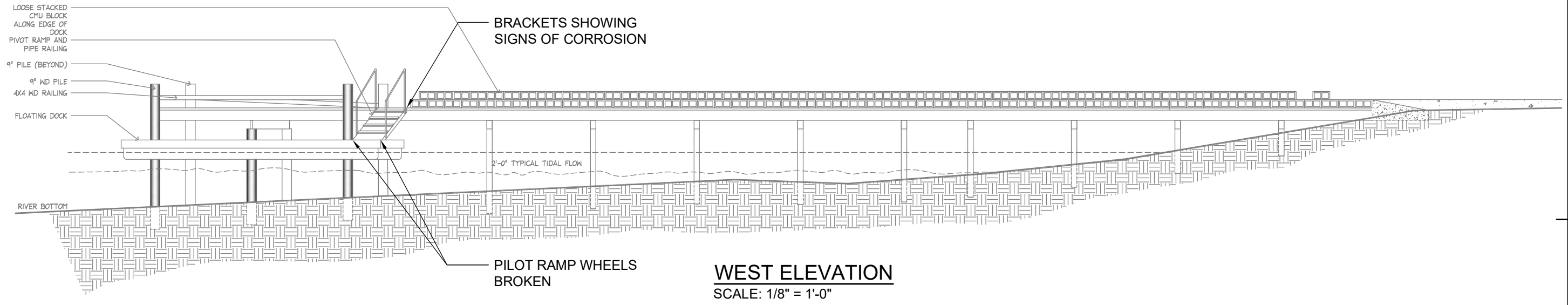
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Project No: 1924  
DOCK PLAN AND ELEVATION

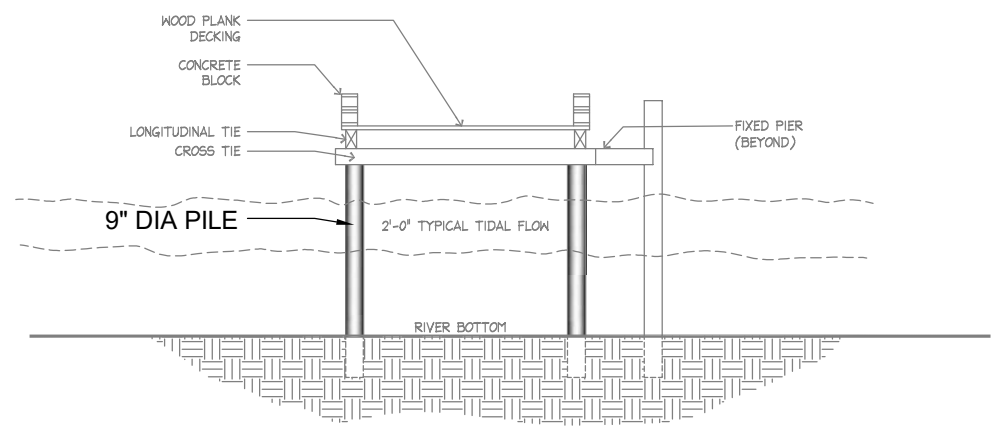
Date: 17 July 2020

Ex25-26  
S19

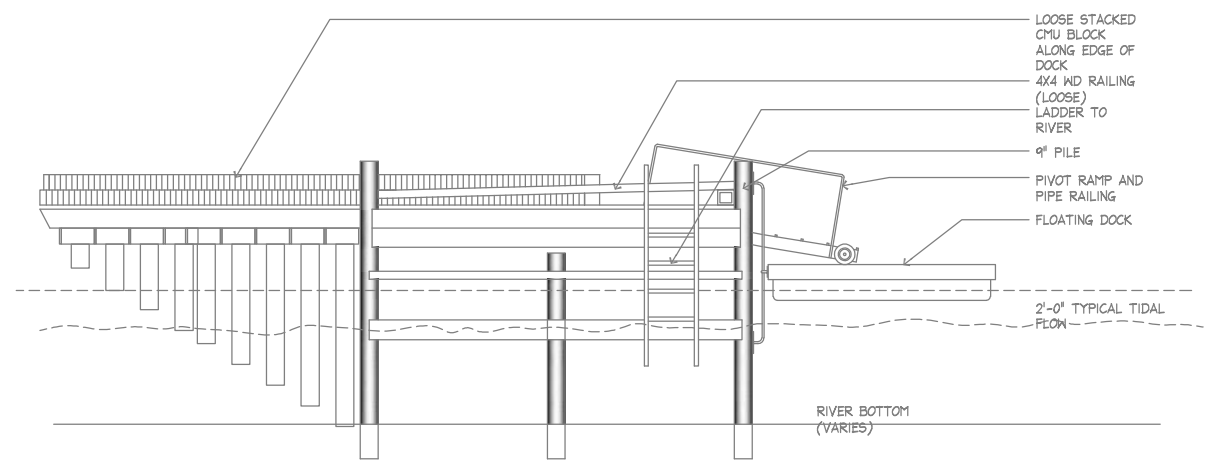




**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**DOCK SECTION**  
SCALE: 1/8" = 1'-0"



**DOCK NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

REVISIONS

VISTA PROPERTY  
LOWER SUWANNEE  
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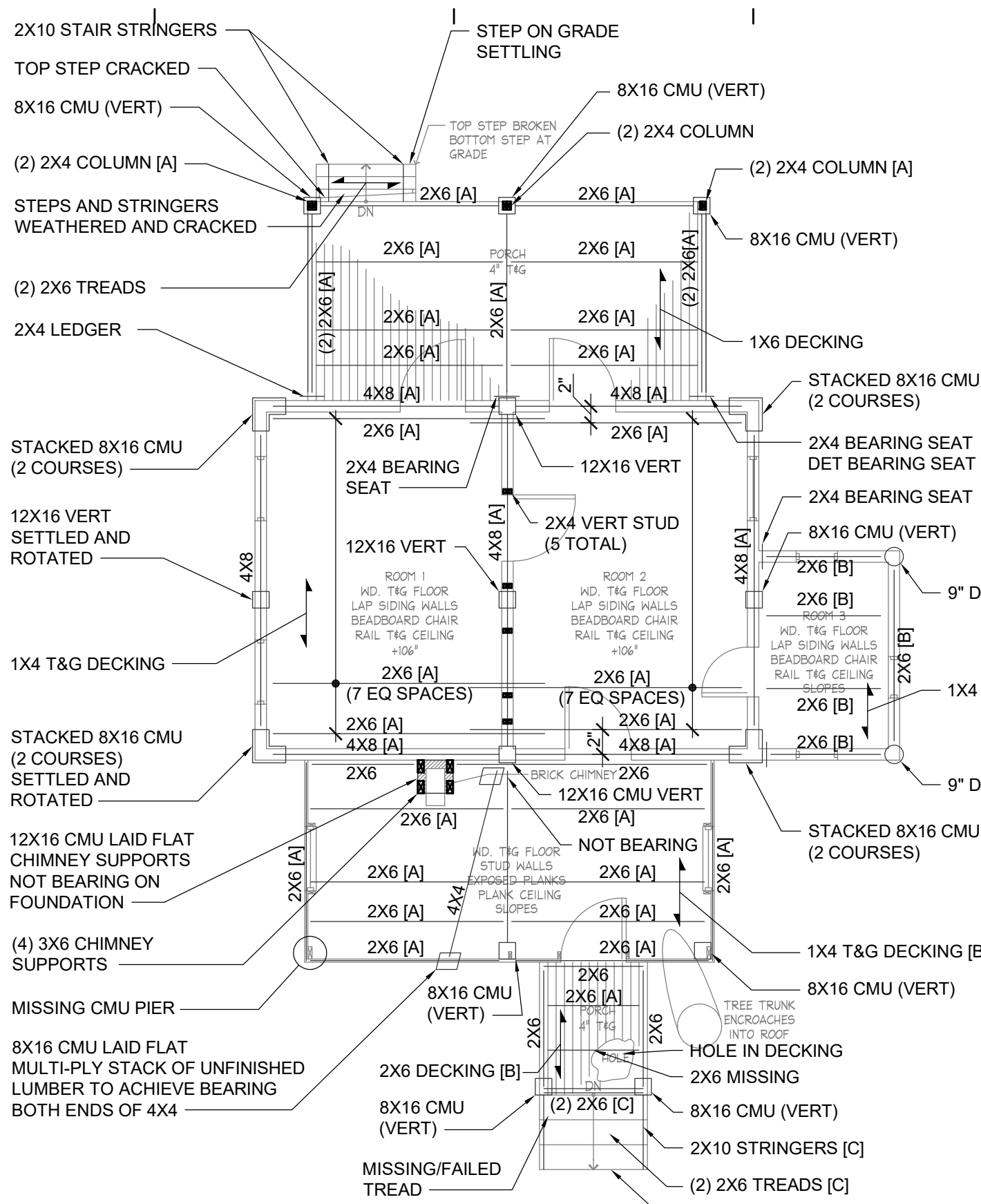
Project No: 1924  
DOCK ELEVATION AND SECTION

Date: 17 July 2020

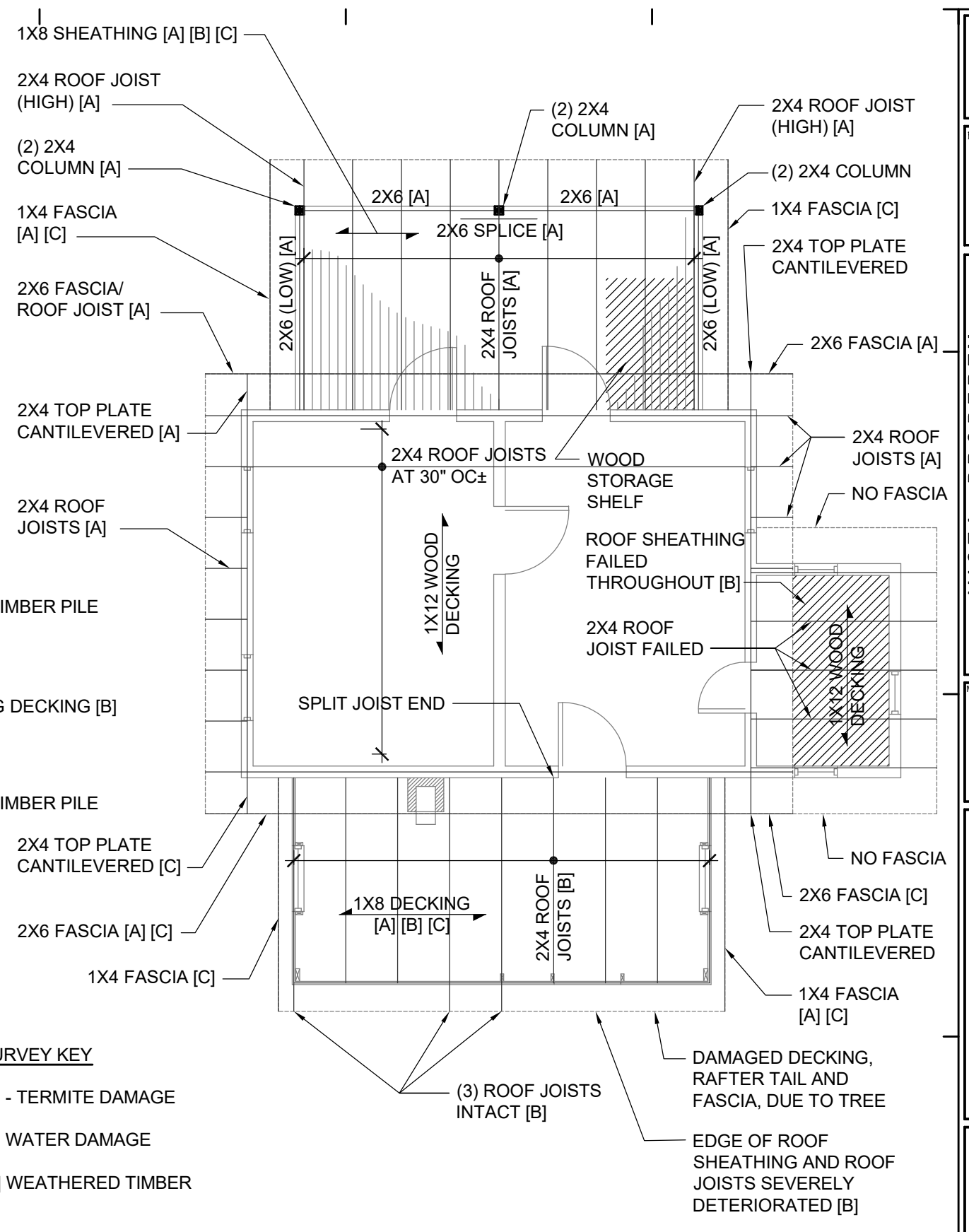
Ex25-26  
S20



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**COOKS HOUSE FOUNDATION FLOOR PLAN**  
SCALE: 3/16" = 1'-0"



**COOKS HOUSE ROOF PLAN**  
SCALE: 3/16" = 1'-0"

REVISIONS

VISTA PROPERTY  
LOWER SUWANNEE  
NATIONAL WILDLIFE REFUGE  
LEVY COUNTY  
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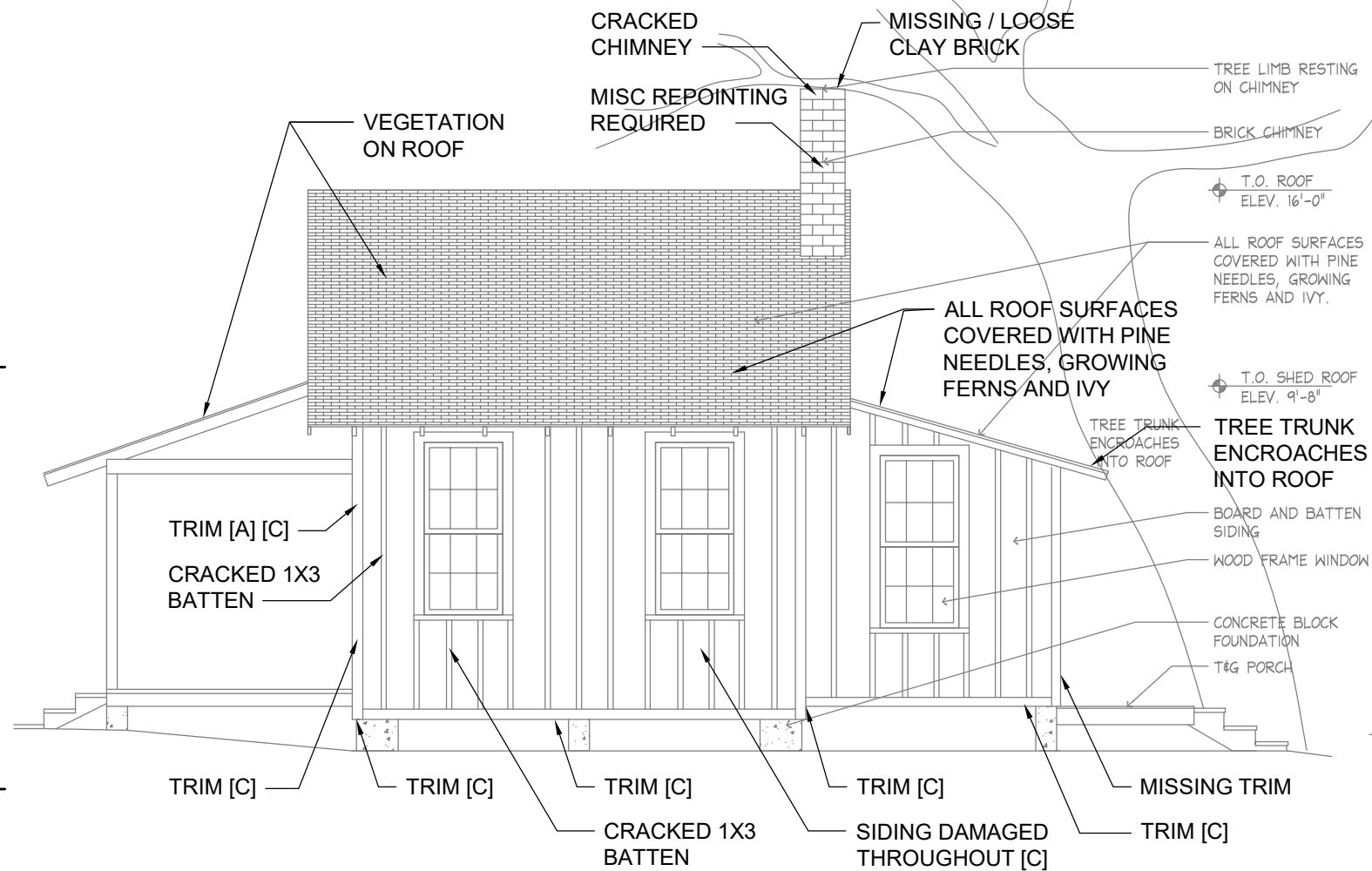
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Project No. 1824  
COOKS HOUSE  
PLANS

Date: 17 July 2020

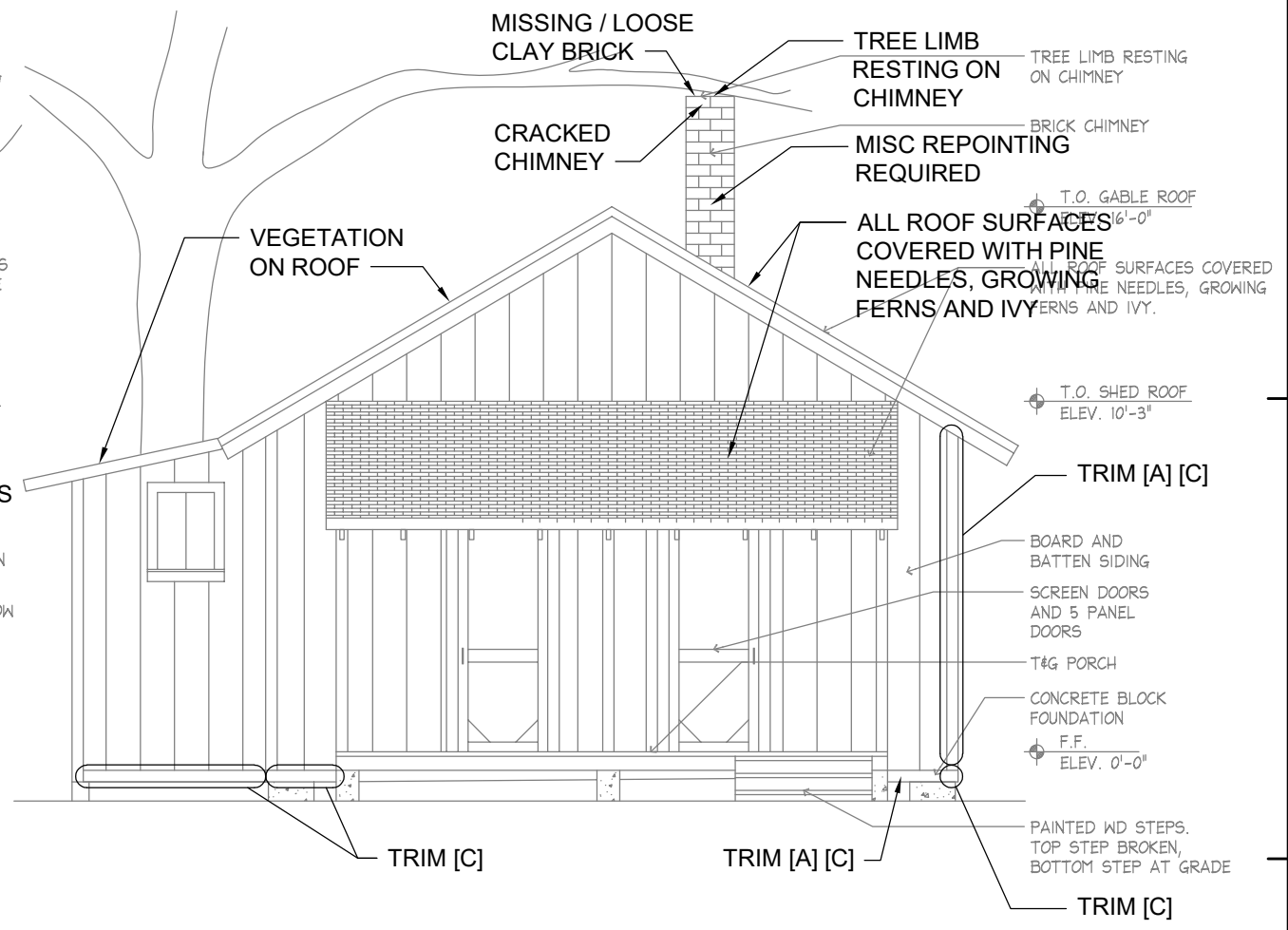
Ex27-30  
S21





**COOKS HOUSE WEST ELEVATION**  
SCALE: 3/16" = 1'-0"

- SURVEY KEY**
- [A] - TERMITES DAMAGE
  - [B] - WATER DAMAGE
  - [C] WEATHERED TIMBER



**COOKS HOUSE NORTH ELEVATION**  
SCALE: 3/16" = 1'-0"

REVISIONS

**VISTA PROPERTY**  
LOWER SUWANNEE  
NATIONAL WILDLIFE REFUGE  
LEVY COUNTY  
16450 NW 31ST PLACE  
CHIEFLAND, FLORIDA

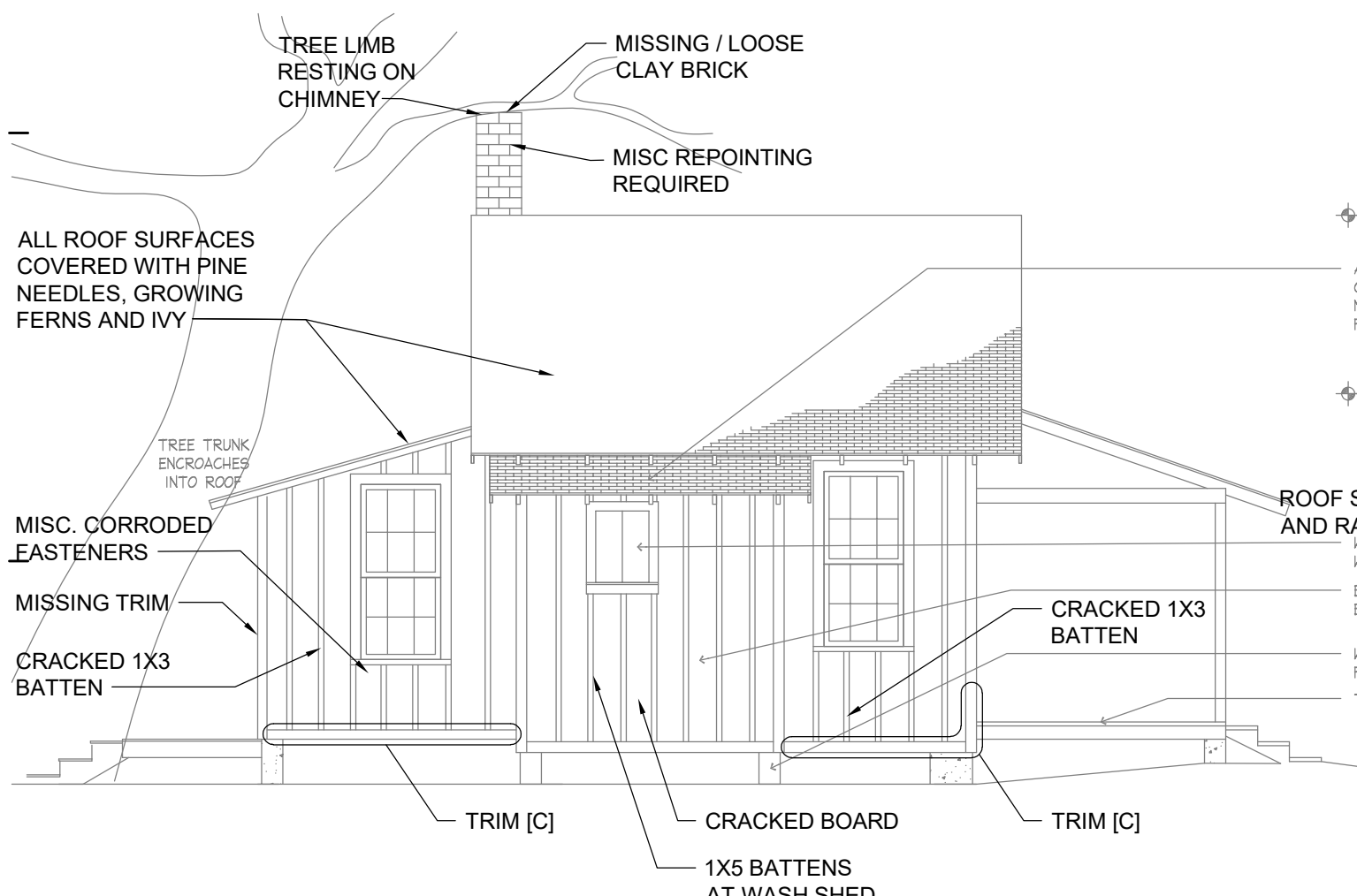
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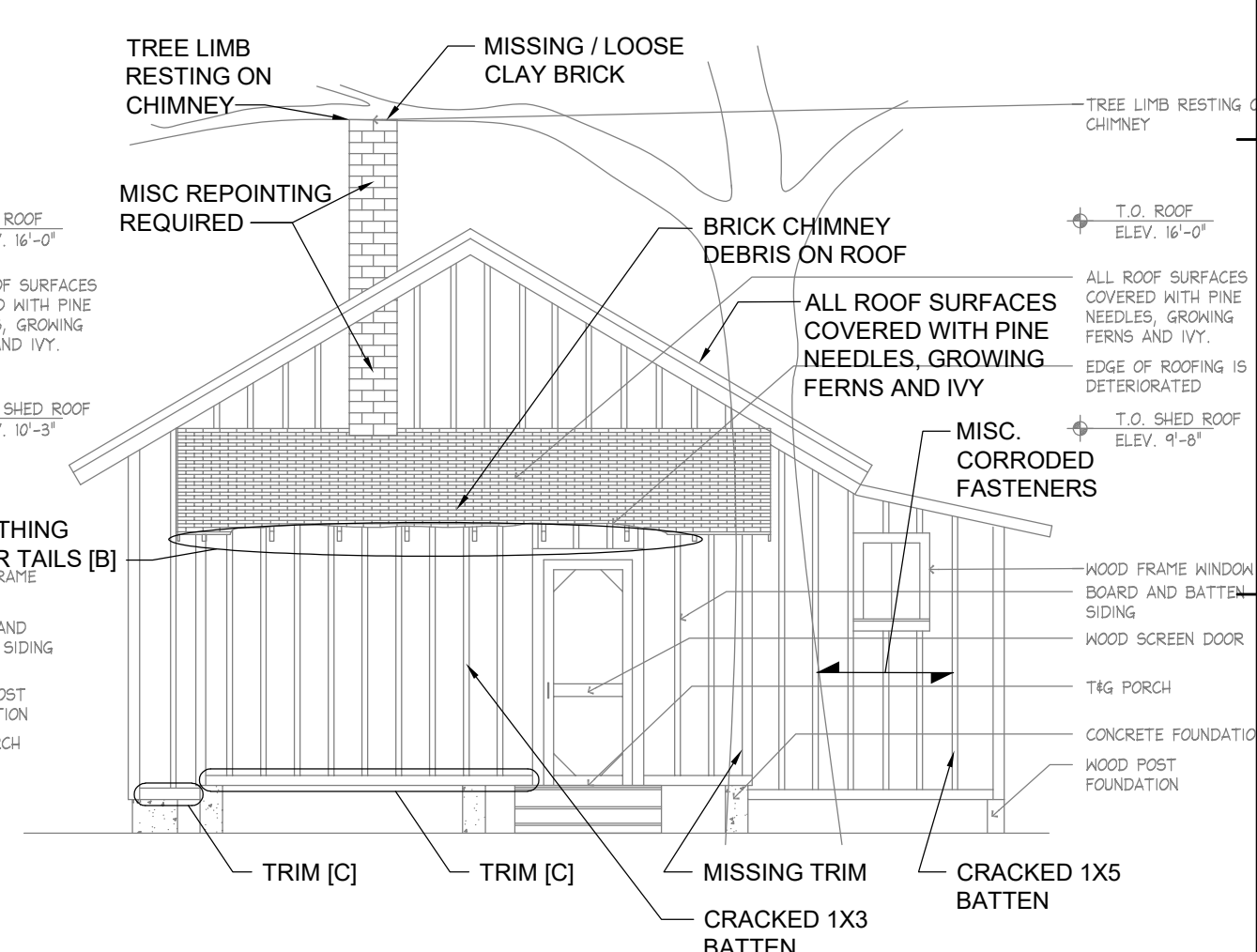
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Project No: 1924  
COOKS HOUSE  
ELEVATION  
Date: 17 July 2020

**Ex39-42**  
**S22**



**COOKS HOUSE EAST ELEVATION**  
SCALE: 3/16" = 1'-0"



**COOKS HOUSE SOUTH ELEVATION**  
SCALE: 3/16" = 1'-0"

- SURVEY KEY**
- [A] - TERMITE DAMAGE
  - [B] WATER DAMAGE
  - [C] WEATHERED TIMBER

REVISIONS

**VISTA PROPERTY**  
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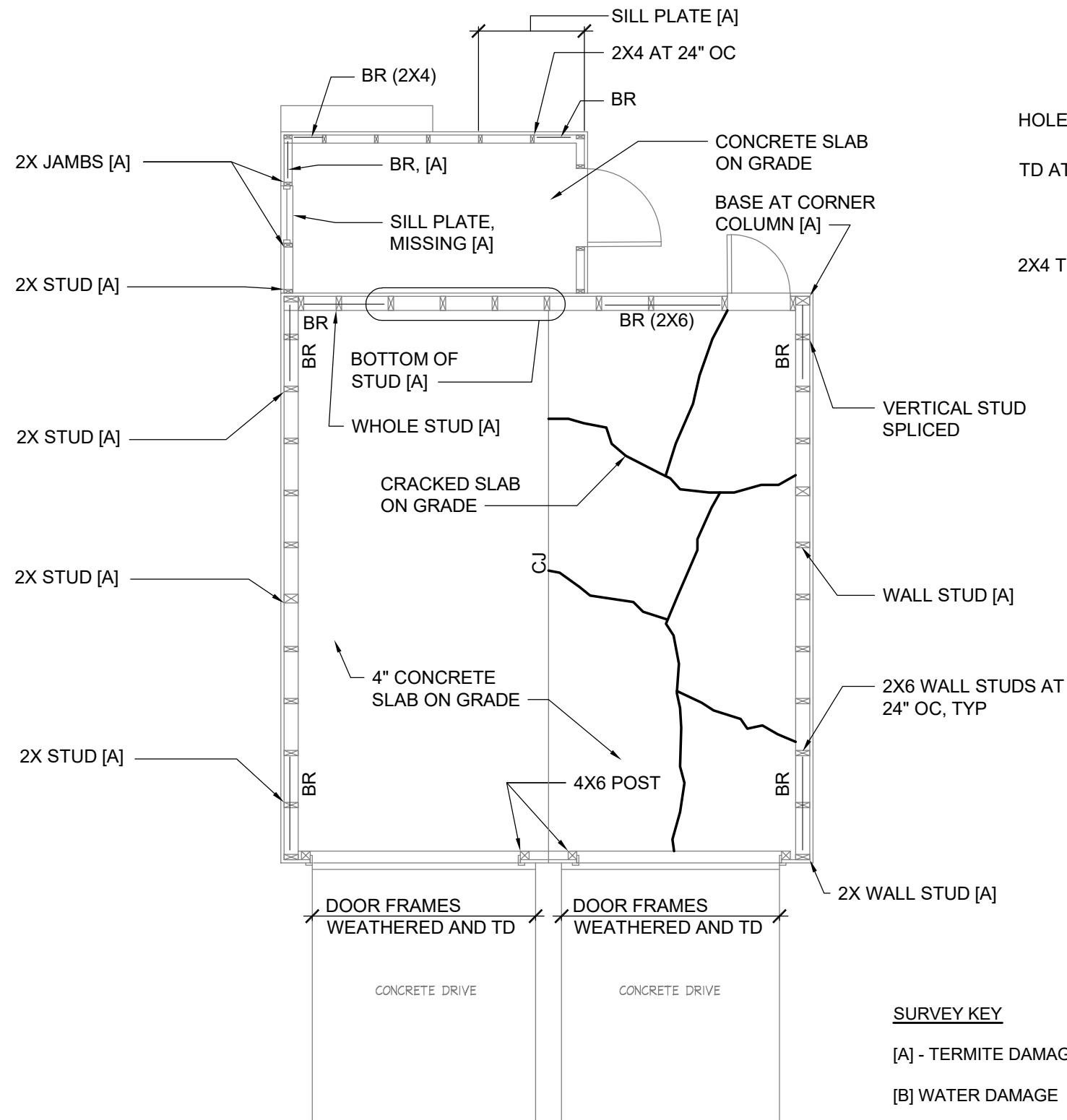
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Project No: 1924  
COOKS HOUSE  
ELEVATION  
Date: 17 July 2020

**Ex39-42**  
**S23**



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**DOUBLE GARAGE FLOOR PLAN**

SCALE: 3/16" = 1'-0"

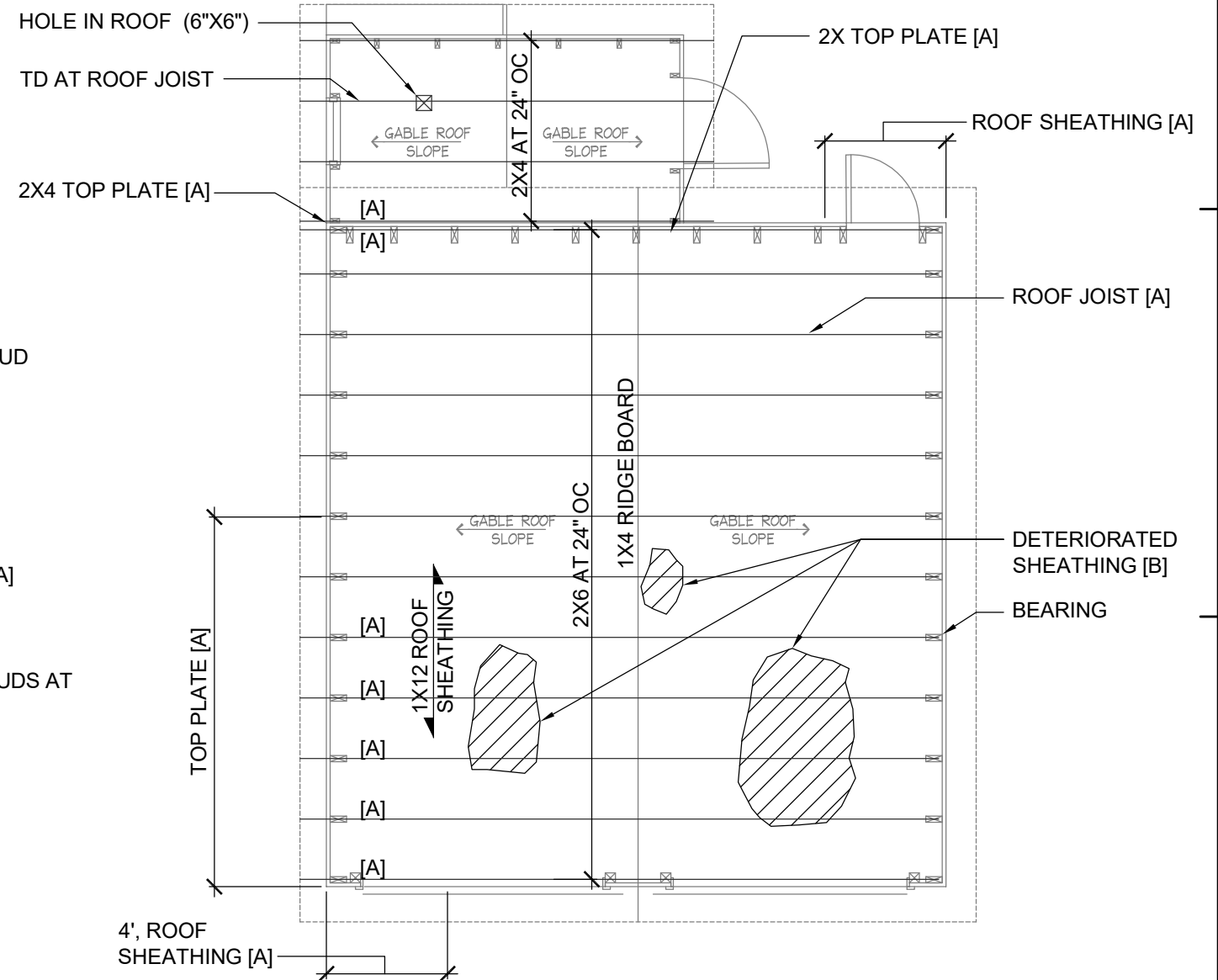
NOTES:  
1. BR - DIAGONAL 2X CORNER BRACE.

**SURVEY KEY**

[A] - TERMITE DAMAGE

[B] WATER DAMAGE

[C] WEATHERED TIMBER



**DOUBLE GARAGE ROOF PLAN**

SCALE: 3/16" = 1'-0"

REVISIONS

VISTA PROPERTY  
LOWER SUWANNEE  
NATIONAL WILDLIFE REFUGE  
LEVY COUNTY  
16450 NW 31ST PLACE  
CHIEFLAND, FLORIDA

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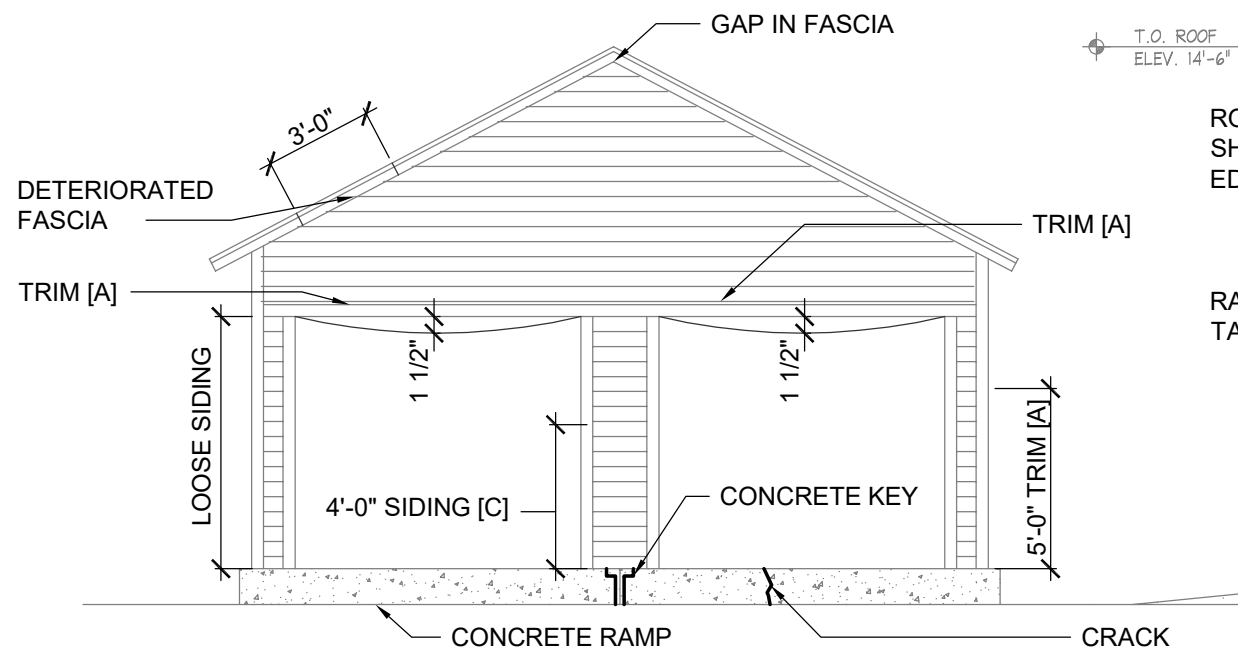
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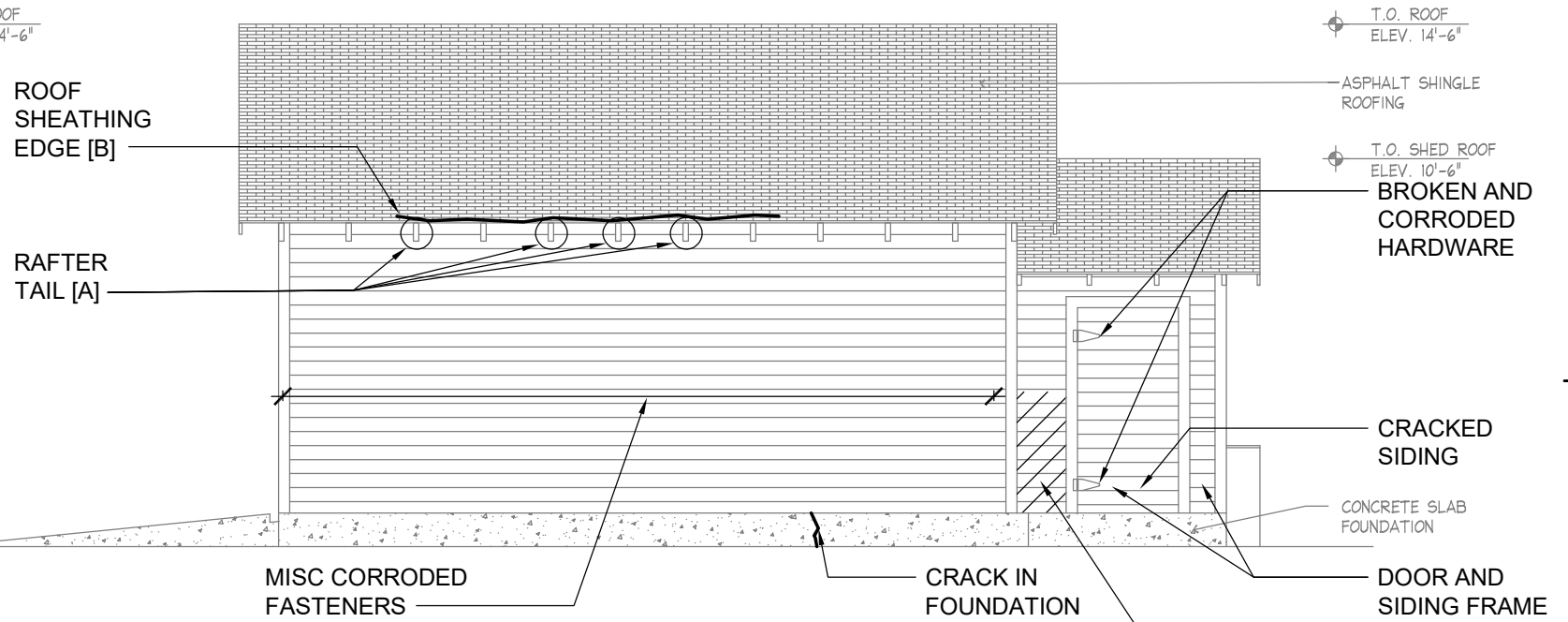
Project No: 1924  
DOUBLE GARAGE  
FLOOR AND ROOF  
PLANS

Date: 17 July 2020

Ex31-34  
S24

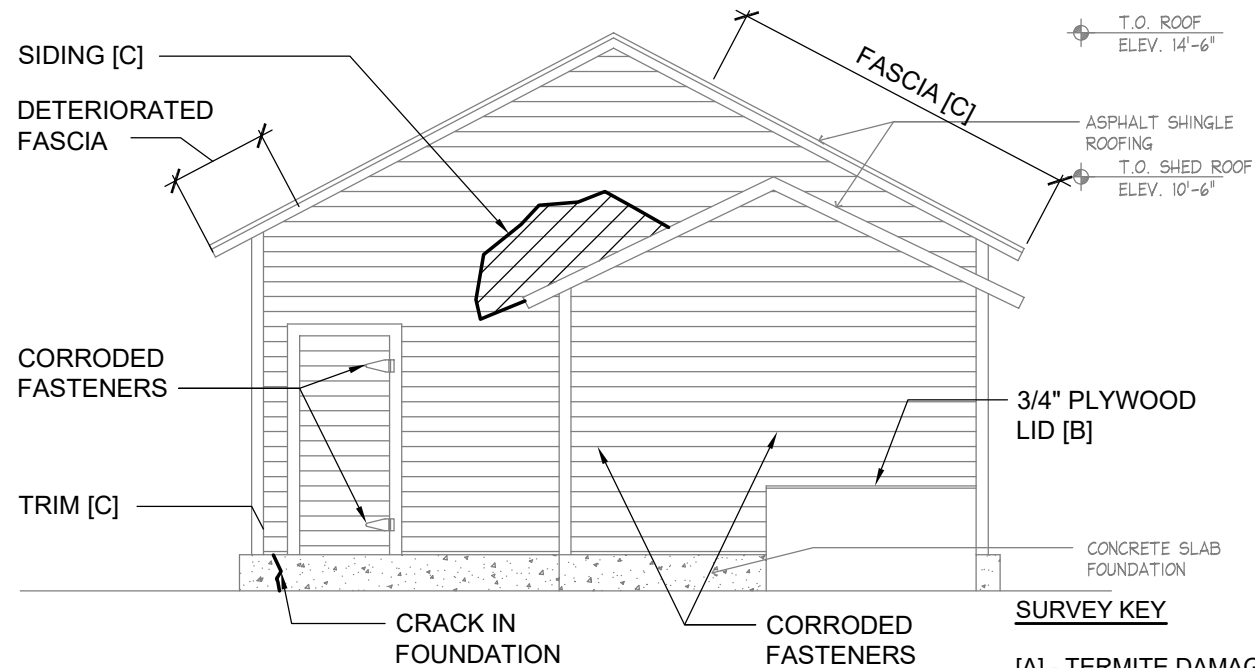


**DOUBLE GARAGE EAST ELEVATION**  
SCALE: 3/16" = 1'-0"

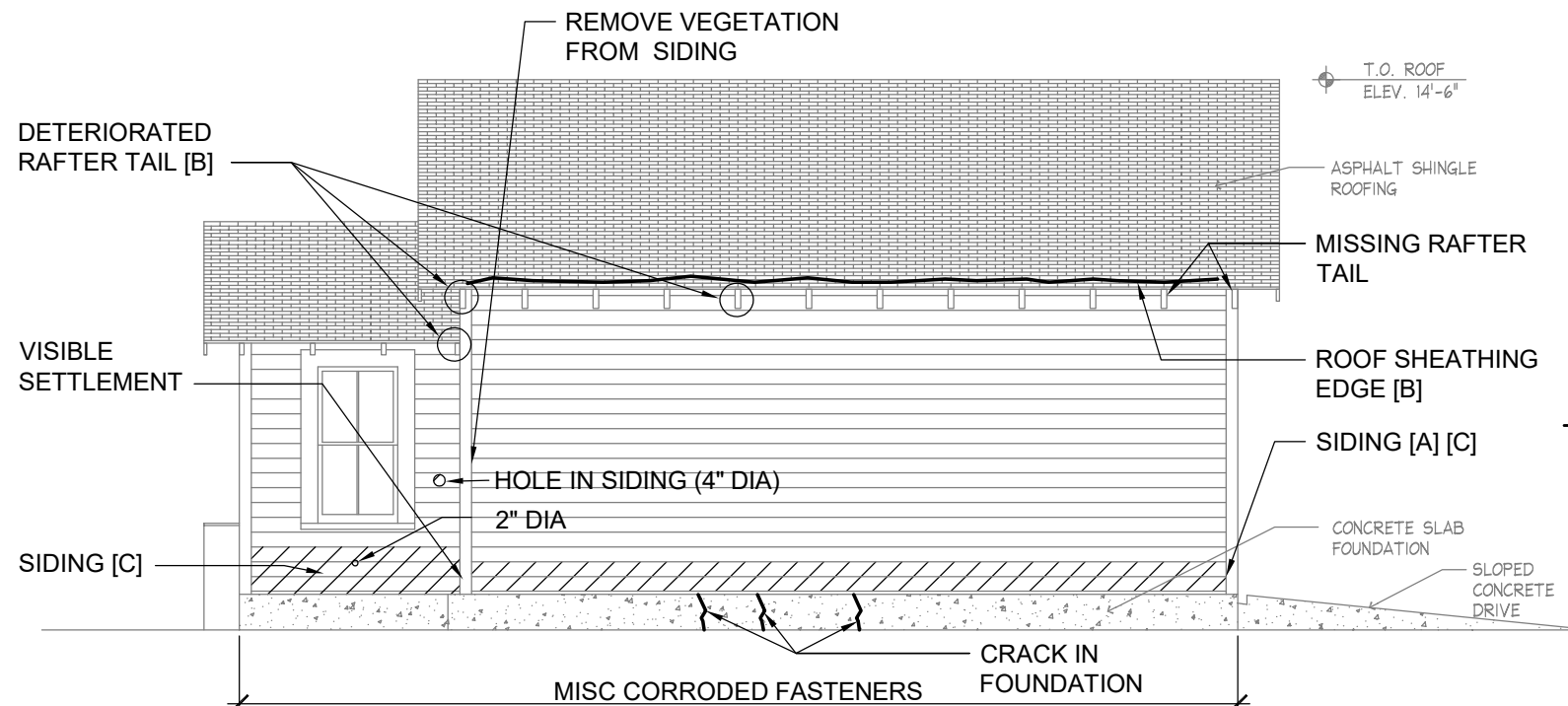


**DOUBLE GARAGE NORTH ELEVATION**  
SCALE: 3/16" = 1'-0"

**SURVEY KEY**  
[A] - TERMITE DAMAGE  
[B] WATER DAMAGE  
[C] WEATHERED TIMBER



**DOUBLE GARAGE WEST ELEVATION**  
SCALE: 3/16" = 1'-0"



**DOUBLE GARAGE SOUTH ELEVATION**  
SCALE: 3/16" = 1'-0"

**SURVEY KEY**  
[A] - TERMITE DAMAGE  
[B] WATER DAMAGE  
[C] WEATHERED TIMBER

REVISIONS

VISTA PROPERTY  
LOWER SUWANNEE  
NATIONAL WILDLIFE REFUGE  
LEVY COUNTY  
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Facsimile (305) 286-3727  
Florida License AAC002022

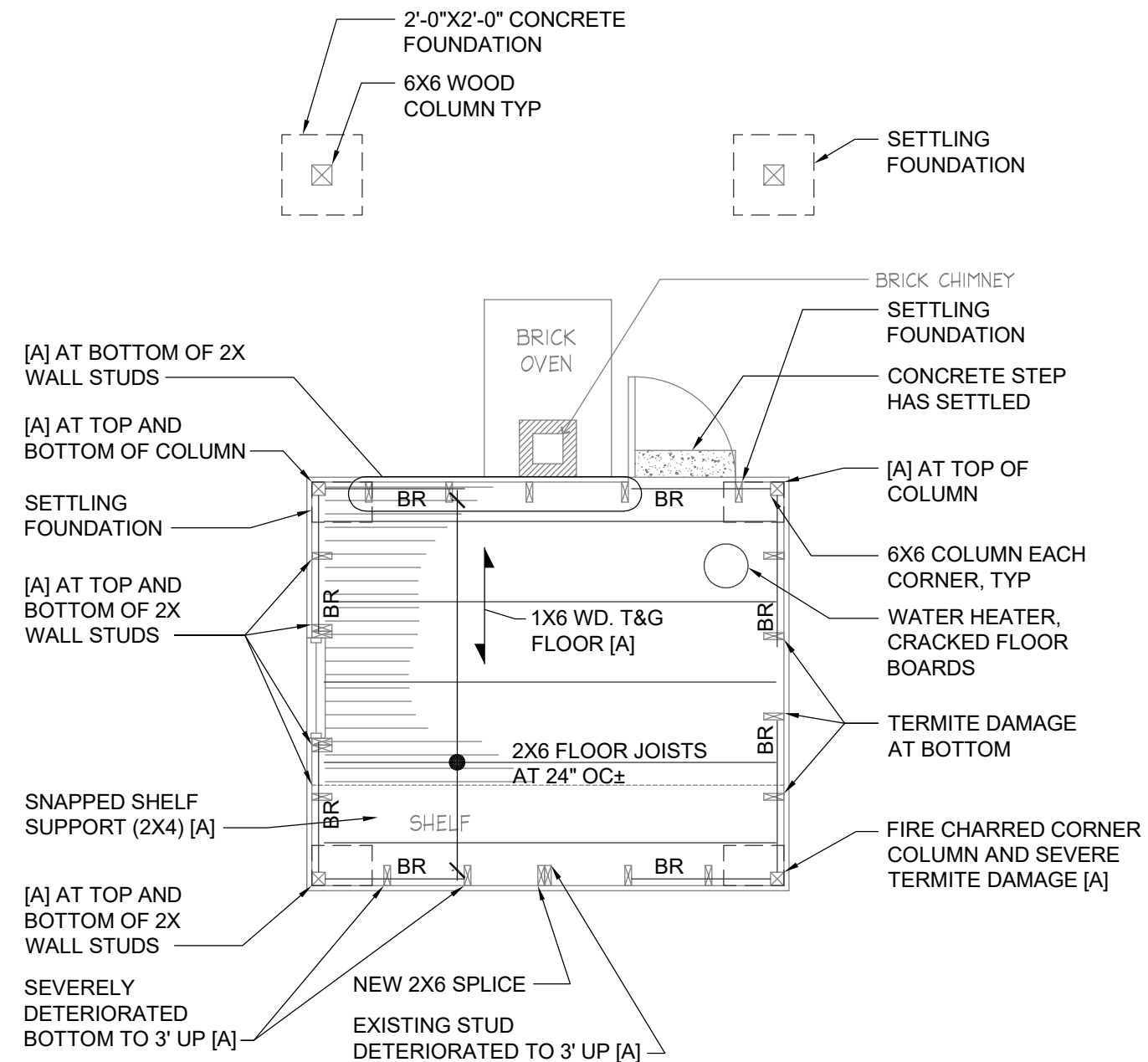
**Bender & Associates**  
**ARCHITECTS** P.A.

Project # 1924  
DOUBLE GARAGE  
ELEVATIONS

Date: 17 July 2020

Ex31-34  
S25

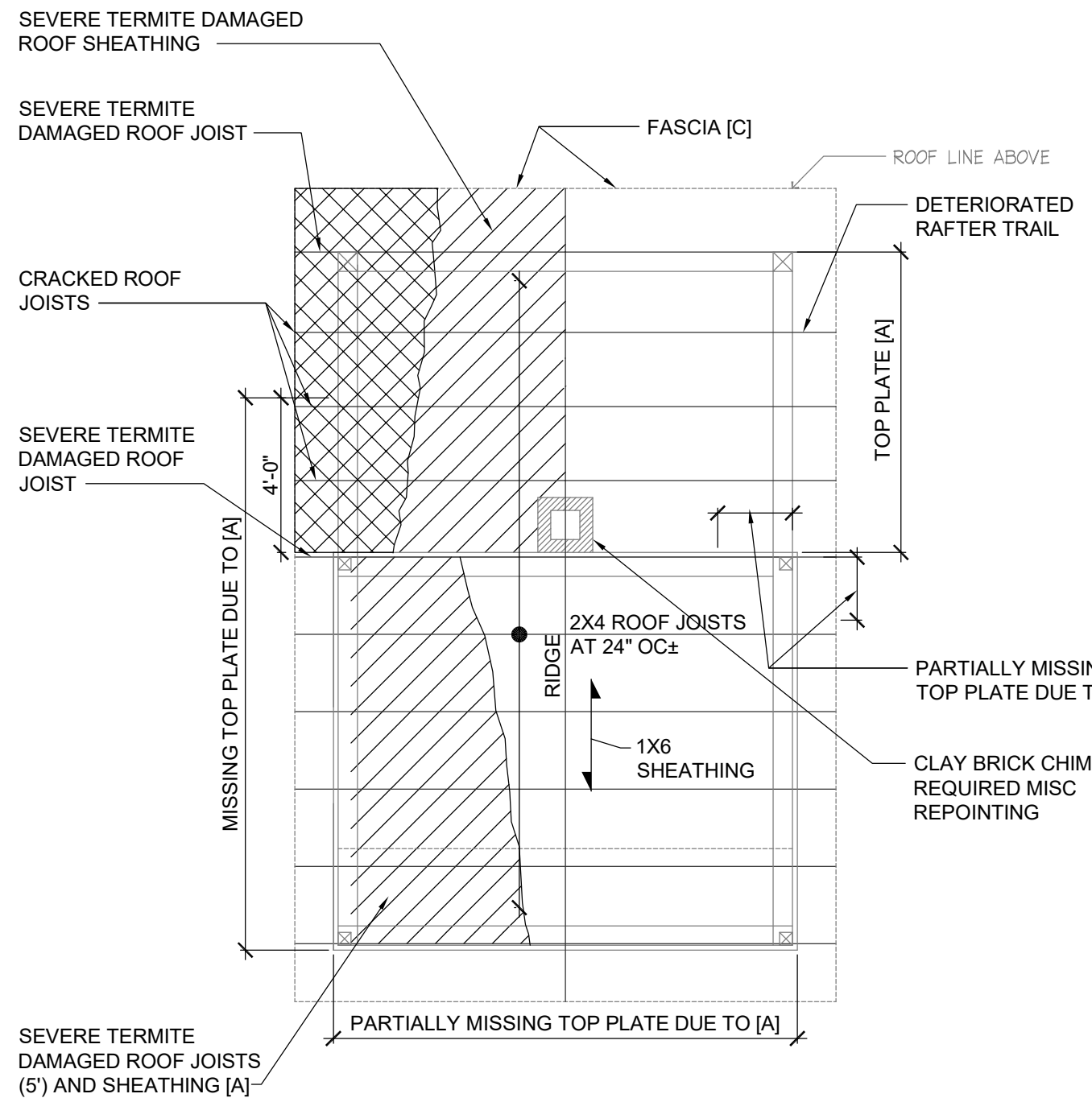




**FRYER SHED FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

NOTES:  
1. BR - DIAGONAL 2X CORNER BRACE.

- SURVEY KEY**
- [A] - TERMITE DAMAGE
  - [B] WATER DAMAGE
  - [C] WEATHERED TIMBER



**FRYER SHED ROOF PLAN**  
SCALE: 1/4" = 1'-0"

REVISIONS

VISTA PROPERTY  
LOWER SUWANNEE  
NATIONAL WILDLIFE REFUGE  
LEVY COUNTY  
16450 NW 31ST PLACE  
CHIEFLAND, FLORIDA

MARK J KEISTER PE 37435

410 Angela Street  
Key West, Florida 33040  
Telephone (305) 286-1347  
Facsimile (305) 286-3727  
Florida License AAC002022

**Bender & Associates**  
**ARCHITECTS** P.A.

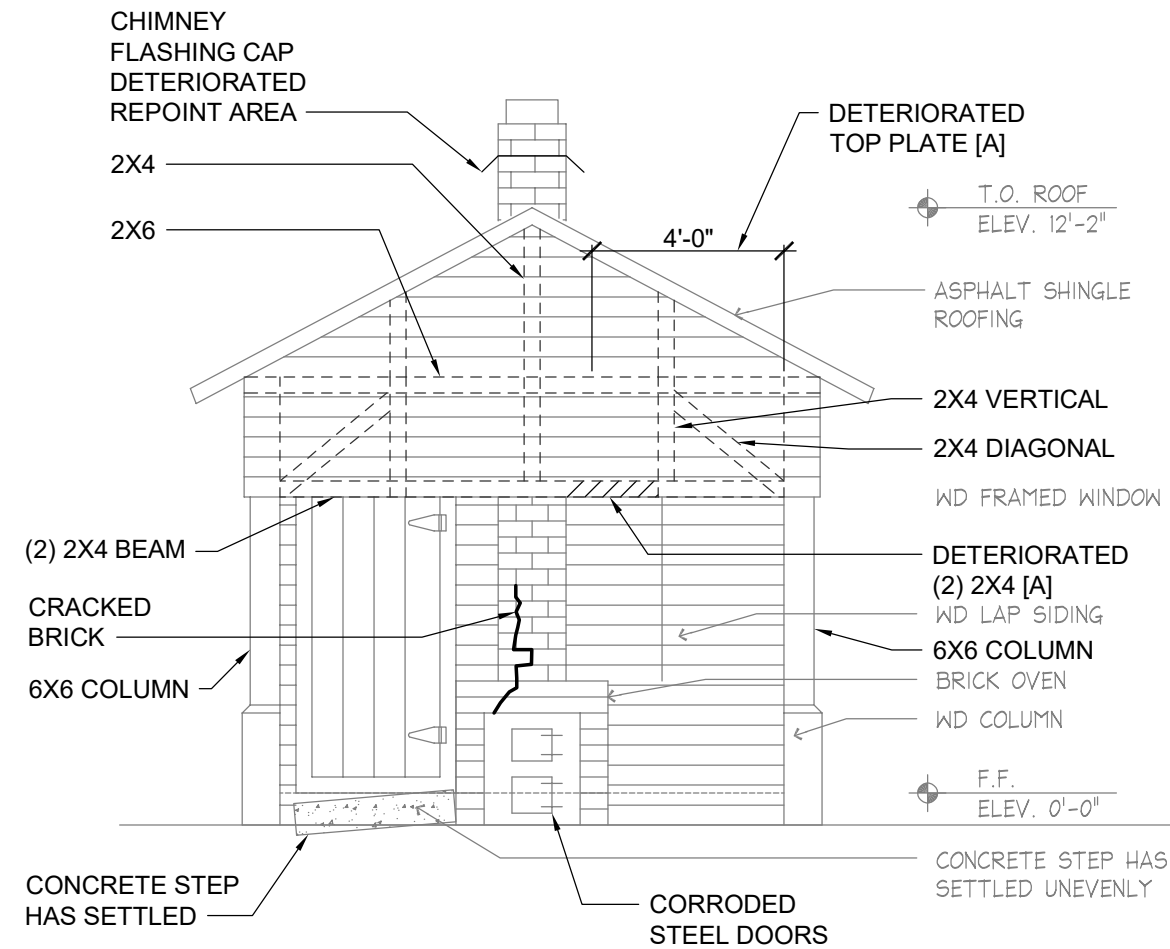
Project No: 1924  
FRYER SHED  
PLANS

Date: 17 July 2020

Ex35-38  
S26



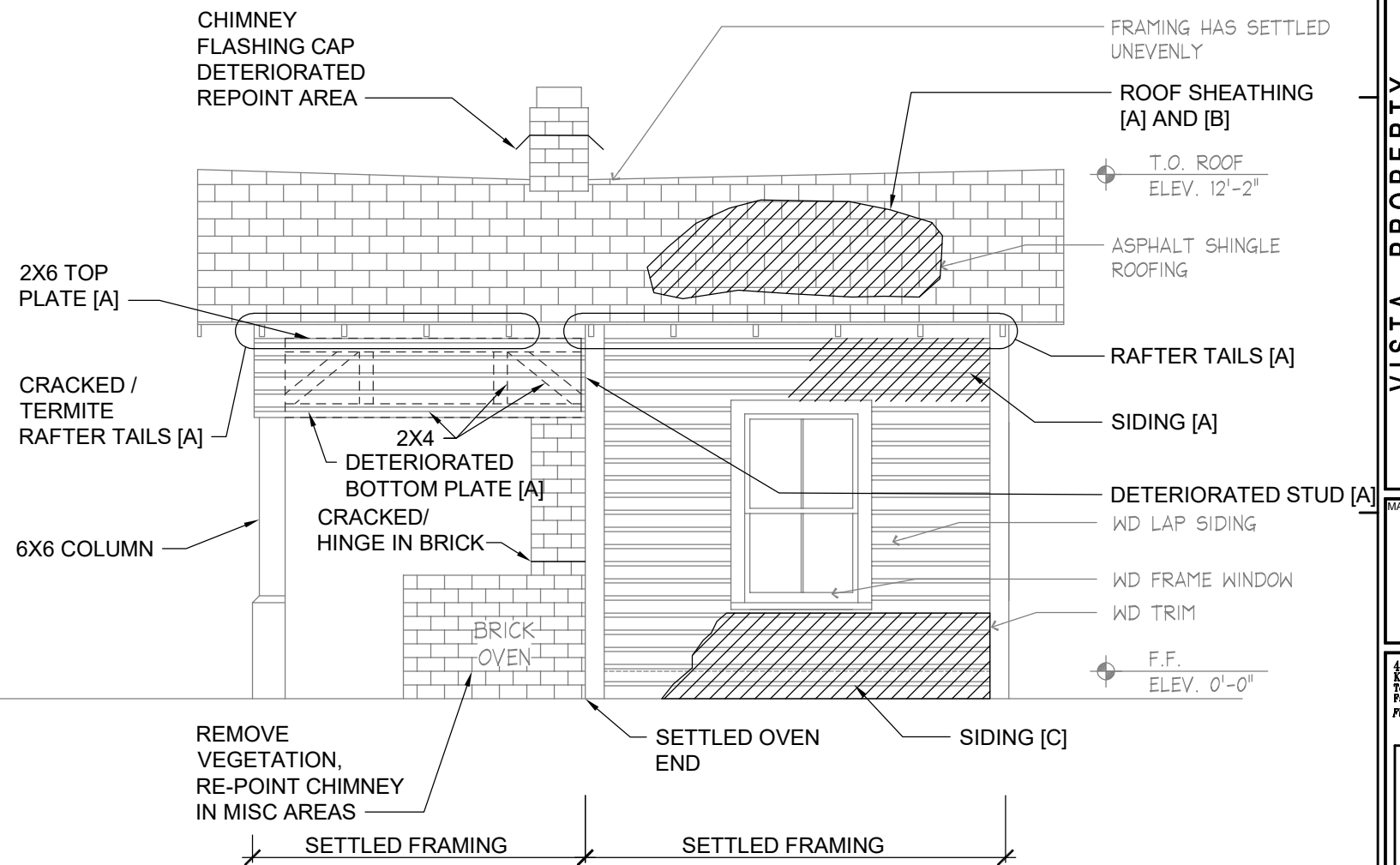




**FRYER SHED WEST ELEVATION**  
SCALE: 1/4" = 1'-0"

**SURVEY KEY**

- [A] - TERMITE DAMAGE
- [B] WATER DAMAGE
- [C] WEATHERED TIMBER



**FRYER SHED SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"

REVISIONS

VISTA PROPERTY  
LOWER SUWANNEE  
NATIONAL WILDLIFE REFUGE  
LEVY COUNTY  
16450 NW 31ST PLACE  
CHIEFLAND, FLORIDA

MARK J KEISTER PE 37435

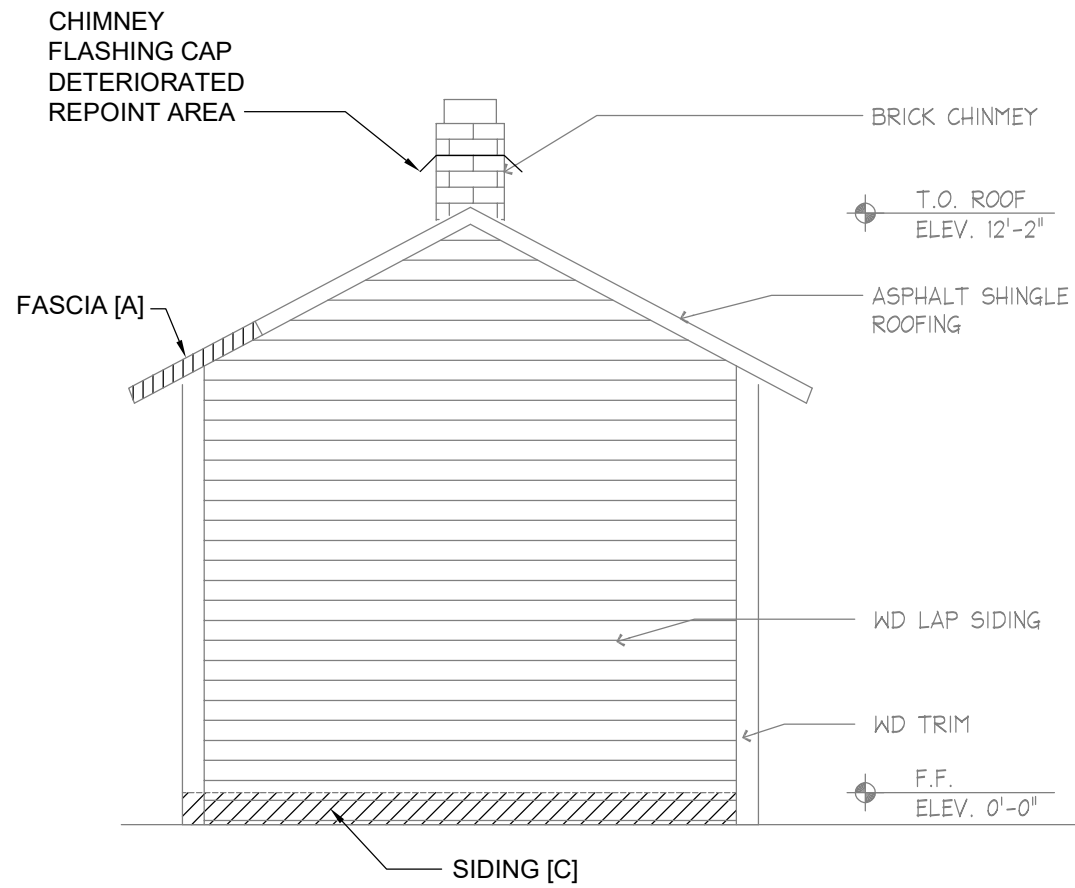
410 Angela Street  
Key West, Florida 33040  
Telephone (305) 286-1347  
Facsimile (305) 286-5727  
Florida License AAC02022

Bender & Associates  
ARCHITECTS  
P.A.

Project No: 1924  
FRYER SHED  
ELEVATIONS

Date: 17 July 2020

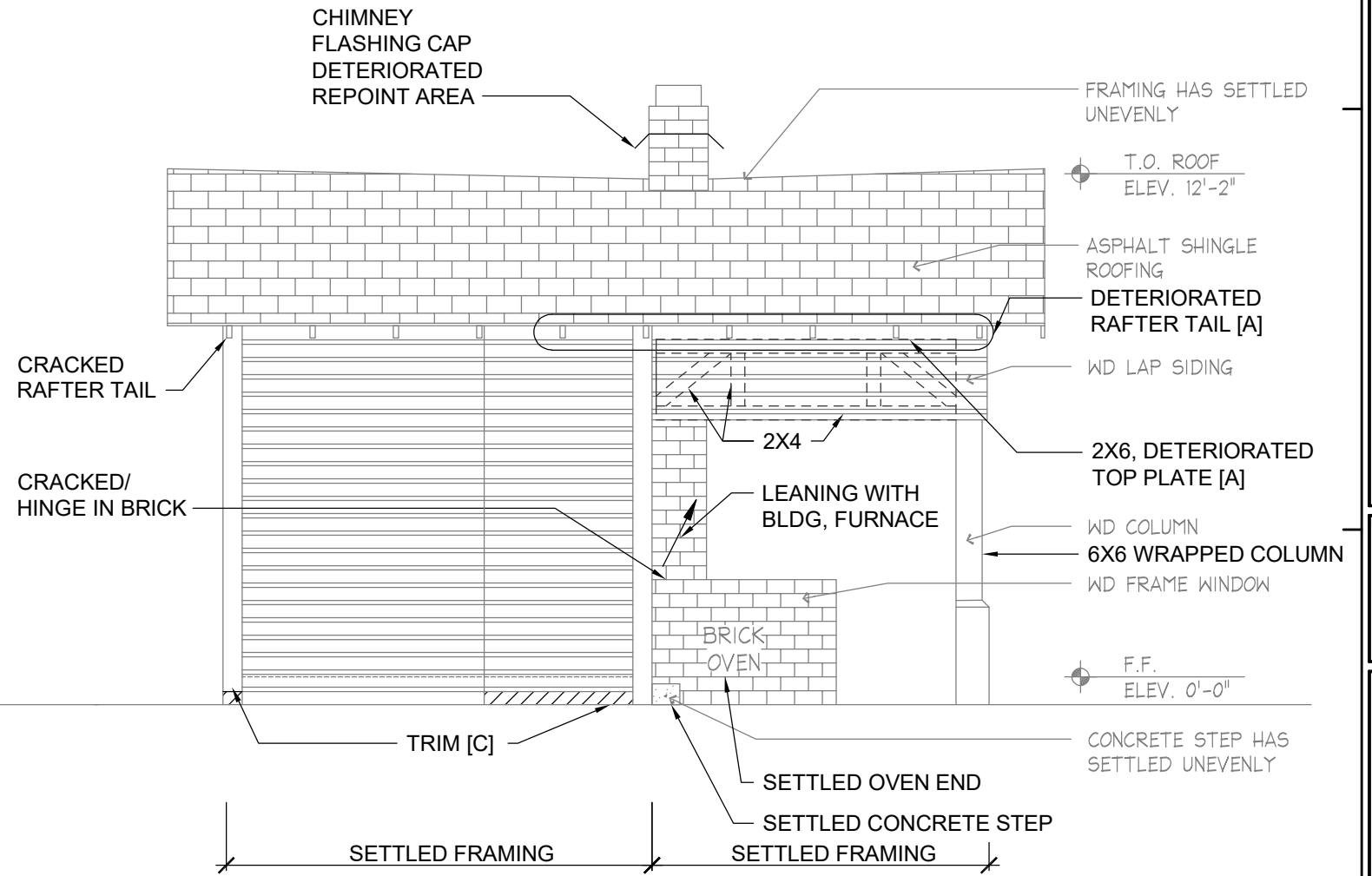
Ex35-38  
S27



**FRYER SHED EAST ELEVATION**  
SCALE: 1/4" = 1'-0"

**SURVEY KEY**

- [A] - TERMITES DAMAGE
- [B] - WATER DAMAGE
- [C] - WEATHERED TIMBER



**FRYER SHED NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"

REVISIONS

VISTA PROPERTY  
LOWER SUWANNEE  
NATIONAL WILDLIFE REFUGE  
LEVY COUNTY  
16450 NW 31ST PLACE  
CHIEFLAND, FLORIDA

MARK J KEISTER PE 37435

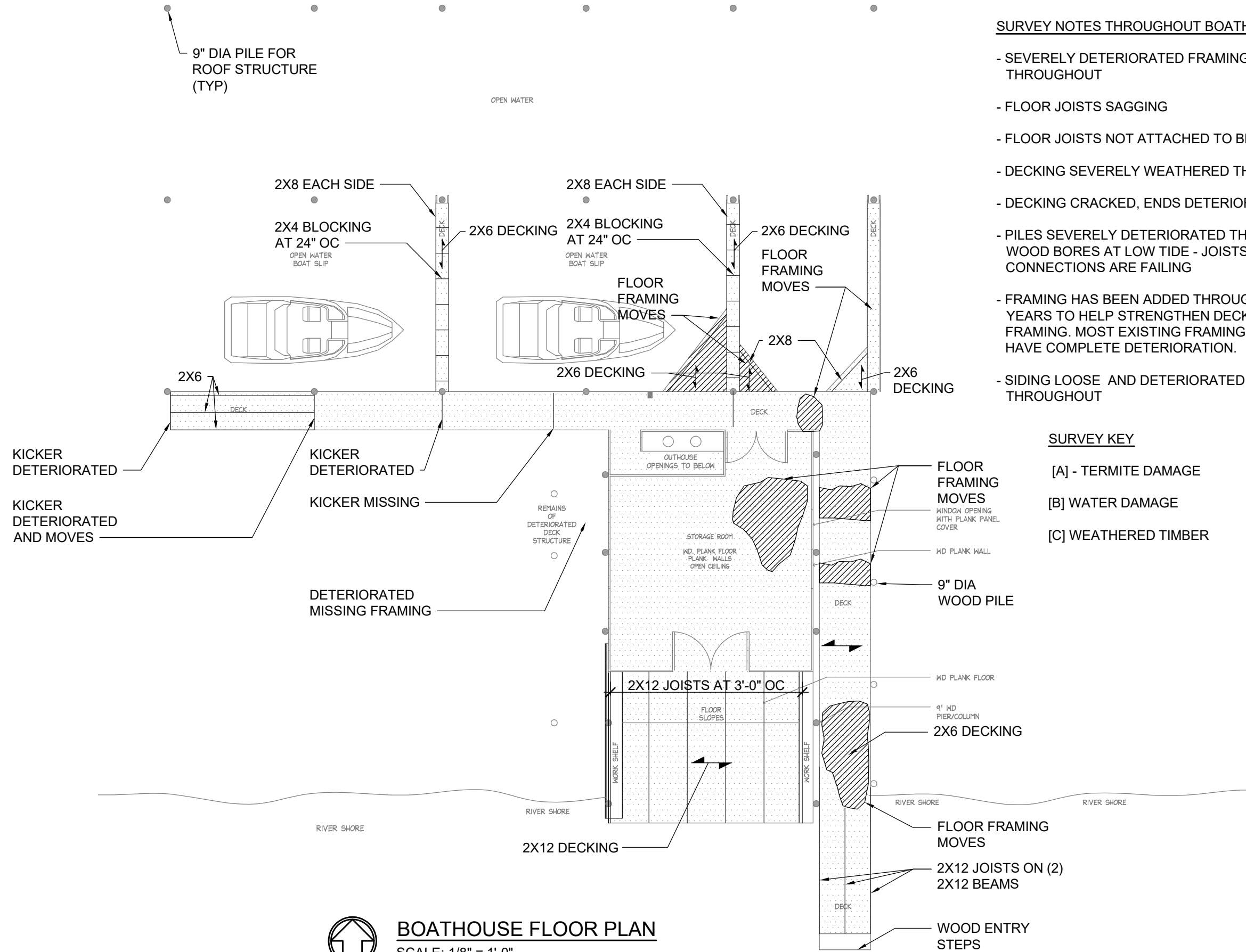
410 Angela Street  
Key West, Florida 33040  
Telephone (305) 286-1347  
Facsimile (305) 286-2727  
Florida License AAC002022

**Bender & Associates**  
**ARCHITECTS** P.A.

Project No: 1924  
FRYER SHED  
ELEVATIONS

Date: 17 July 2020

**Ex35-38**  
**S28**



SURVEY NOTES THROUGHOUT BOATHOUSE

- SEVERELY DETERIORATED FRAMING THROUGHOUT
- FLOOR JOISTS SAGGING
- FLOOR JOISTS NOT ATTACHED TO BEAMS
- DECKING SEVERELY WEATHERED THROUGHOUT
- DECKING CRACKED, ENDS DETERIORATED.
- PILES SEVERELY DETERIORATED THROUGHOUT; WOOD BORES AT LOW TIDE - JOISTS / BEAM CONNECTIONS ARE FAILING
- FRAMING HAS BEEN ADDED THROUGHOUT THE YEARS TO HELP STRENGTHEN DECKING/ FRAMING. MOST EXISTING FRAMING HANGERS HAVE COMPLETE DETERIORATION.
- SIDING LOOSE AND DETERIORATED AT BOTTOM THROUGHOUT

SURVEY KEY

- [A] - TERMITE DAMAGE
- [B] WATER DAMAGE
- [C] WEATHERED TIMBER

**BOATHOUSE FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

REVISIONS

VISTA PROPERTY  
LOWER SUWANNEE  
NATIONAL WILDLIFE REFUGE  
LEVY COUNTY  
16450 NW 31ST PLACE  
CHIEFLAND, FLORIDA

MARK J KEISTER PE 37435

410 Angela Street  
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Florida License AAC02022

**Bender & Associates**  
**ARCHITECTS** P.A.

Project No: 1924  
BOAT HOUSE PLAN  
Date: 17 July 2020

Ex39-42  
S29







**ATLANTIC  
ENGINEERING**  
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## **APPENDIX B**

# **DEFINITION OF TERMS ASSOCIATED WITH THE DURABILITY OF CONCRETE**



## DEFINITION OF TERMS ASSOCIATED WITH THE DURABILITY OF CONCRETE

(From ACI 201.1R-08)

### 1 CRACKING

*Crack*- A complete or incomplete separation, of either concrete or masonry, into two or more parts produced by breaking or fracturing.

- 1.1 *Checking*- Development of shallow cracks at closely spaced but irregular intervals on the surface of plaster, cement paste, mortar, or concrete (See also *cracks* and *crazing*).
- 1.2 *Craze cracks*- Fine random cracks or fissures in a surface of plaster, cement paste, mortar or concrete. *Crazing*- The development of craze cracks; the pattern of craze cracks existing in a surface (See also *checking* and *cracks*).
- 1.3 *D-cracks*- A series of cracks in concrete near and roughly parallel to joints and edges.
- 1.4 *Diagonal crack*- In a flexural member, an inclined crack, caused by shear stress, usually at approximately 45 degrees to the axis; or a crack in a slab, not parallel to either the lateral or longitudinal directions.
- 1.5 *Hairline cracks*- Cracks in an exposed-to-view concrete surface having widths so small as to be barely perceptible.
- 1.6 *Longitudinal cracks*- A crack that develops parallel to the length of the member.
- 1.7 *Map cracking*- 1) Intersecting cracks that extend below the surface of hardened concrete; caused by shrinkage of the drying surface concrete that is restrained by concrete at greater depths where either little or no shrinkage occurs; vary in width from fine and barely visible to open and well defined; or 2) the chief symptom of a chemical reaction between alkalis in cement and mineral constituents in aggregate within hardened concrete; due to differential rate of volume change in different members of the concrete; cracking is usually random and on a fairly large scale and, in severe instances, the cracks may reach a width of 12.7 mm (0.50 in.) (See also *checking* and *crazing*; also known as *pattern cracking*).
- 1.8 *Pattern cracking*- Cracking on concrete surfaces in the form of a repeated sequence; resulting from a decrease in volume of the material near the surface, or an increase in volume of the material below the surface, or both (see *map cracking*).
- 1.9 *Plastic shrinkage cracking*- Cracking that occurs in the surface of fresh concrete soon after it is placed and while it is still plastic.
- 1.10 *Random cracks*- Uncontrolled cracks that develop at various directions away from the control joints.
- 1.11 *Shrinkage cracking*- Cracking of a structure or member due to failure in tension caused by external or internal restraints as reduction in moisture content develops, carbonation occurs, or both.
- 1.12 *Temperature cracking*- Cracking due to tensile failure, caused by temperature drop in members subjected to external restraints or by a temperature differential in members subjected to internal restraints.
- 1.13 *Transverse cracks*- Cracks that occur across the longer dimension of the member.



## 2 DISTRESS

*Deterioration*- 1) Physical manifestation of failure of a material (for example, cracking, delamination, flaking, pitting, scaling, spalling, and staining) caused by environmental or internal autogenous influences on rock and hardened concrete as well as other materials; or 2) Decomposition of material during either testing or exposure to service (See also *disintegration*).

- 2.1 *Chalking*- Formation of a loose powder resulting from the disintegration of the surface of concrete or an applied coating, such as cementitious coating.
- 2.2 *Curling*- The distortion of concrete member from its original shape such as the warping of a slab due to differences in temperature or moisture content in the zones adjacent to its opposite faces (See also *warping*).
- 2.3 *Deflection*- Movement of a point on a structure or structural element, usually measured as a linear displacement or as succession displacements transverse to a reference line or axis.
- 2.4 *Deformation*- A change in dimension or shape.
- 2.5 *Delamination*- A separation along a plane parallel to a surface, as in the case of a concrete slab, a horizontal splitting, cracking, or separation within a slab in a plane roughly parallel to, and generally near, the upper surface; found most frequently in bridge decks and caused by the corrosion of reinforcing steel or freezing or thawing; similar to spalling, scaling, or peeling except that delamination affects large areas and can often only be detected by non-destructive tests, such as tapping or chain dragging.
- 2.6 *Disintegration*- Reduction into small fragments and subsequently into particles (See also *deterioration*).
- 2.7 *Distortion*- See *Deformation*.
- 2.8 *Drummy area*- area where there is a hollow sound beneath a layer of concrete due to a delamination, poor consolidation, or void (See also *delamination*).
- 2.9 *Dusting*- The development of a powdered material at the surface of hardened concrete (See also *chalking*).
- 2.10 *Efflorescence*- A deposit of salts, usually white, formed on a surface, the substance having emerged in solution from within either concrete or masonry and subsequently been precipitated by a reaction, such as carbonation or evaporation.
- 2.11 *Exfoliation*- Disintegration occurring by peeling off in successive layers; swelling up, and opening into leaves or plates like a partly opened book.
- 2.12 *Exudation*- A liquid or viscous gel-like material discharged through a pore, crack, or opening in the surface of concrete.
- 2.13 *Joint deficiencies*- Expansion, contraction, and construction joints not functioning in intended service conditions.
  - 2.13.1 *Joint spall*- A spall adjacent to a joint.
  - 2.13.2 *Joint sealant failure*- Joints opened due to a cracked and/or debonded sealant.
  - 2.13.3 *Joint leakage*- Liquid migrating through the joint.
  - 2.13.4 *Joint fault*- Differential displacement of a portion of a structure along a joint.
- 2.14 *Leakage*- Contained material is migrating through the concrete member.
  - 2.14.1 *Leakage, liquid*- Liquid is migrating through the concrete.
  - 2.14.2 *Leakage, gas*- Gas is migrating through the concrete.



- 2.15** *Mortar flaking*- A form of scaling over coarse aggregate.
- 2.16** *Peeling*- A process in which thin flakes of mortar are broken away from a concrete surface, such as by deterioration or by adherence of surface mortar to forms as forms are removed.
- 2.17** *Pitting*- Development of relatively small cavities in a surface; in concrete, localized disintegration, such as a popout; localized corrosion evident as minute cavities on the surface.
- 2.18** *Popout*- The breaking away of small portions of a concrete surface due to localized internal pressure that leaves a shallow, typical conical, depression with a broken coarse aggregate at the bottom.
  - 2.18.1** *Popouts, small*- Popouts leaving depressions up to 10 mm (0.4 in.) in diameter, or the equivalent.
  - 2.18.2** *Popouts, medium*- Popouts leaving depressions between 10 and 50 mm (0.4 and 2 in.) in diameter.
  - 2.18.3** *Popouts, large*- Popouts leaving depressions greater than 50 mm (2 in.) in diameter.
- 2.19** *Scaling*- Local flaking or peeling away of the near-surface portion of hardened concrete or mortar (See also *peeling* and *spalls*).
  - 2.19.1** *Scaling, light*- Loss of surface mortar without exposure of coarse aggregate.
  - 2.19.2** *Scaling, medium*- Loss of surface mortar 5 to 10 mm (0.2 to 0.4 in.) in depth and exposure of coarse aggregate.
  - 2.19.3** *Scaling, severe*- Loss of surface mortar 5 to 10 mm (0.2 to 0.4 in.) in depth with some loss of mortar surrounding aggregate particles 10 to 20 mm (0.4 to 0.8 in.) in depth.
  - 2.19.4** *Scaling, very severe*- Loss of coarse aggregate particles as well as surface mortar, generally to a depth greater than 20 mm (0.8 in.).
- 2.20** *Spall*- A fragment, usually in the shape of a flake, detached from a concrete member by a blow, by the action of weather, by pressure, by fire, or by expansion within the larger mass.
  - 2.20.1** *Small spall*- A roughly circular depression not greater than 20 mm (0.8 in.) in depth and 150 mm (6 in.) in any dimension.
  - 2.20.2** *Large spall*- May be roughly circular or oval or, in some cases, elongated, and is more than 20 mm (0.8 in.) in depth and 150 mm (6 in.) in greatest dimension.
- 2.21** *Warping*- Out-of-plane deformation of the corners, edges, and surface of a pavement, slab, or wall panel from its original shape (See also *curling*).





### 3 TEXTURAL FEATURES AND PHENOMENA RELATIVE TO THEIR DEVELOPMENT.

- 3.1 *Air void*- A space in cement paste, mortar, or concrete filled with air; an entrapped air void is characteristically 1 mm (0.04 in.) or greater in size and irregular in shape; entrained air void is typically between 10  $\mu$ m and 1 mm (0.04 mil and 0.04 in.) in diameter and spherical or nearly so.
- 3.2 *Blistering*- the irregular raising of a thin layer at the surface of placed mortar or concrete during or soon after the completion of the finishing operation; also, bulging of the finish plaster coat as it separates and draws away from the base coat.
- 3.3 *Bugholes*- Small regular or irregular cavities, usually not exceeding 15 mm (0.6 in.) in diameter, resulting from entrapment of air bubbles at the surface of formed concrete during placement and consolidation (Also known as surface air voids).
- 3.4 *Cold joint*- A joint or discontinuity resulting from a delay in placement of sufficient duration to preclude intermingling and bonding of the material in two successive lifts of concrete, mortar, or the like.
- 3.5 *Cold-joint lines*- Visible lines on the surfaces of formed concrete indicating the presence of a cold joint where one layer of concrete had hardened before subsequent concrete was placed.
- 3.6 *Discoloration*- Departure of color from that which is normal or desired (See also *staining*).
- 3.7 *Honeycomb*- Voids left in concrete due to failure of the mortar to effectively fill the spaces among coarse aggregate particles.
- 3.8 *Incrustation*- A crust or coating, generally hard, formed on the surface of concrete or masonry construction or on aggregate particles.
- 3.9 *Laitance*- A layer of weak material known as residue derived from cementitious material and aggregate fines either: 1) carried by bleeding to the surface or to the internal cavities of freshly placed concrete; or 2) separated from the concrete and deposited on the concrete surface or internal cavities during placement of concrete underwater.
- 3.10 *Sand pocket*- A zone in concrete or mortar containing fine aggregate with little or no cement material.
- 3.11 *Sand streak*- A streak of exposed fine aggregate in the surface of formed concrete, caused by bleeding.
- 3.12 *Segregation*- The differential concentration of the components of mixed concrete, aggregate, or the like, resulting in nonuniform proportions in the mass.
- 3.13 *Staining*- Discoloration by foreign matter.
- 3.14 *Stalactite*- A downward-pointing deposit formed as an accretion of mineral matter produced by evaporation of dripping liquid from the surface of concrete, commonly shaped like an icicle (See also *stalagmite*).
- 3.15 *Stalagmite*- An upward-pointing deposit formed as an accretion of mineral matter produced by evaporation of dripping liquid, projecting from the surface of rock or of concrete, commonly roughly conical in shape (See also *stalactite*).
- 3.16 *Stratification*- The separation of overwet or overvibrated concrete into horizontal layers with increasingly lighter material toward the top; water, laitance, mortar, and coarse aggregate tend to occupy successively lower positions in that order; a layered structure in concrete resulting from placing of successive batches that differ in appearance; occurrence in aggregate stockpiles of layers of differing grading or composition; a layered structure in a rock foundation.



**ATLANTIC  
ENGINEERING**  
SERVICES

## **APPENDIX C**

# **EXISTING STRUCTURAL CONDITIONS EVALUATION CRITERIA**



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**EXISTING STRUCTURAL CONDITIONS  
EVALUATION CRITERIA**

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<b>EXCELLENT</b>	<b>Meets or exceeds current structural code requirements.</b> Capable of safely carrying proposed occupancies. No significant vibrations, cracking or deflections. No structural reinforcement or repairs required. Very minor, if any, maintenance required.
<b>GOOD</b>	<b>Meets current structural code requirements.</b> Capable of safely carrying proposed occupancies. Deflections, cracking, vibrations may be observable. No structural reinforcement required. Minor structural repairs required. Some significant maintenance repairs required.
<b>FAIR</b>	<b>Majority of structure meets structural code requirements.</b> Portions of structure are not capable of carrying proposed occupancies. Deflections, cracking, vibrations, structural distress is observable. Structural reinforcement required in limited portions of the structure. Structural repairs required generally. Many significant maintenance repairs required.
<b>POOR</b>	<b>Majority of structure does not meet structural code requirements.</b> Much of the building is not capable of carrying proposed occupancies. Deflections, cracking, vibrations, structural distress commonly observable throughout the structure. Major reinforcement or reconstruction of the structure is required. Major maintenance repairs are required.
<b>EXTREMELY POOR</b>	<b>Collapse of structure is imminent.</b> Structure exhibits significant deflections, cracking, vibrations, structural distress. Structure requires extensive reinforcement or reconstruction of impractical scope.

**NOTE:** Some parts of each definition may not apply.

## VIII. WORK PRIORITIES AND RECOMMENDATIONS

In general, the highest priority for any preservation project is making the project sound through structural stabilization, making the building watertight, and reversing damage caused by water intrusion. Inattention to these problems will cause additional damage to the resource and increase costs in the long term.

The Vista Site consists of 14 historic components on this 14-acre site. Those components are:

- Boat landing c. 1900/1940 (located about 150 yards east of Vista dock)
- Main House c. 1936-1939 (back porch and dining room additions c. 1940)
- Cook's House c. 1920-1940 (duplex worker housing, likely moved to site)
- Boathouse c. 1939 (reconstructed circa 1945)
- Houseboat c. 1939-1940 (moved onto land after 1974)
- Dock c. 1939 (rebuilt after 1948 flood with current configuration)
- Attic Garage c. 1940
- Double Garage c. 1940
- Fryer Shed c. 1940
- Woodshed c. late 1930s
- Outdoor Grill c. 1940
- Smoker c. 1940
- Kennel Foundation c. late 1930s
- Walkway to dock 1948 (concrete portion from Main House to Dock walkway)

A modern caretaker's house occupies the southwest portion of the site.

We are fortunate that this site belonged to the Cummer family that has done a good job of maintaining the property. Buildings that need the most work include the Cooks House, Attic Garage, the Houseboat, and the roof components of the Boathouse building. Other buildings require foundations and framing work. Some buildings, such as the Main House, are in good condition. All of these are discussed in the Structural Report by Kyle Binniger, along with recommendations. Repair costs for those buildings are in the "Budget Considerations" that follows this section.

The Friends of the Lower Suwannee River and Cedar Keys National Wildlife Refuges discussed how they will address making this site into a museum property. It was decided that some parking, including toilets for visitors, should be added. It was also decided that the "Cook's House" could become the Visitor's Center with two joint bathrooms meeting ADA requirements. Some ADA parking will be allowed next to the "Cook's House", but the majority of parking spaces will be outside of the gate. Those spaces will need a turn around circle of 60 feet outside of the gate. For this project, we will assume that bathrooms will be inside the Cook's House.

Visitor access will start with the exterior of the Attic Garage and move to the Houseboat. Independent tours of the Boathouse and Dock will follow the Houseboat tour. Guests will then move to the Main House furnished with the Owner's furniture. Tours of the remaining sites will follow the Main House tour as the guests choose.

This property is unique in that it explains what the wood cutter's life was like. This site was used for relaxation by hunters and fishermen of the company. The wives of these men joined them in the 1960s. Bathrooms were added indoors of these homes and the events became family retreats.

This property was donated by the family to the Lower Suwannee River for use as a museum, and the family retained a lifetime estate. Upon their death, the National Wildlife Refuge will obtain full rights for use as a museum under guidance of the Friends of the Lower Suwannee River and Cedar Keys National Wildlife Refuge.

#### RECOMMENDATIONS:

The structural report goes into detail about the condition of these structures, and discusses the order of repairs needed. It is our recommendation that the Friends of the Lower Suwannee River and Cedar Keys National Wildlife Refuge establish a plan for restoration of this site. The highest priorities include the Cook's House as a Visitor's Center, the Attic Garage, the Houseboat, and the Boathouse. The plan should have a schedule that will need to receive the current owner's approval, as well as a budget for accomplishing this work. The plan should include A/E services and reimbursable expenses.

## IX. BUDGET CONSIDERATIONS

The Vista Site contains 14 historic components on a 14-acre site. The property was donated to the State of Florida with the intent of being restored to its original configuration as a museum site. A number of these resources need substantial work, and several were built without, or with, insignificant foundations. The resource is significant. Restoring it as a lumber company campsite will provide an important window to the history of the Cummers Company.

The structural assessment goes into detail on some of these buildings. The Cook's House, Attic Garage Building, Houseboat, and Boathouse need the most work. The information below breaks these down on an item by item basis.

### MAIN HOUSE

Foundations: 12 @ \$500 each .....	\$6,000
Framing Repairs .....	\$5,000
Joist Hangers .....	\$2,000
Interior Repairs.....	\$5,000
Exterior Siding/Dryrot Floors .....	\$10,000
<u>Roof Repairs .....</u>	<u>\$5,000</u>
SUBTOTAL.....	\$33,000

### COOK'S HOUSE

Full Renovation: 425 s.f. @ \$350/s.f.....	\$148,750
Porch Renovation: 115 s.f. @ \$150/s.f. ....	\$17,250
<u>Bathrooms.....</u>	<u>\$4,000</u>
SUBTOTAL.....	\$170,000

### BOATHOUSE

Roofing: \$2,350 s.f. @ \$35/s.f.....	\$82,250
General Repairs: Shed 1850 s.f. @ \$30/s.f. ....	\$55,500
<u>Workshop: 500 s.f. @ \$40/s.f. ....</u>	<u>\$20,000</u>
SUBTOTAL.....	\$157,750

### HOUSEBOAT

550 s.f. @ \$350/s.f. ....	\$192,500
<u>Side Stairs and Deck: 250 s.f. @ \$200.....</u>	<u>\$50,000</u>
SUBTOTAL.....	\$242,500

### DOCK

<u>1,000 s.f. @ \$25/s.f. ....</u>	<u>\$25,000</u>
SUBTOTAL.....	\$25,000

### FRYER SHED

Foundations: 230 s.f. @ \$50/s.f.....	\$11,500
Siding Repairs: 230 s.f. @ \$30/s.f. ....	\$6,900
Roofing Repairs: 270 s.f.@ \$35/s.f.....	\$9,450
<u>Brick Repairs: Estimate.....</u>	<u>\$5,150</u>
SUBTOTAL.....	\$33,000

**ATTIC GARAGE**

Full Restoration: 730 s.f. @ \$350/s.f. ....\$255,500  
SUBTOTAL.....\$255,500

**DOUBLE GARAGE**

Partial Restoration: 580 s.f. @ \$100/s.f.....\$58,000  
SUBTOTAL.....\$58,000

**WOODSHED**

Foundation: 70 s.f. @ \$50/s.f.....\$3,500  
Shingle Repairs: 70 s.f. @ \$50/s.f. ....\$3,500  
Clips: Estimate.....\$750  
SUBTOTAL.....\$7,750

**OUTDOOR GRILL**

General Repairs: Estimate.....\$10,000  
SUBTOTAL.....\$10,000

**SMOKER**

General Repairs: Estimate/Foundations.....\$10,000  
SUBTOTAL.....\$10,000

Site work and miscellaneous repairs include parking, signage, and site work. No paving involved, but sidewalks will be needed. Assume \$100,000

**TOTALS**

Main House .....\$33,000  
Cook's House .....\$170,000  
Boathouse .....\$157,750  
Houseboat.....\$242,500  
Deck Repairs.....\$25,000  
Fryer Shed .....\$33,000  
Attic Garage.....\$255,500  
Double Garage.....\$58,000  
Wood Shed .....\$7,750  
Outdoor Grill .....\$10,000  
Smoker .....\$10,000  
Sitework .....\$100,000  
SUBTOTAL.....\$1,102,500  
G.C. Profit and Overhead @ 20%.....\$220,500  
**TOTAL..... \$1,323,000**

Total Construction Cost.....\$1,350,000  
 A/E Fees.....\$135,000  
 Reimbursable Expenses .....\$15,000

The total estimate is based on current rates in 2021 dollars. Construction inflation typically adds 3.5% per year or 11% every three years, as follows:

Year	Rate	A/E Fees	Reimbursables
2021	\$1,350,00	\$135,000	\$15,000
2024	\$1,500,000	\$150,000	\$17,000
2027	\$1,650,000	\$165,000	\$19,000
2030	\$1,832,500	\$185,000	\$21,000

The above rates assume that this project can be done in one phase, but most likely it will take several years.

We recommend that a masterplan be established for this work, which will start with the most serious work first.



## **X. Grant Sources List**

The following source list is presented to aid in procuring grants that may be available for this historic rehabilitation/restoration project. There are many sources of funding available for historic preservation projects. Our clients with similar projects have received grant funds from various sources, including capital campaign funds, the local Tourist Development Council, Private Foundations, local government funding, but by far the most significant amount of funding has come from the State of Florida.

### **Florida Department of State**

Laurel Lee, Secretary of State  
Division of Historical Resources  
500 South Bronough Street  
Tallahassee, FL 32399  
(850)245-6500  
Historic Preservation Grants Program  
[DHRgrants@dos.myflorida.com](mailto:DHRgrants@dos.myflorida.com)

### **Historic Preservation Grants in Aid Program:**

Historic Preservation Small Matching Grants  
Historic Museums Small Matching Grants  
Historic Preservation & Historical Museums Special Category Grants

Further information is available at the Internet address:

<http://dos.myflorida.com/historical/grants/>

### **Also State of Florida**

#### **Department of Cultural Affairs:**

##### **CULTURAL FACILITIES PROGRAM**

Teri Abstein  
329 North Meridian Street  
Tallahassee, FL 32301  
(850)245-6299  
teri.abstein@dos.myflorida.com  
<http://dos.myflorida.com/cultural/grants/grant-programs/cultural-facilities/>

### **United States Government, US Department of the Interior, National Parks Service**

<https://www.nps.gov/orgs/1623/hpf-in-action.htm>

### **National Trust for Historic Preservation**

The National Trust has a State funding Program for Historic Preservation that is funded through corporation trust fund, (approximately \$2,000,000 available)

2600 Virginia Avenue NW  
Suite 1100  
Washington, DC 20037  
info@savingplaces.org

Web site: <https://savingplaces.org/grants>

### **American Society of Landscape Architects (ASLA)**

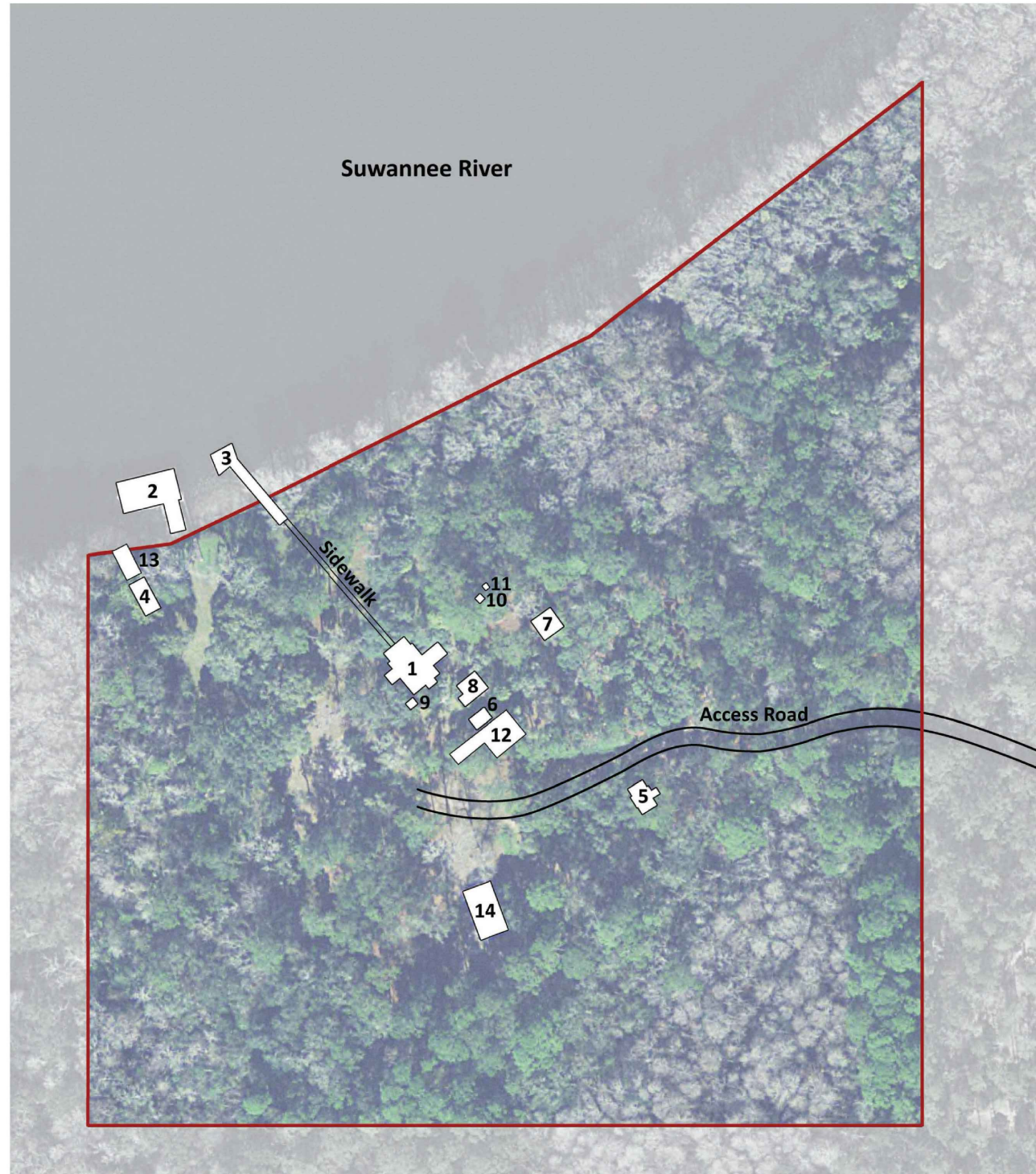
This organization provides historic preservation fund grants to preserve nationally significant intellectual and cultural artifacts, historic structures and sites

636 Eye Street NW  
Washington, D.C. 20001  
1-888-999-2752  
[info@asla.org](mailto:info@asla.org)

Web Site: [www.asla.org](http://www.asla.org)

### **Private Sector**

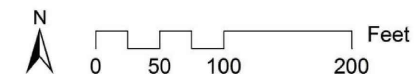
Funding is also available from the private sector, specifically foundations and grants established by individuals and corporations



Site Map of Vista Property and Surrounding Area

SITE PLAN	Ex01
MAIN HOUSE	Ex02-07
SMOKER	Ex08-11
WOOD SHED	Ex12-15
HOUSE BOAT	Ex16-19
BBQ	Ex20
ATTIC GARAGE	Ex21-24
DOCK	Ex25-27
COOK'S HOUSE	Ex27-30
DOUBLE GARAGE	Ex31-34
FRYER SHED	Ex35-38
BOATHOUSE	Ex39-42

Map Created: June 2017  
 Belinda B. Nettles  
 Aerial Photo: LABINS, 2013



1 SITE PLAN  
 SCALE: N.T.S.

REVISIONS

VISTA PROPERTY  
 LOWER SUWANNEE  
 NATIONAL WILDLIFE REFUGE  
 LEVY COUNTY  
 16450 NW 31ST PLACE  
 CHIEFLAND, FLORIDA

410 Angela Street  
 Key West, Florida 33040  
 Telephone (305) 296-1347  
 Facsimile (305) 296-2727  
 Florida License AAC002022

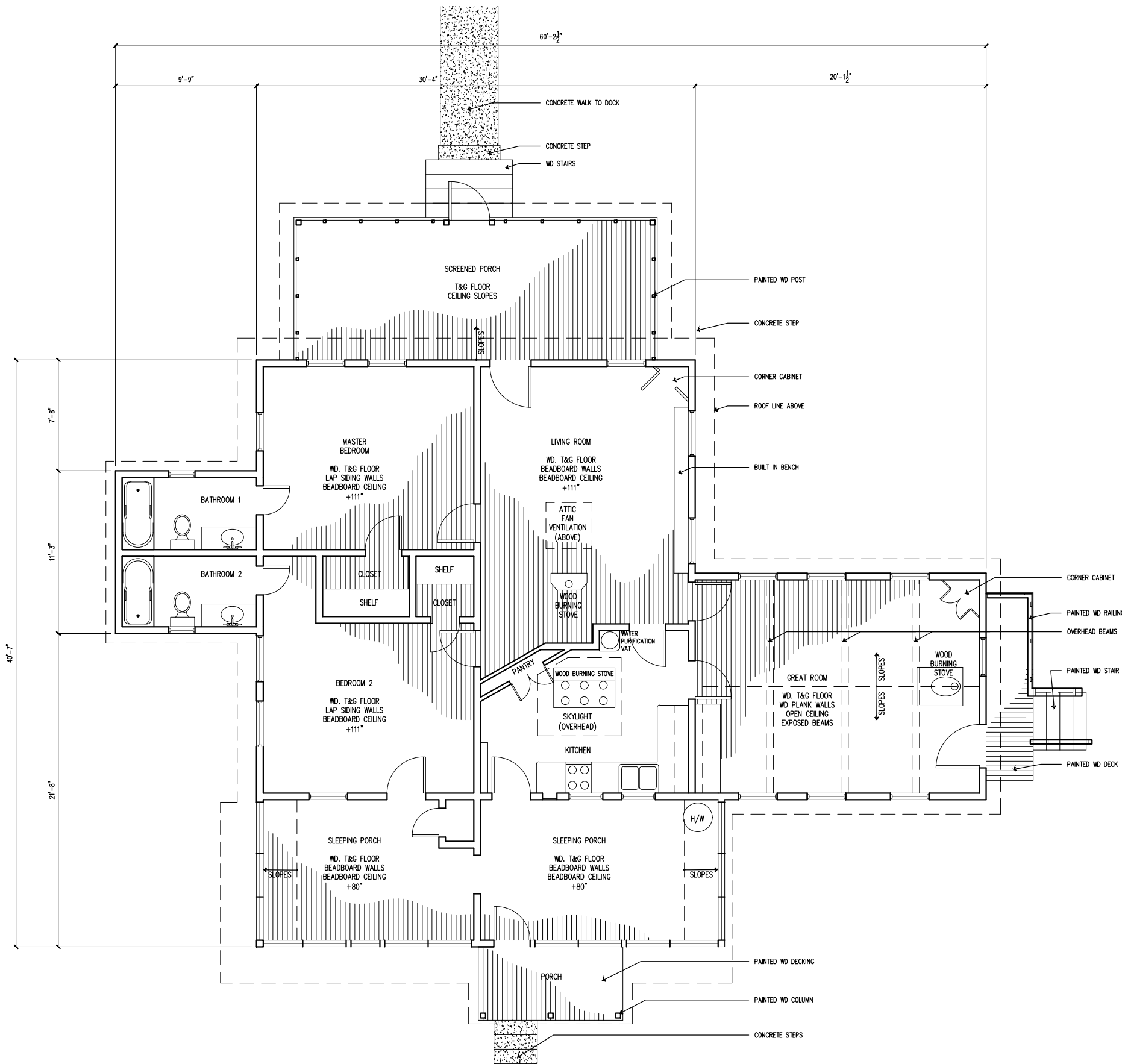
Bender & Associates  
 ARCHITECTS  
 p.a.

Project N<sup>o</sup> 1924

SITE PLAN

Date: 20 April 2020

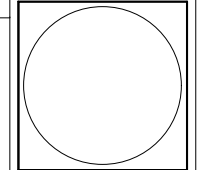
Ex01



**1 MAIN HOUSE FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"

REVISIONS

**VISTA PROPERTY**  
 LOWER SUWANNEE  
 NATIONAL WILDLIFE REFUGE  
 LEVY COUNTY  
 16450 NW 31ST PLACE  
 CHIEFLAND, FLORIDA

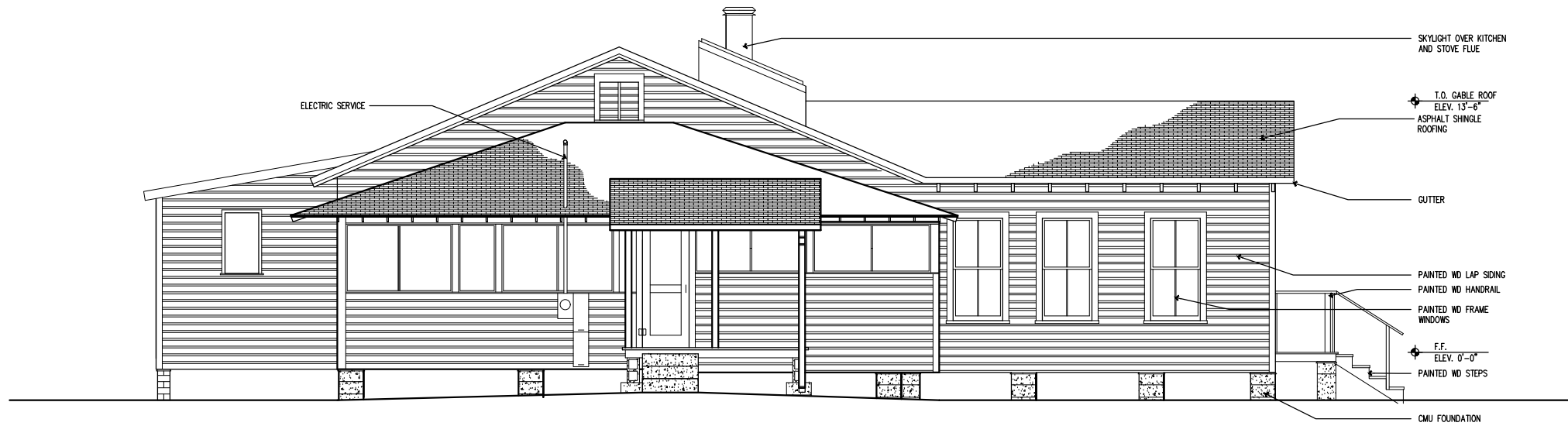


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**ARCHITECTS**  
 p.c.

Project No. 1924  
**MAIN HOUSE  
 PLAN**  
 Date: 20 April 2020

**Ex02**  
 2 OF 42



2 MAIN HOUSE NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



1 MAIN HOUSE EAST ELEVATION  
SCALE: 1/8" = 1'-0"

REVISIONS

VISTA PROPERTY  
LOWER SUWANNEE  
NATIONAL WILDLIFE REFUGE  
LEVY COUNTY  
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Florida License AAC002022

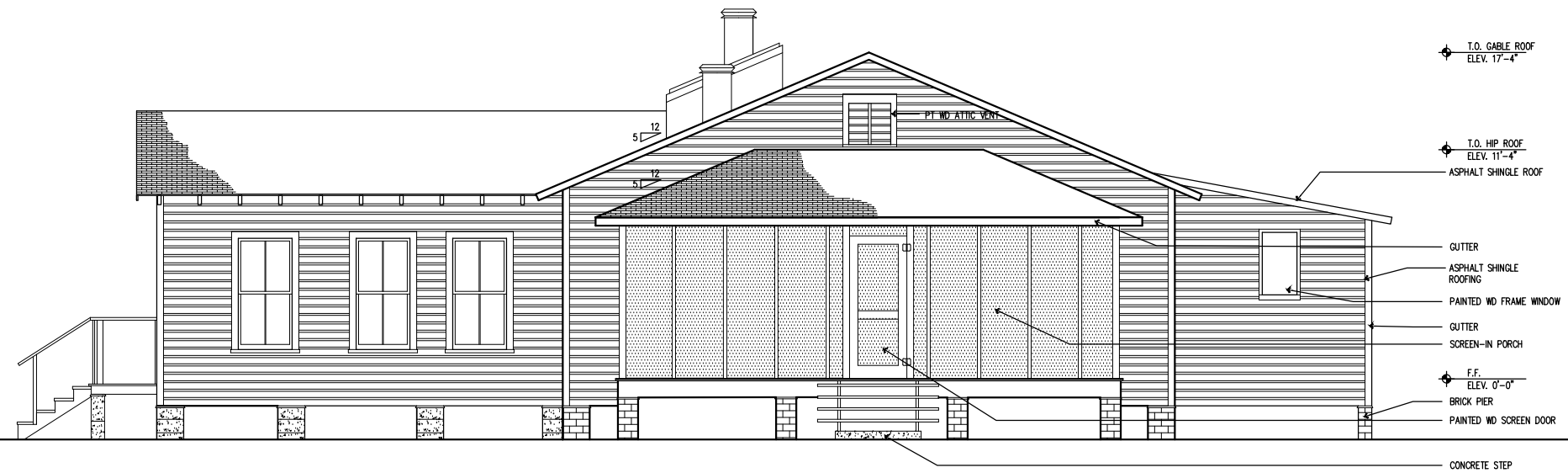
Bender & Associates  
ARCHITECTS  
p.c.

Project No. 1924  
EAST ELEVATION  
Date: 20 April 2020

Ex03



② MAIN HOUSE WEST ELEVATION  
SCALE: 1/8" = 1'-0"



① MAIN HOUSE NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

REVISIONS

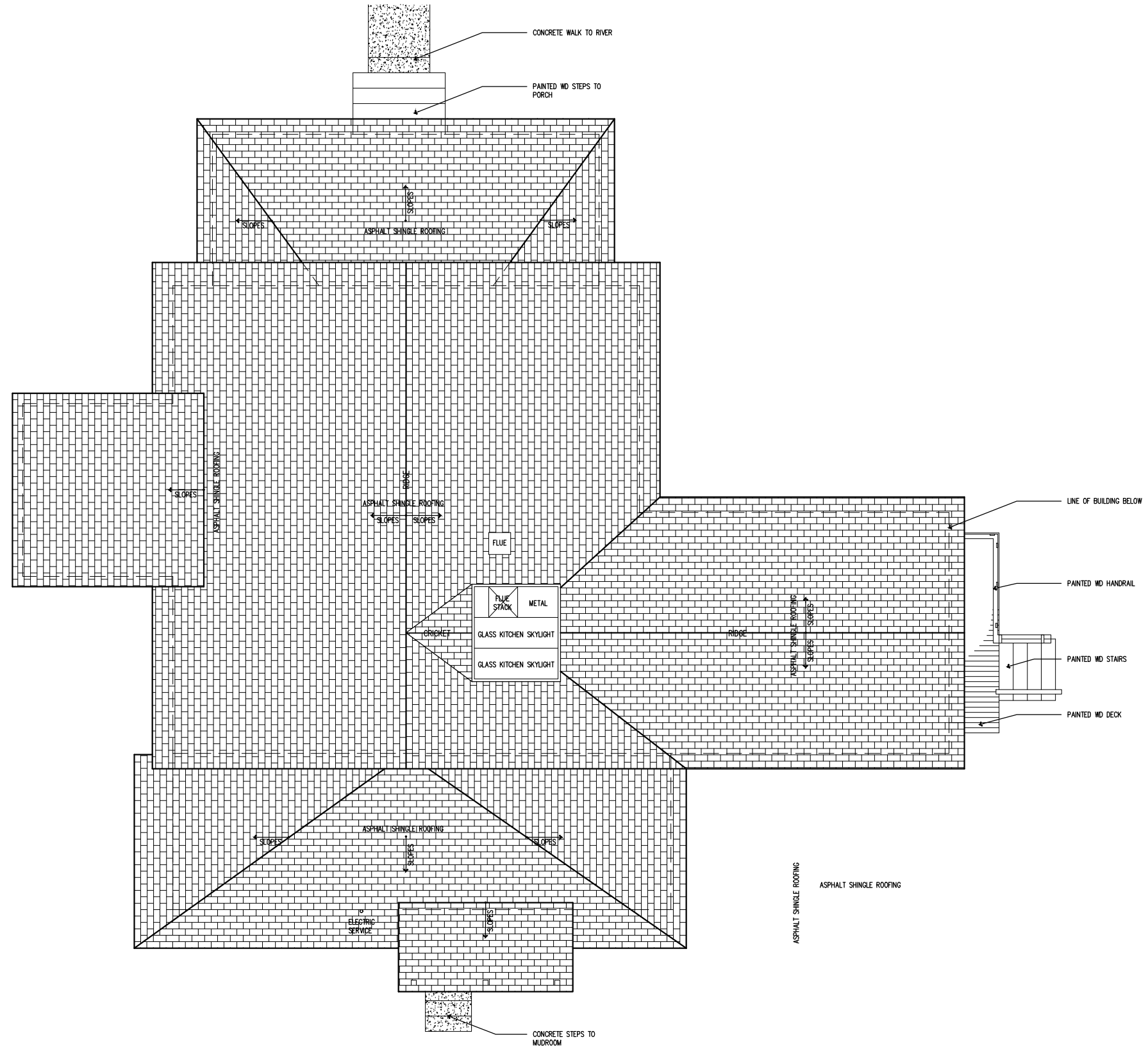
VISTA PROPERTY  
LOWER SUWANNEE  
NATIONAL WILDLIFE REFUGE  
LEVY COUNTY  
16450 NW 31ST PLACE  
CHIEFLAND, FLORIDA

410 Angela Street  
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Florida License AAC002022

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ARCHITECTS  
p.c.

Project No. 1924  
ELEVATION  
FACING WATER  
Date: 20 April 2020

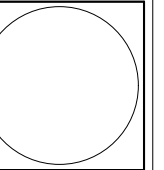
Ex04



**1** MAIN HOUSE FLOOR PLAN  
 SCALE: 1/8" = 1'-0"

REVISIONS

**VISTA PROPERTY**  
 LOWER SUWANNEE  
 NATIONAL WILDLIFE REFUGE  
 LEVY COUNTY  
 16450 NW 31ST PLACE  
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Project # 1924  
 MAIN HOUSE  
 ROOF PLAN

Date: 20 April 2020

**Ex05**



④ NORTH ELEVATION (PORCH)  
SCALE: N.T.S.



② WEST ELEVATION (BATHROOMS)  
SCALE: N.T.S.



③ SOUTH ELEVATION (MUD ROOM ENTRY)  
SCALE: N.T.S.



① EAST ELEVATION (DINING ROOM ON LEFT)  
SCALE: N.T.S.

REVISIONS

VISTA PROPERTY  
LOWER SUWANNEE  
NATIONAL WILDLIFE REFUGE  
LEVY COUNTY  
16450 NW 31ST PLACE  
CHIEFLAND, FLORIDA

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Project No. 1924  
EXISTING CONDITION  
PHOTOS  
Date: 20 April 2020

Ex06





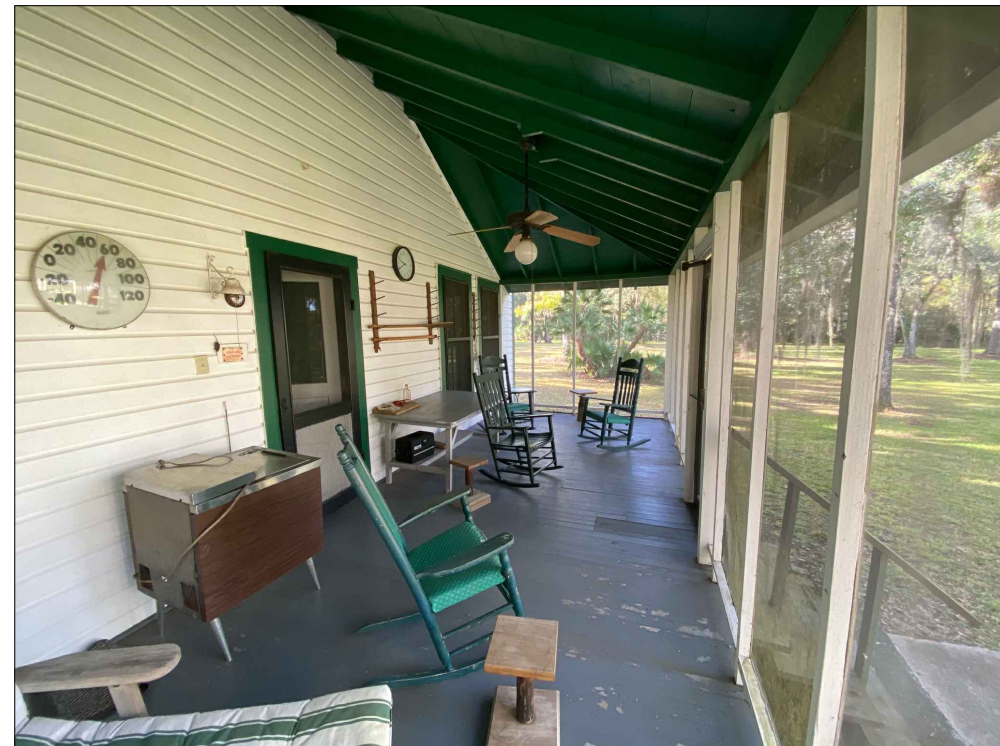
4 KITCHEN (DINING ROOM BEYOND)  
SCALE: N.T.S.



2 DINING ROOM (KITCHEN BEYOND)  
SCALE: N.T.S.



3 LIVING ROOM (KITCHEN BEYOND)  
SCALE: N.T.S.



1 NORTH PORCH - RIVER VIEW  
SCALE: N.T.S.

REVISIONS

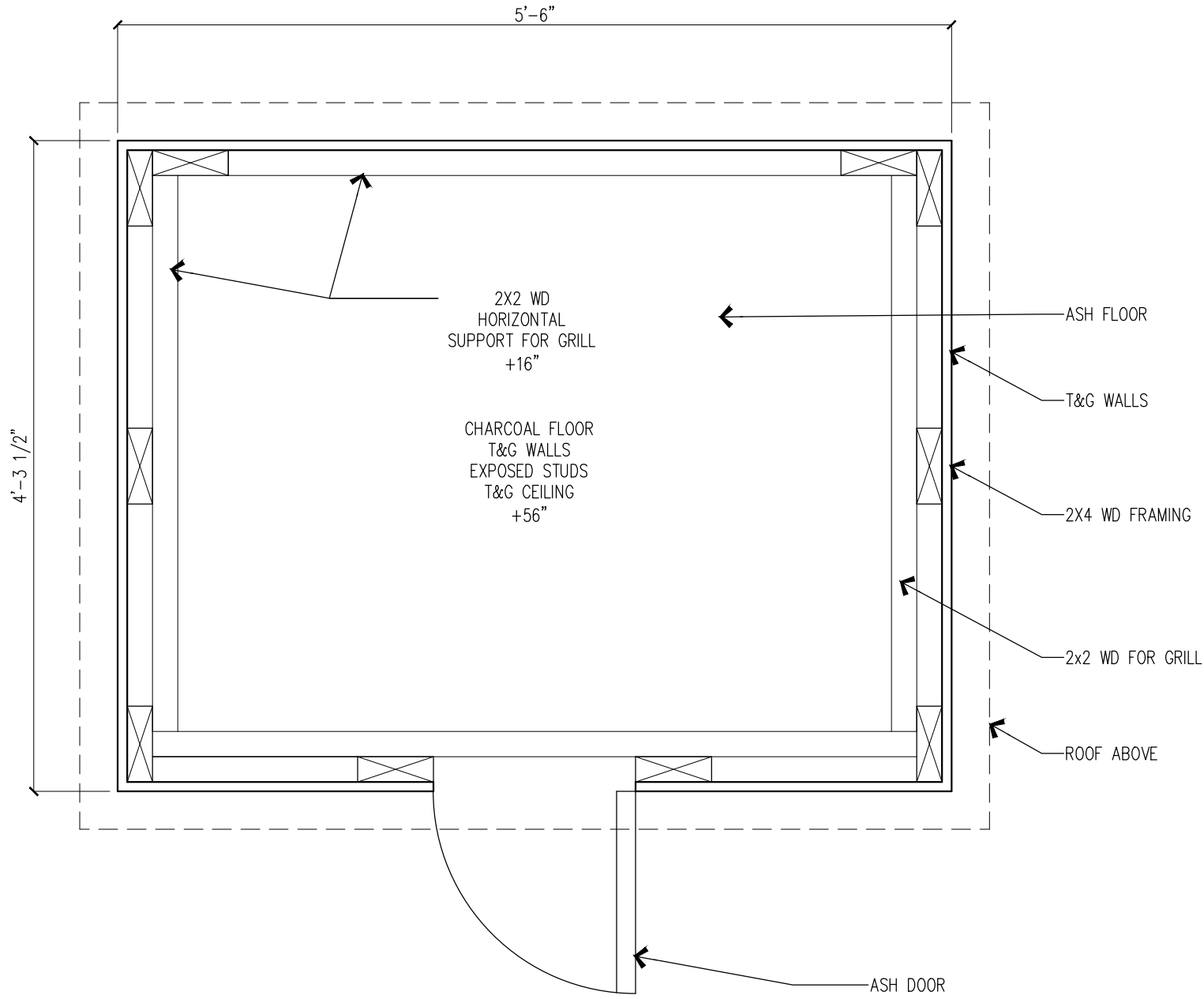
VISTA PROPERTY  
LOWER SUWANNEE  
NATIONAL WILDLIFE REFUGE  
LEVY COUNTY  
16450 NW 31ST PLACE  
CHIEFLAND, FLORIDA

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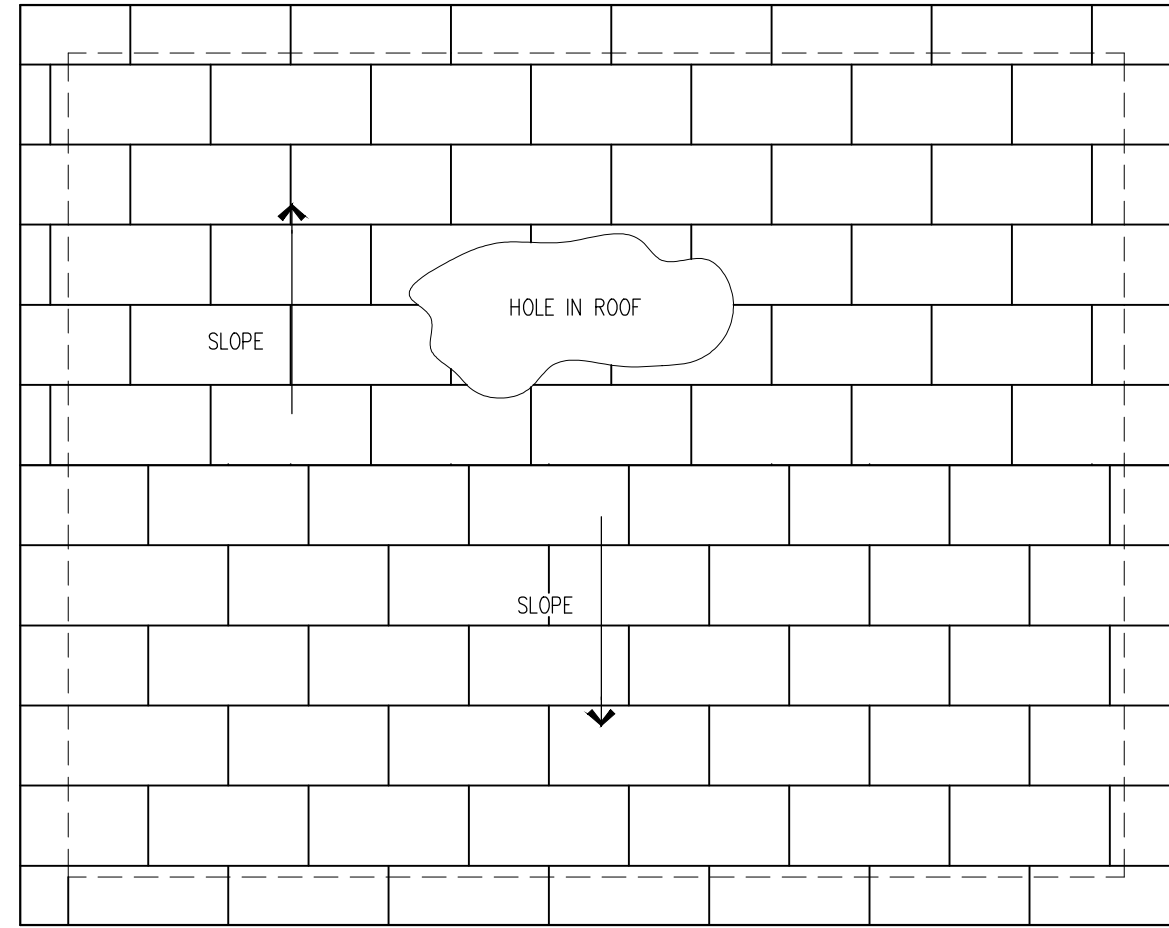
Bender & Associates  
ARCHITECTS  
p.a.

Project No. 1924  
EXISTING CONDITION  
PHOTOS  
Date: 20 April 2020

Ex07



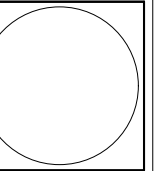
② SMOKER PLAN  
SCALE: 1" = 1'-0"



① SMOKER ROOF PLAN  
SCALE: 1" = 1'-0"

REVISIONS

VISTA PROPERTY  
LOWER SUWANNEE  
NATIONAL WILDLIFE REFUGE  
LEVY COUNTY  
16450 NW 31ST PLACE  
CHIEFLAND, FLORIDA

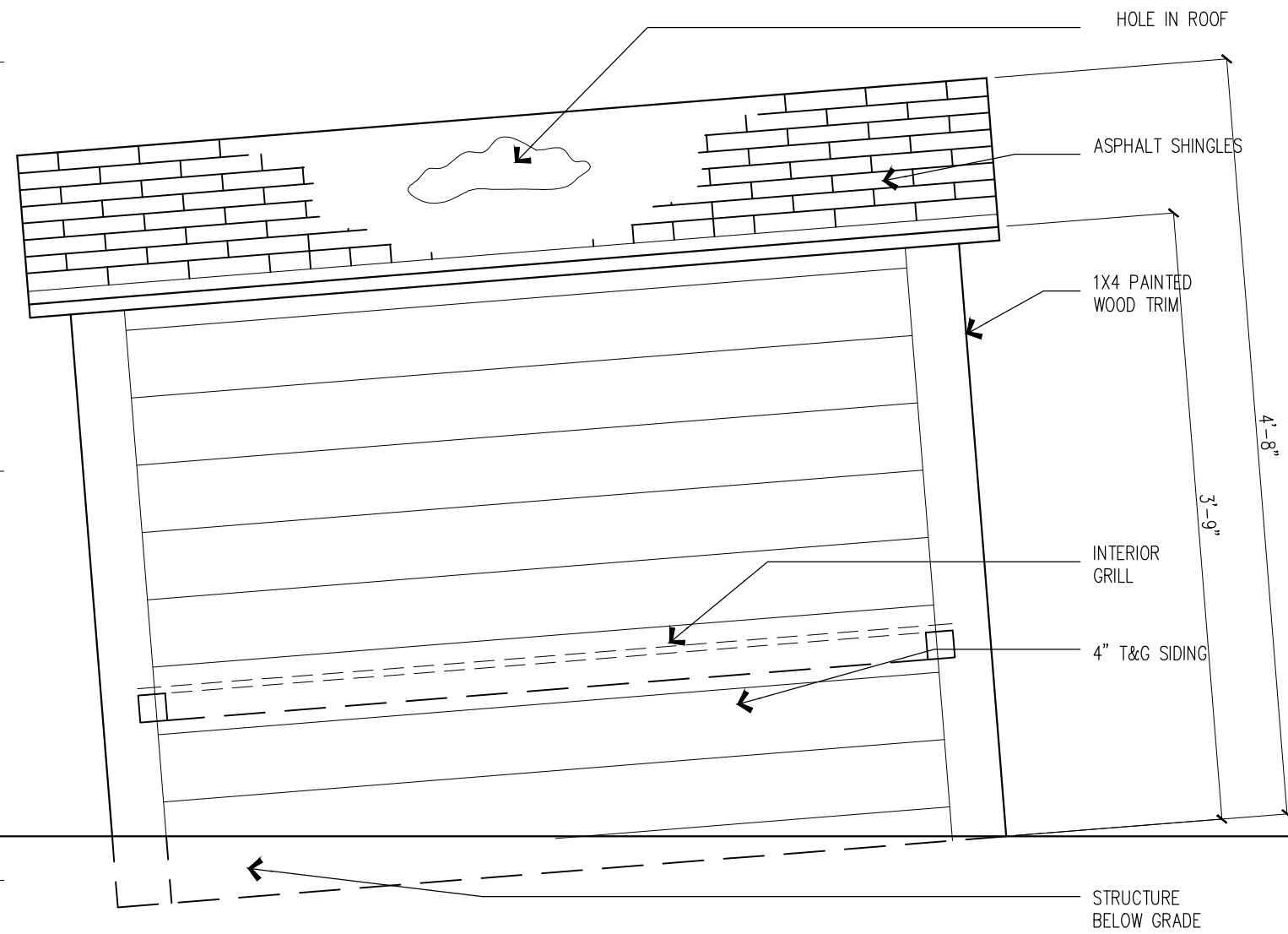


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Florida License AAC002022

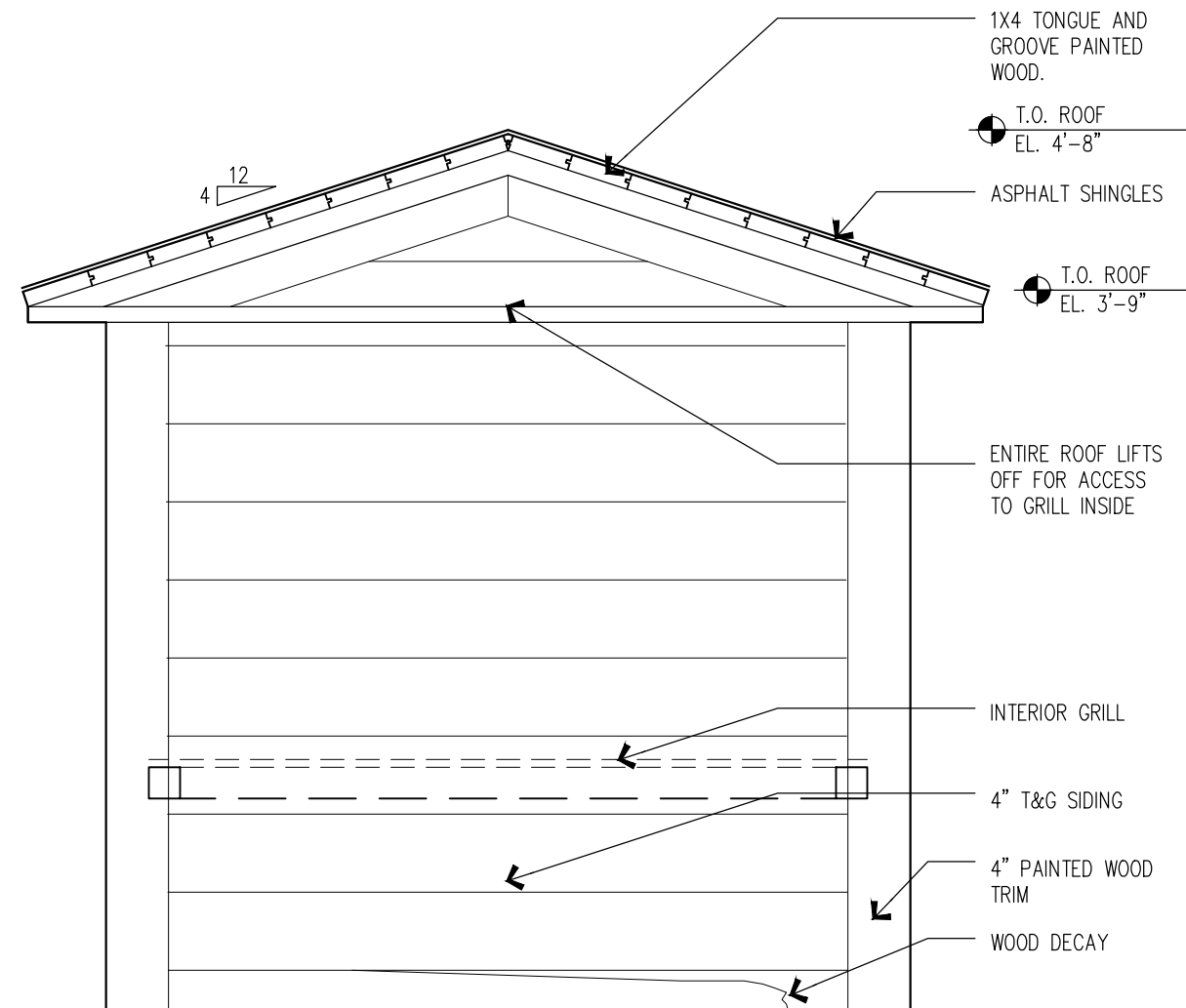
Bender & Associates  
ARCHITECTS  
p.a.

Project N<sup>o</sup> 1924  
SMOKER  
PLAN AND  
ROOF PLAN  
Date: 20 April 2020

Ex08



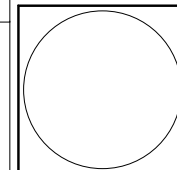
2 SMOKER SIDE (EAST) ELEVATION  
SCALE: 1" = 1'-0"



1 SMOKER SIDE (NORTH) ELEVATION  
SCALE: 1" = 1'-0"

REVISIONS

VISTA PROPERTY  
LOWER SUWANNEE  
NATIONAL WILDLIFE REFUGE  
LEVY COUNTY  
16450 NW 31ST PLACE  
CHIEFLAND, FLORIDA



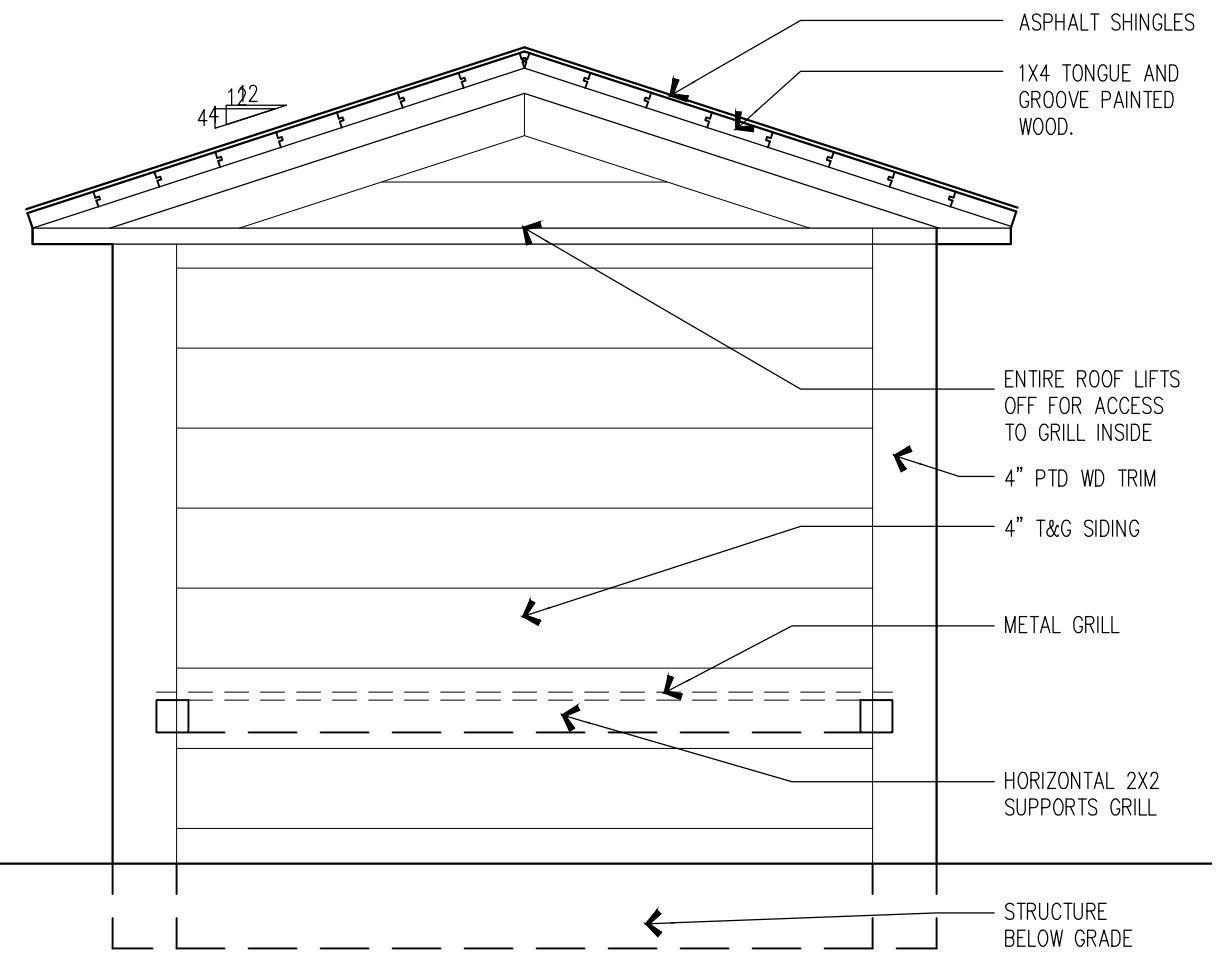
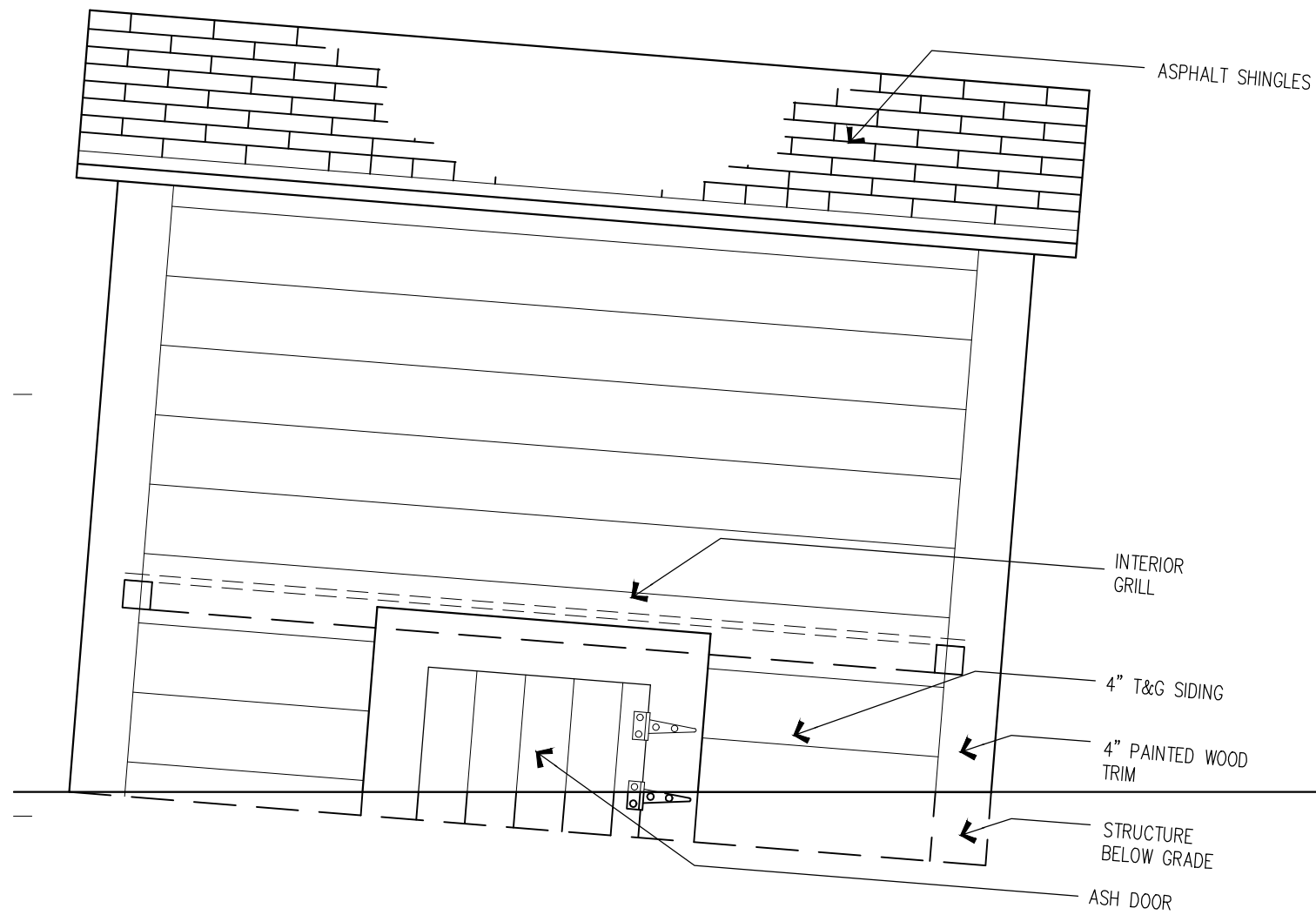
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Facsimile (305) 296-2727  
Florida License AAC002022

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ARCHITECTS  
p.a.

Project N<sup>o</sup> 1924  
SMOKER  
ELEVATIONS

Date: 20 April 2020

Ex09

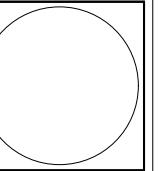


② SMOKER SIDE (WEST) ELEVATION  
SCALE: 1" = 1'-0"

① SMOKER SIDE (SOUTH) ELEVATION  
SCALE: 1" = 1'-0"

REVISIONS

VISTA PROPERTY  
LOWER SUWANNEE  
NATIONAL WILDLIFE REFUGE  
LEVY COUNTY  
16450 NW 31ST PLACE  
CHIEFLAND, FLORIDA



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Project N<sup>o</sup> 1924  
SMOKER  
ELEVATIONS  
Date: 20 April 2020

Ex10



4 SMOKER SIDE (NORTH)  
SCALE: N. T. S.



2 SMOKER ROOF DAMAGE (OYSTER GRILL IN FOREGROUND)  
SCALE: N. T. S.



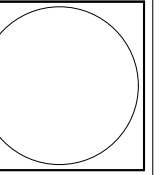
3 SMOKER OBLIQUE (SOUTHWEST)  
SCALE: N. T. S.



1 SMOKER AND ASH DOOR (WEST)  
SCALE: N. T. S.

REVISIONS

VISTA PROPERTY  
LOWER SUWANNEE  
NATIONAL WILDLIFE REFUGE  
LEVY COUNTY  
16450 NW 31ST PLACE  
CHIEFLAND, FLORIDA

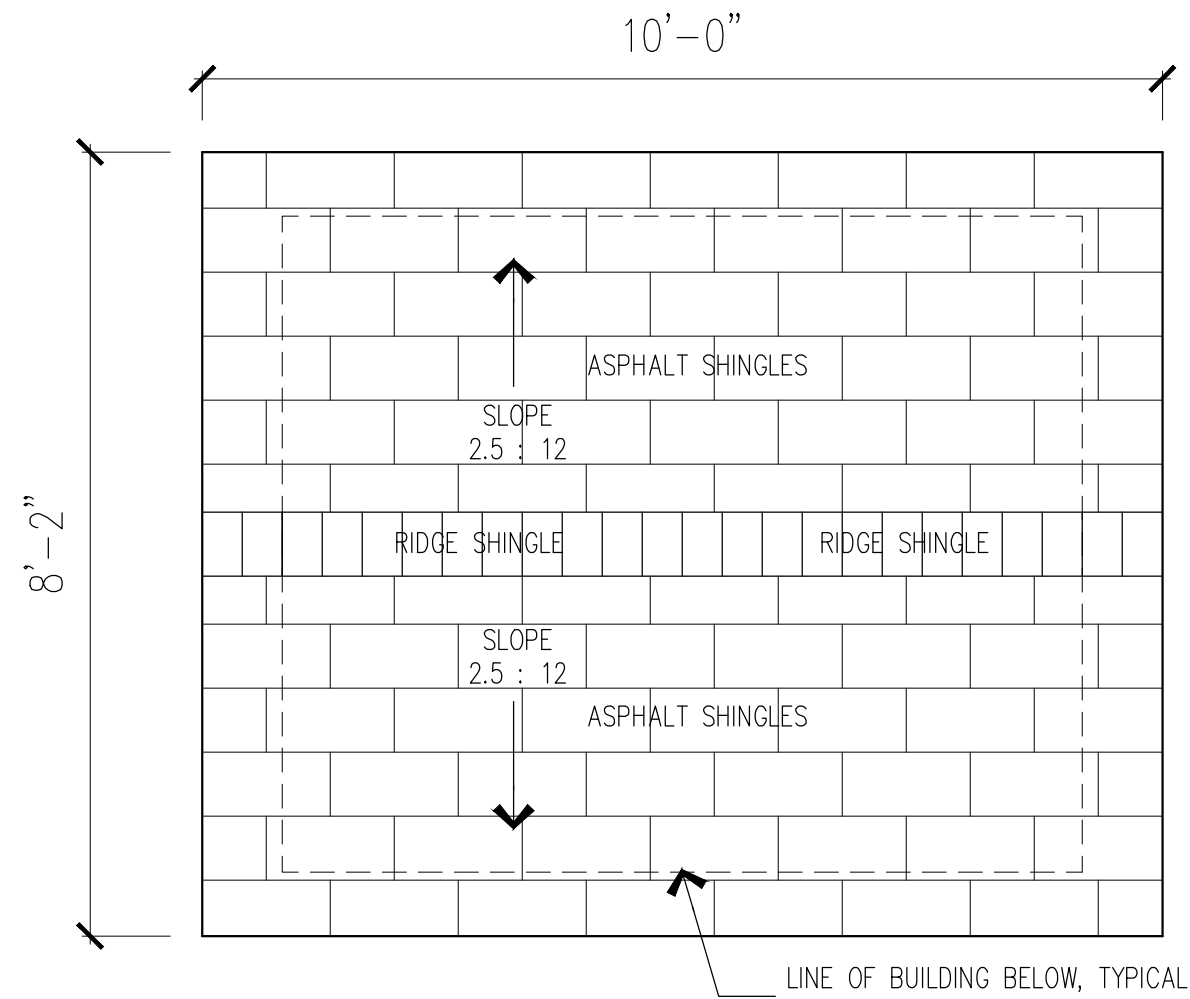


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Florida License AAC002022

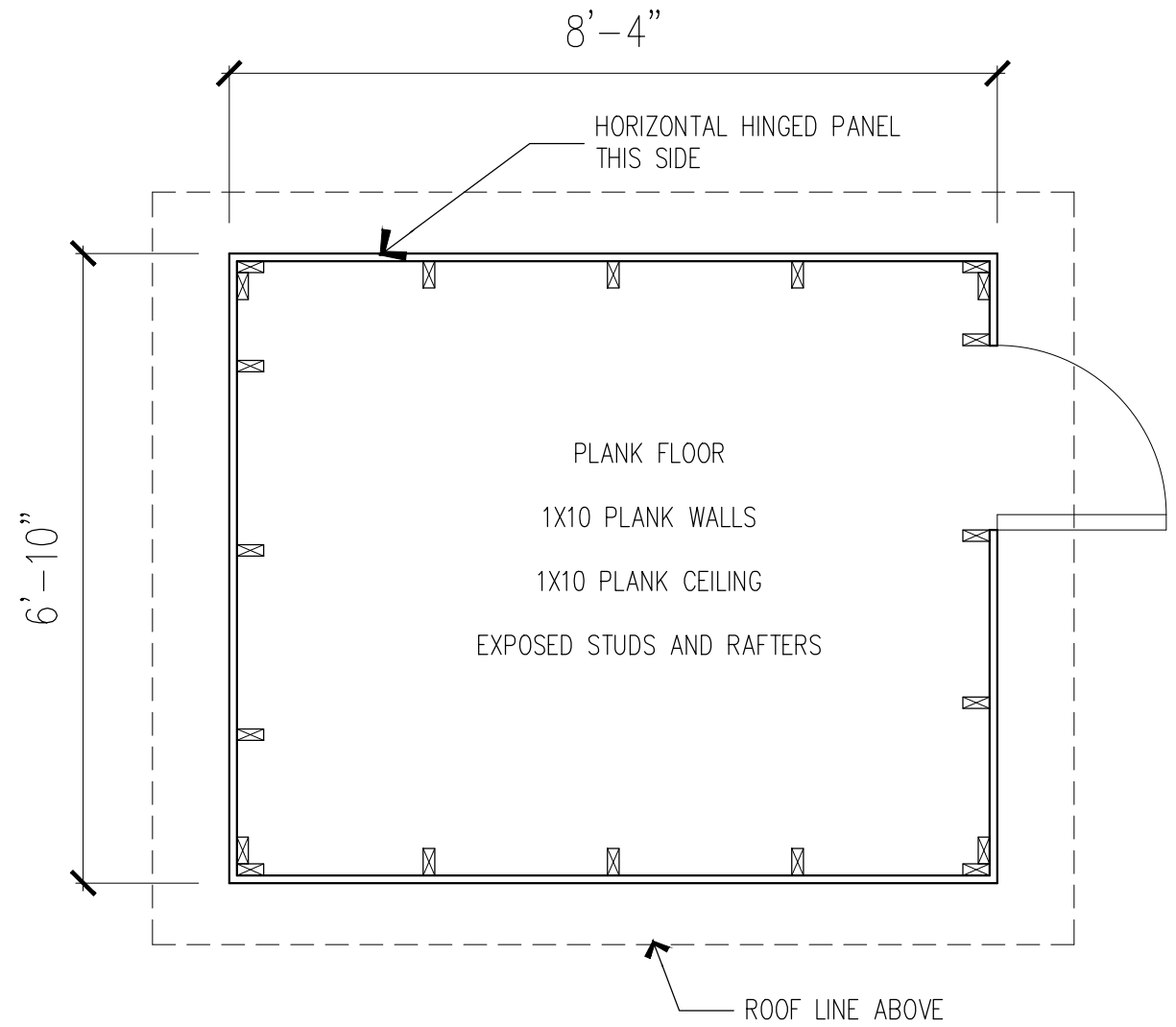
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p.a.

Project No. 1924  
EXISTING CONDITION  
PHOTOS  
Date: 20 April 2020

Ex11



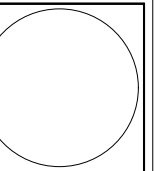
2 WOODSHED ROOF PLAN  
SCALE: 1/2" = 1'-0"



1 WOODSHED PLAN  
SCALE: 1/2" = 1'-0"

REVISIONS

VISTA PROPERTY  
LOWER SUWANNEE  
NATIONAL WILDLIFE REFUGE  
LEVY COUNTY  
16450 NW 31ST PLACE  
CHIEFLAND, FLORIDA

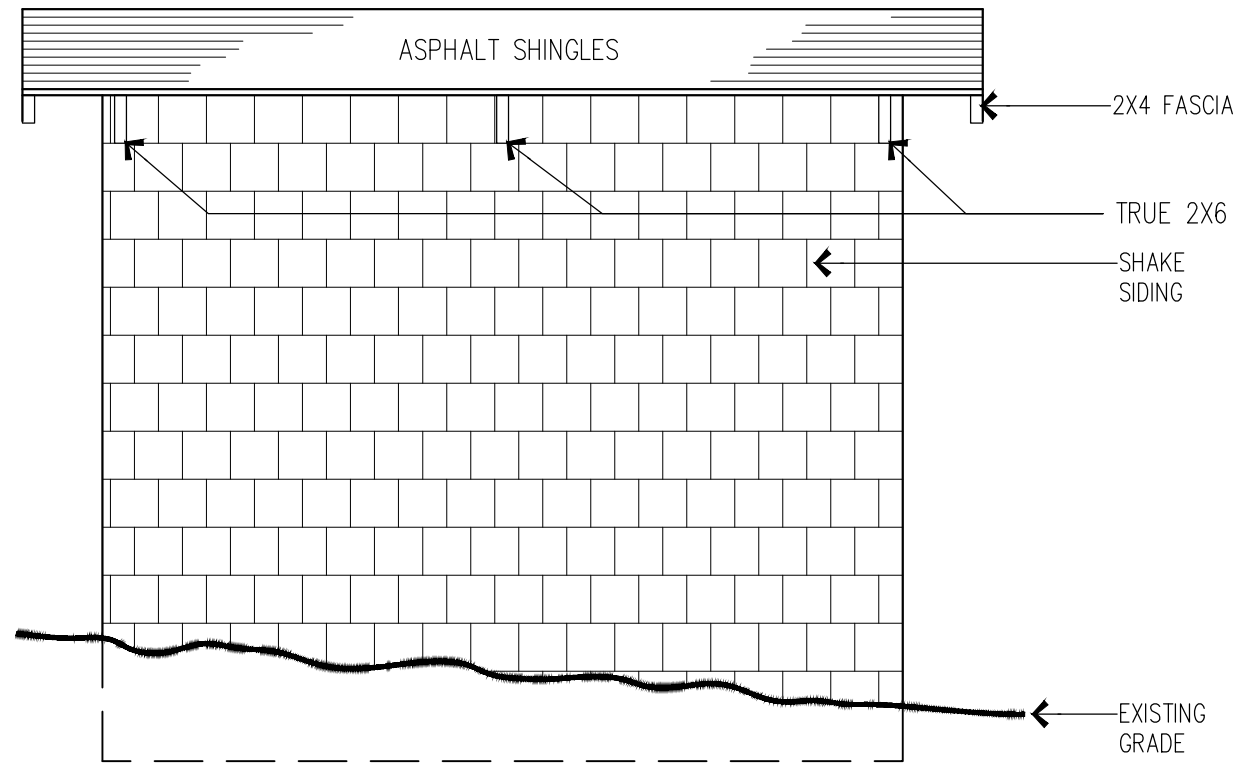


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Florida License AA0002022

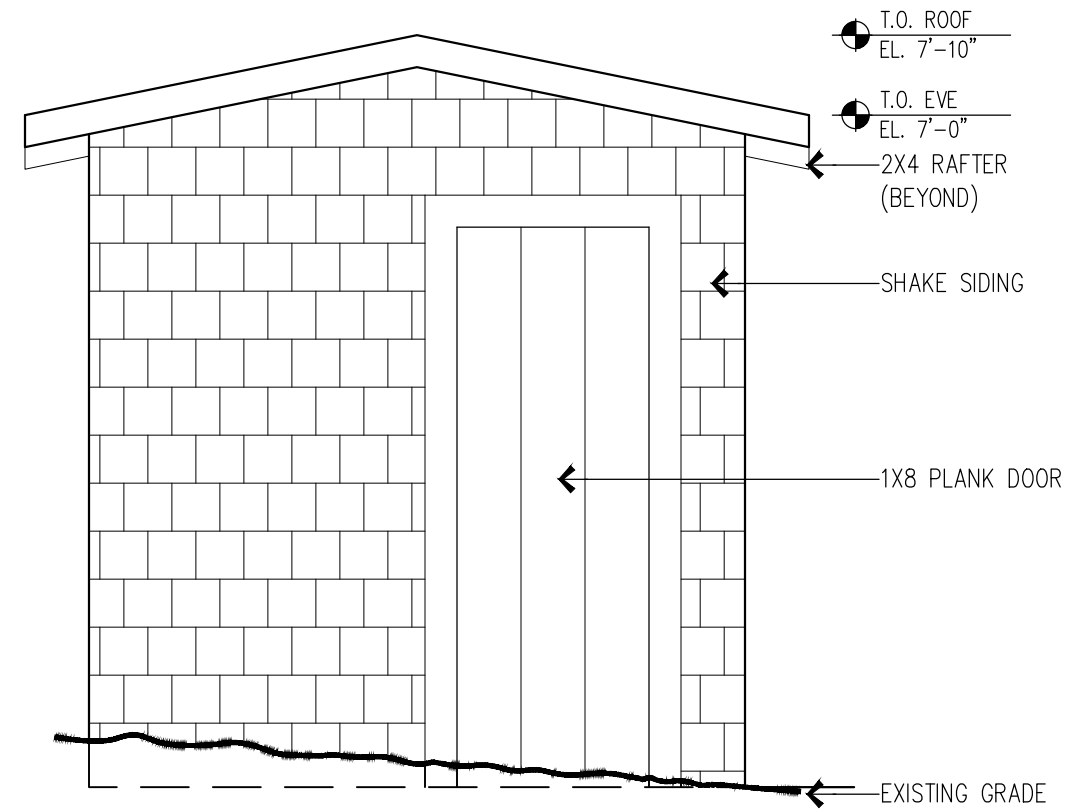
Bender & Associates  
ARCHITECTS  
p.a.

Project N<sup>o</sup> 1924  
WOODSHED  
PLAN AND  
ROOF PLAN  
Date: 20 April 2020

Ex12



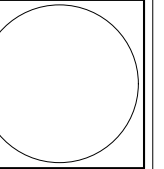
② WOODSHED SIDE (SOUTH) ELEVATION  
SCALE: 1/2" = 1'-0"



① WOODSHED FRONT (EAST) ELEVATION  
SCALE: 1/2" = 1'-0"

REVISIONS

VISTA PROPERTY  
LOWER SUWANNEE  
NATIONAL WILDLIFE REFUGE  
LEVY COUNTY  
16450 NW 31ST PLACE  
CHIEFLAND, FLORIDA



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Facsimile (305) 296-2727  
Florida License AA0002022

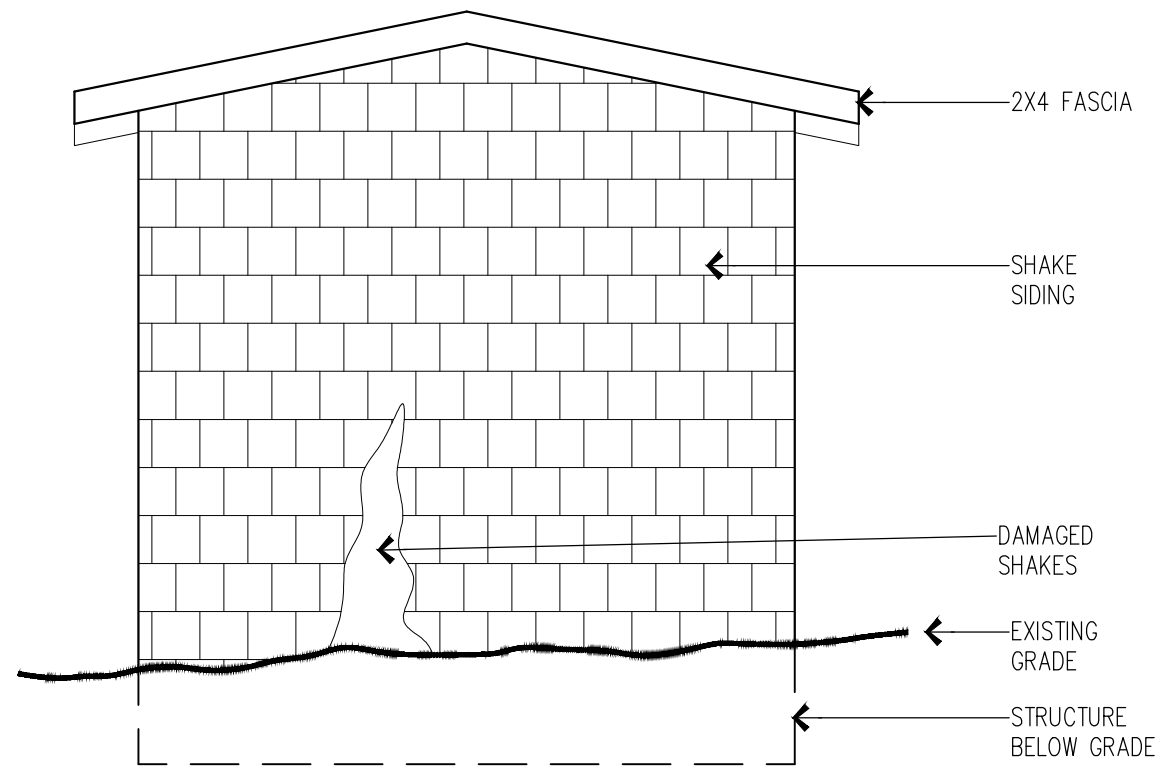
Bender & Associates  
ARCHITECTS  
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Project N<sup>o</sup> 1924

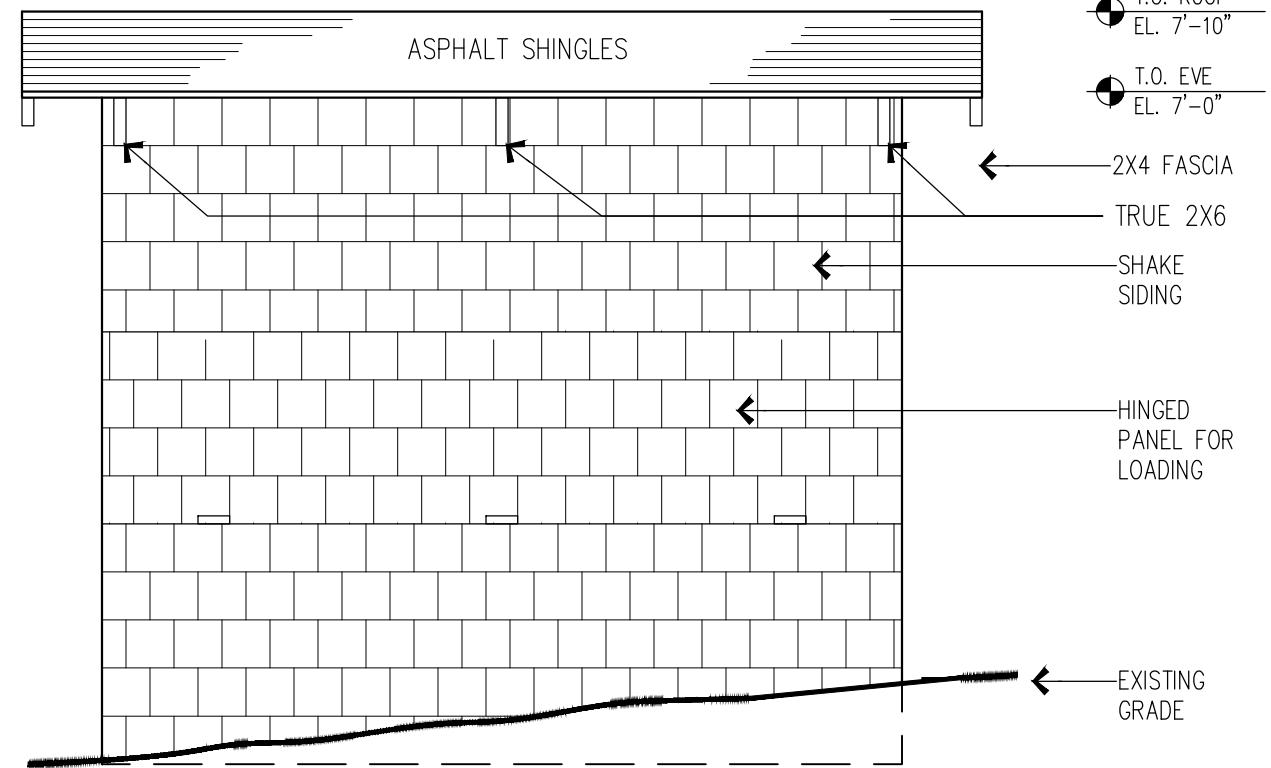
ELEVATIONS

Date: 20 April 2020

Ex13



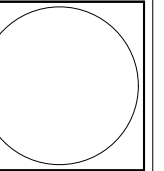
② WOODSHED REAR (WEST) ELEVATION  
SCALE: 1/2" = 1'-0"



① WOODSHED SIDE (NORTH) ELEVATION  
SCALE: 1/2" = 1'-0"

REVISIONS

VISTA PROPERTY  
LOWER SUWANNEE  
NATIONAL WILDLIFE REFUGE  
LEVY COUNTY  
16450 NW 31ST PLACE  
CHIEFLAND, FLORIDA



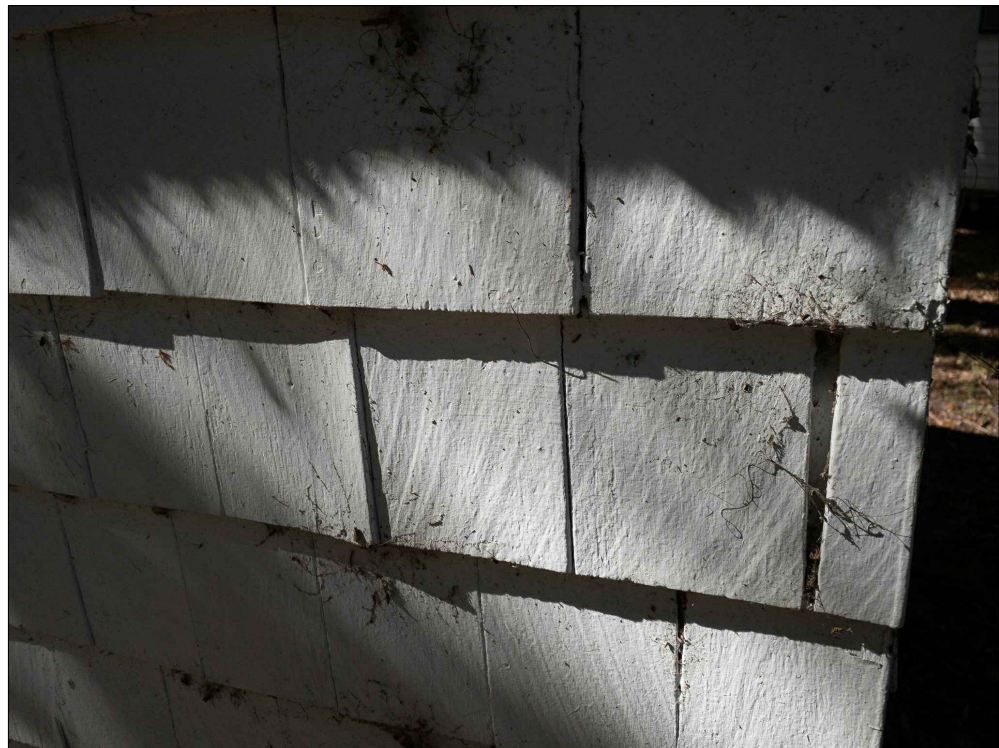
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Key West, Florida 33040  
Telephone (305) 296-1347  
Facsimile (305) 296-2727  
Florida License AAC002022

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p.a.

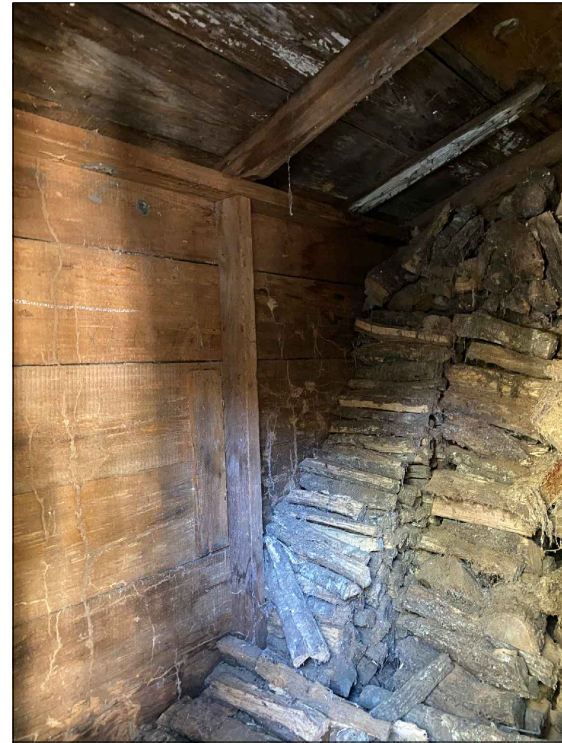
Project N<sup>o</sup> 1924  
ELEVATIONS  
Date: 20 April 2020

Ex14





② WOODSHED SHAKE SIDING  
SCALE: N. T. S.



③ WOODSHED INTERIOR LEFT SIDE  
SCALE: N. T. S.



① WOODSHED REAR AND HINGED SIDE DOOR  
SCALE: N. T. S.

REVISIONS

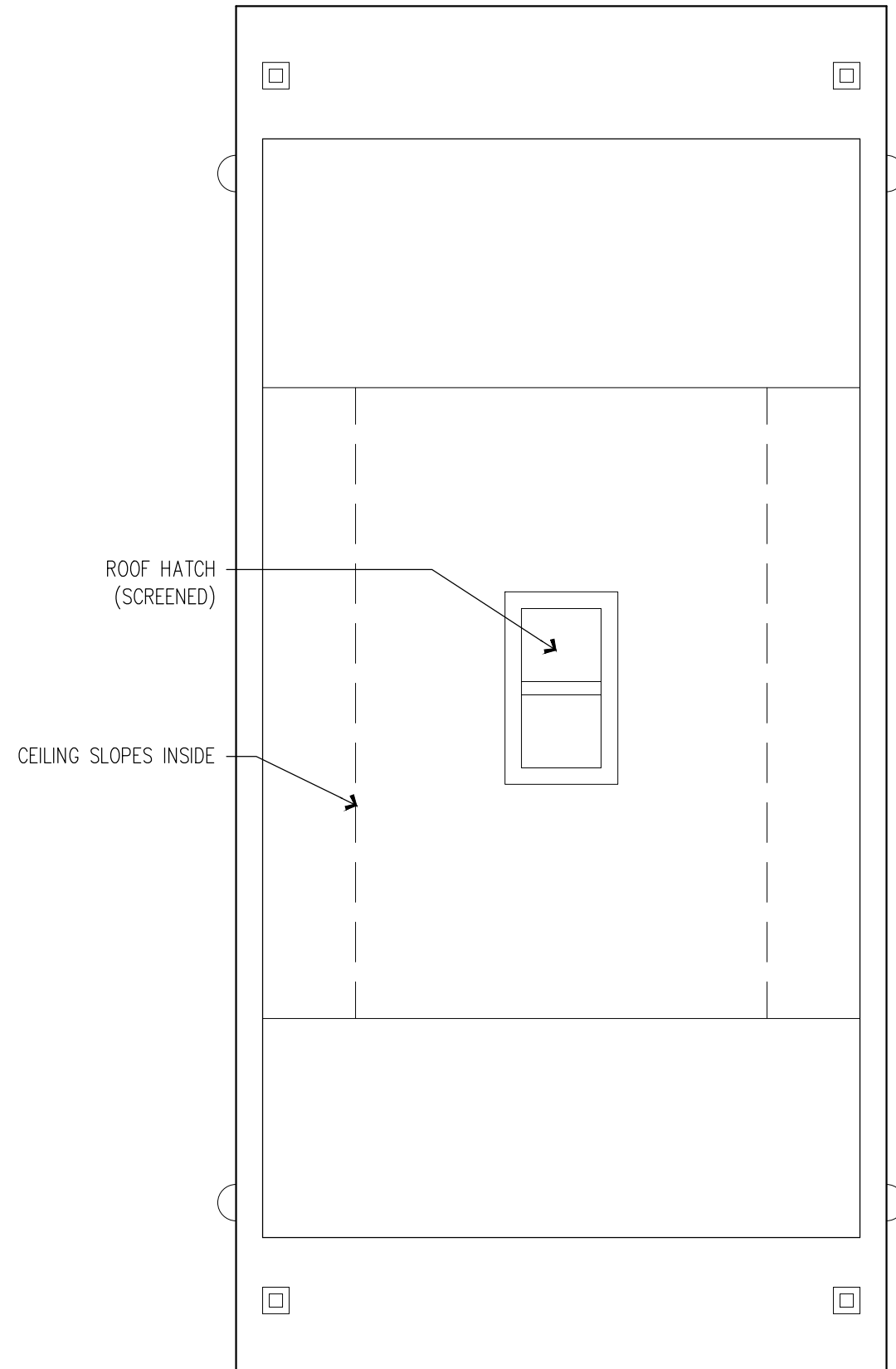
VISTA PROPERTY  
LOWER SUWANNEE  
NATIONAL WILDLIFE REFUGE  
LEVY COUNTY  
16450 NW 31ST PLACE  
CHIEFLAND, FLORIDA

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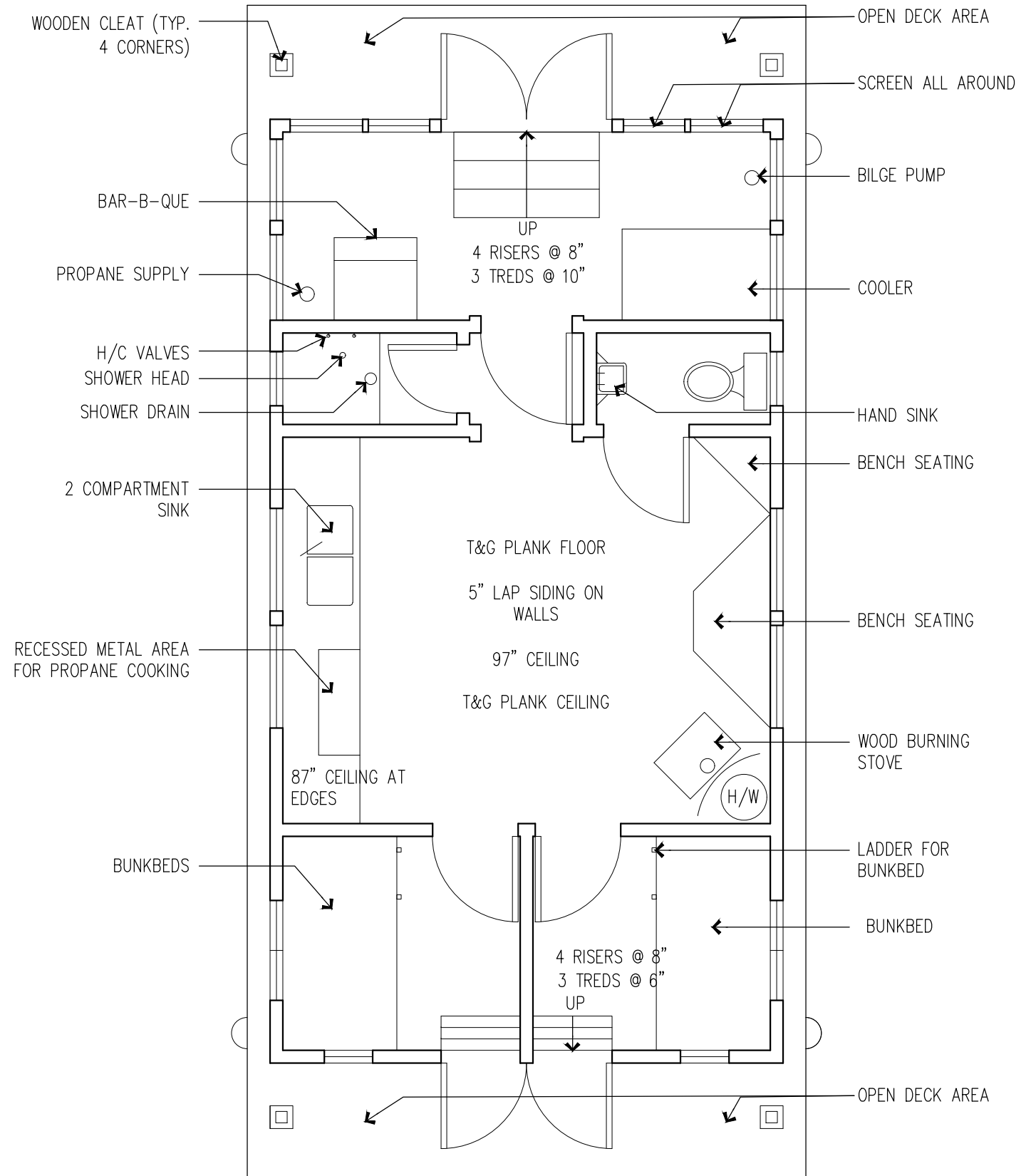
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Project No. 1924  
EXISTING CONDITION  
PHOTOS  
Date: 20 April 2020

**Ex15**



2 HOUSEBOAT ROOF PLAN  
SCALE: 1/4" = 1'-0"

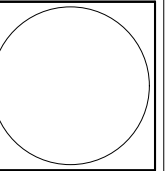


1 HOUSEBOAT PLAN  
SCALE: 1/4" = 1'-0"

REVISIONS
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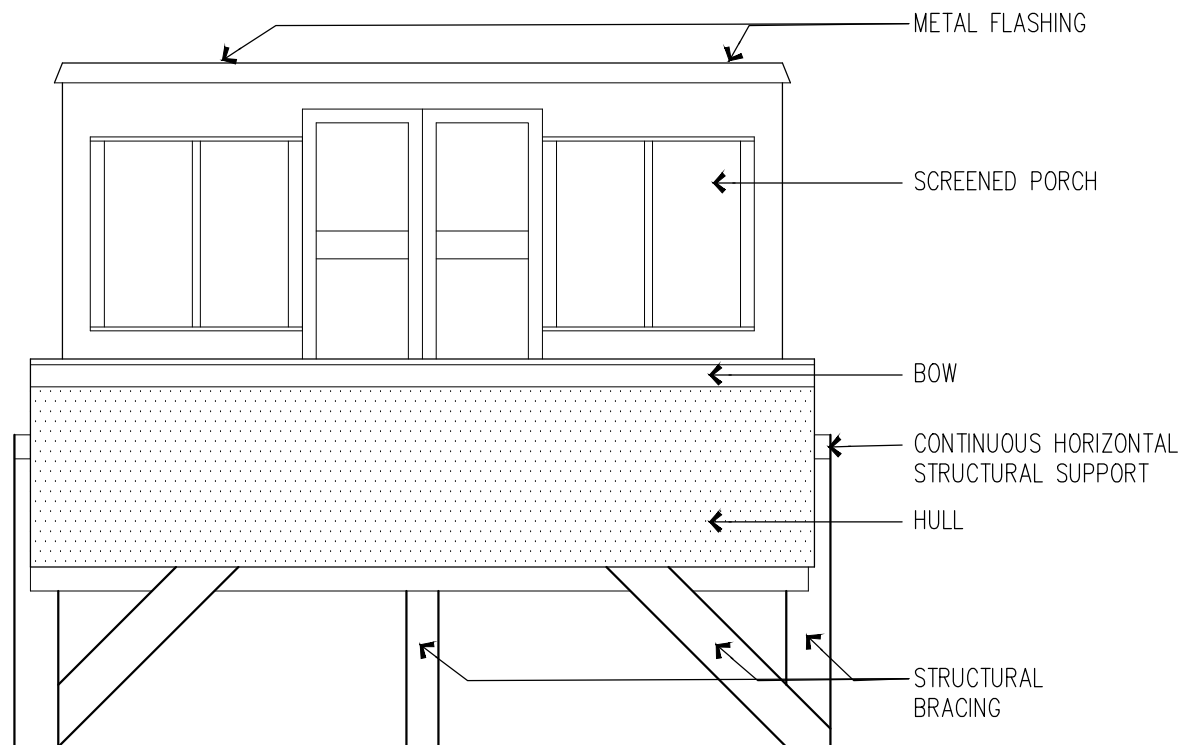
VISTA PROPERTY  
LOWER SUWANNEE  
NATIONAL WILDLIFE REFUGE  
LEVY COUNTY  
16450 NW 31ST PLACE  
CHIEFLAND, FLORIDA



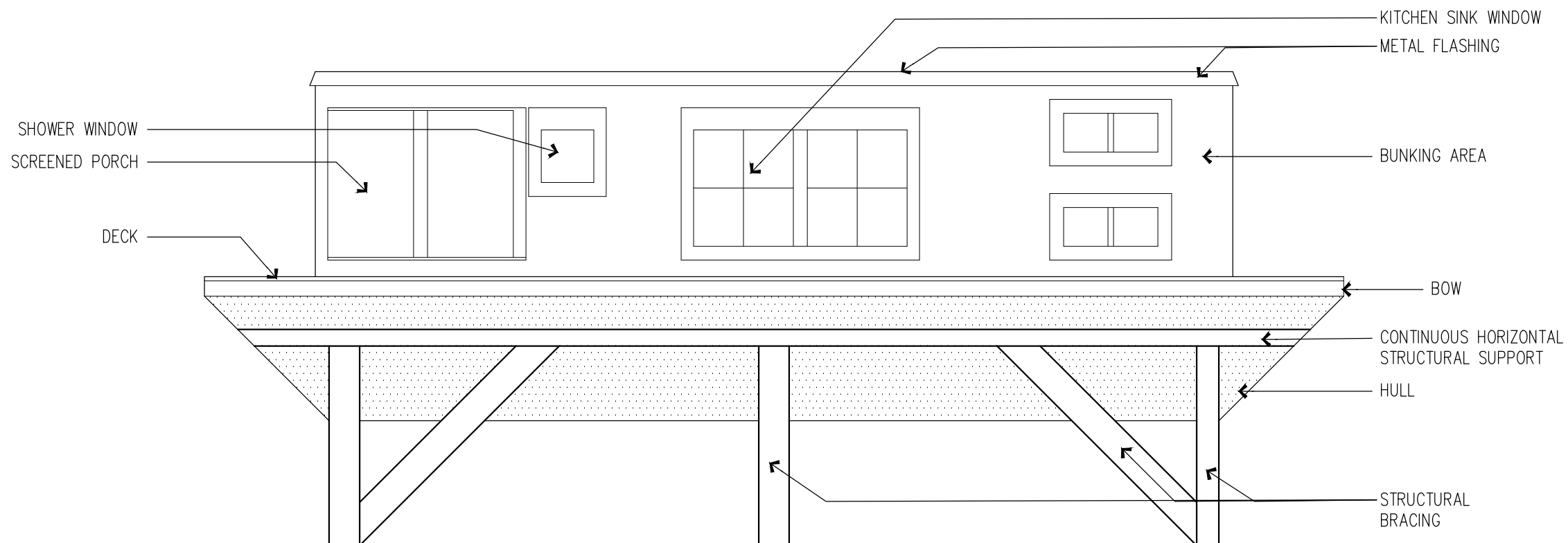
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Facsimile (305) 296-2727  
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Project N <sup>o</sup>	1924
HOUSEBOAT ROOF PLAN AND PLAN	
Date:	20 April 2020



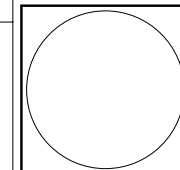
2 SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



1 EAST SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

REVISIONS

VISTA PROPERTY  
LOWER SUWANNEE  
NATIONAL WILDLIFE REFUGE  
LEVY COUNTY  
16450 NW 31ST PLACE  
CHIEFLAND, FLORIDA



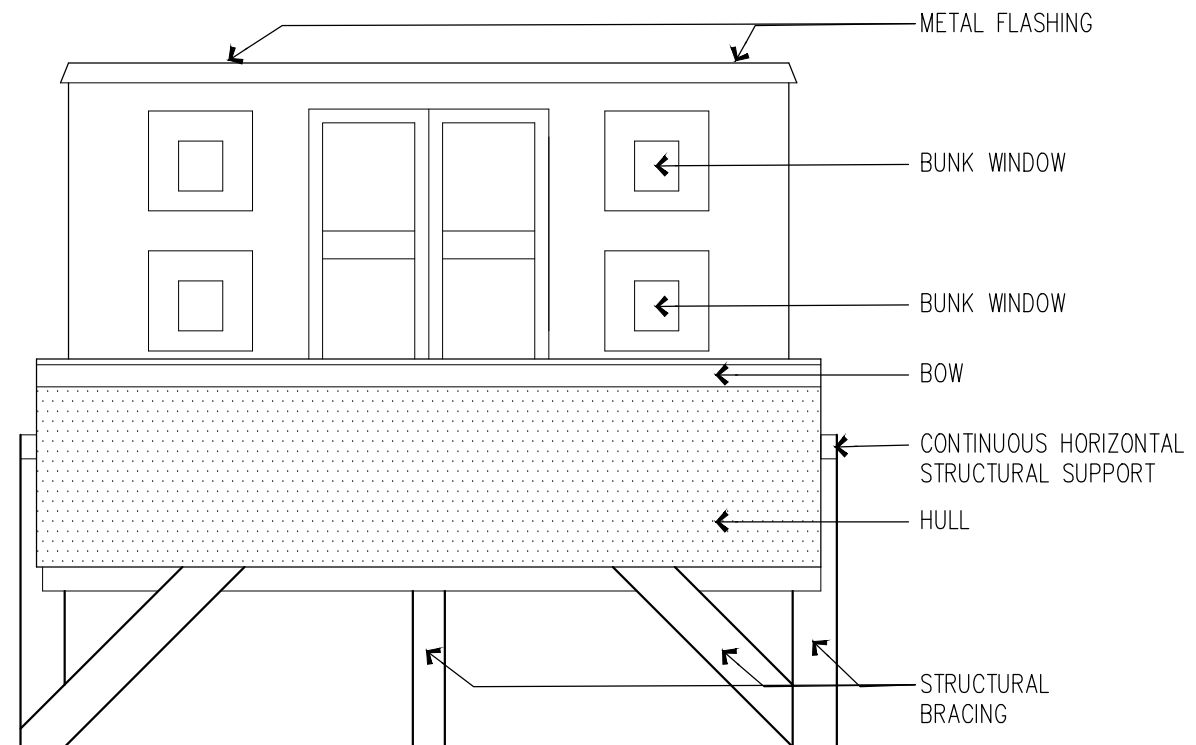
410 Angela Street  
Key West, Florida 33040  
Telephone (305) 296-1347  
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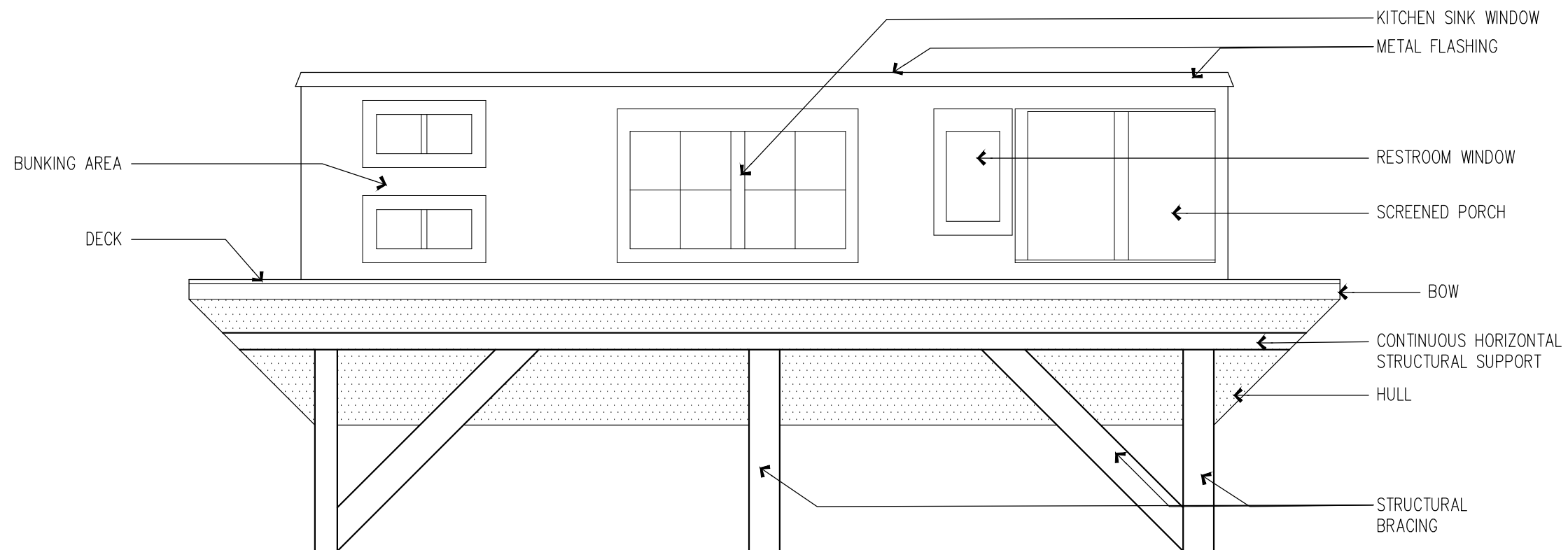
Project N<sup>o</sup> 1924  
HOUSEBOAT  
ELEVATIONS

Date: 20 April 2020

Ex17



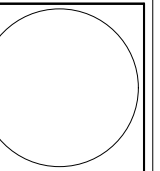
2 NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



1 WEST SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

REVISIONS

VISTA PROPERTY  
LOWER SUWANNEE  
NATIONAL WILDLIFE REFUGE  
LEVY COUNTY  
16450 NW 31ST PLACE  
CHIEFLAND, FLORIDA



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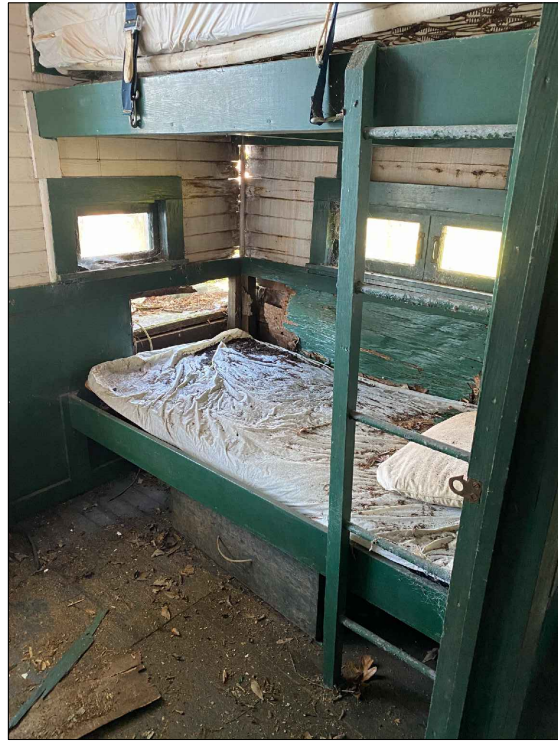
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Project N 1924

HOUSEBOAT  
ELEVATIONS

Date: 20 April 2020

Ex18



4 HOUSEBOAT BUNK BEDS  
SCALE: N.T.S.



2 HOUSEBOAT SOUTHEAST  
SCALE: N.T.S.



3 HOUSEBOAT KITCHEN  
SCALE: N.T.S.



1 HOUSEBOAT NORTHEAST  
SCALE: N.T.S.

REVISIONS

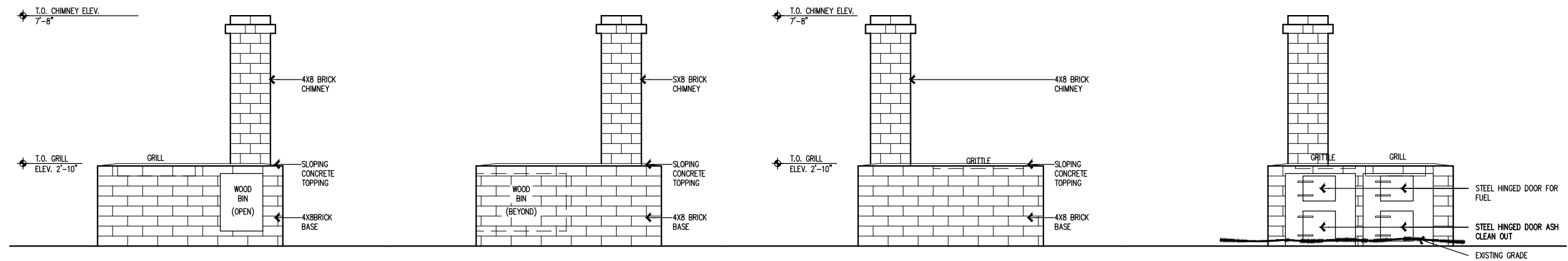
VISTA PROPERTY  
LOWER SUWANNEE  
NATIONAL WILDLIFE REFUGE  
LEVY COUNTY  
16450 NW 31ST PLACE  
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Project N<sup>o</sup> 1924  
EXISTING CONDITION  
PHOTOS  
Date: 20 April 2020

Ex19



5 RIGHT ELEV  
SCALE: 1/2" = 1'-0"

4 REAR ELEV  
SCALE: 1/2" = 1'-0"

3 LEFT ELEV  
SCALE: 1/2" = 1'-0"

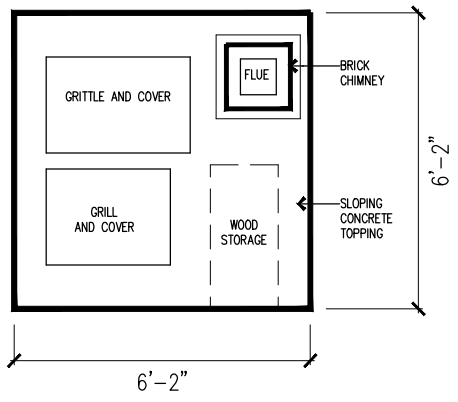
2 FRONT ELEV  
SCALE: 1/2" = 1'-0"



7 SMOKER OBLIQUE (SOUTHWEST)  
SCALE: N.T.S.



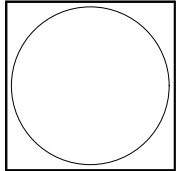
6 PHOTO OF FRONT OF BBQ  
SCALE: N.T.S.



1 BBQ PLAN  
SCALE: 1/2" = 1'-0"

REVISIONS

VISTA PROPERTY  
LOWER SUWANNEE  
NATIONAL WILDLIFE REFUGE  
LEVY COUNTY  
16450 NW 31ST PLACE  
CHIEFLAND, FLORIDA

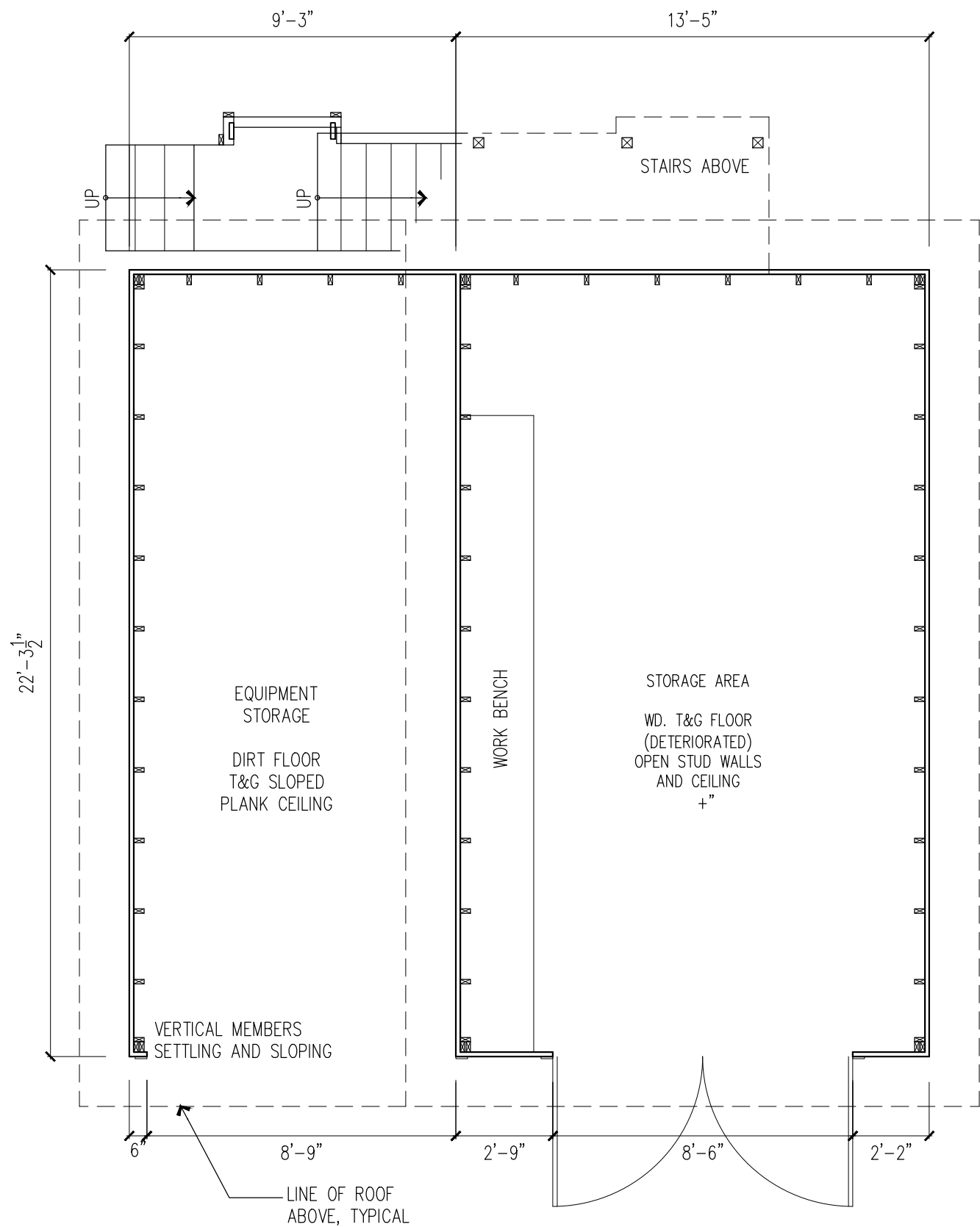


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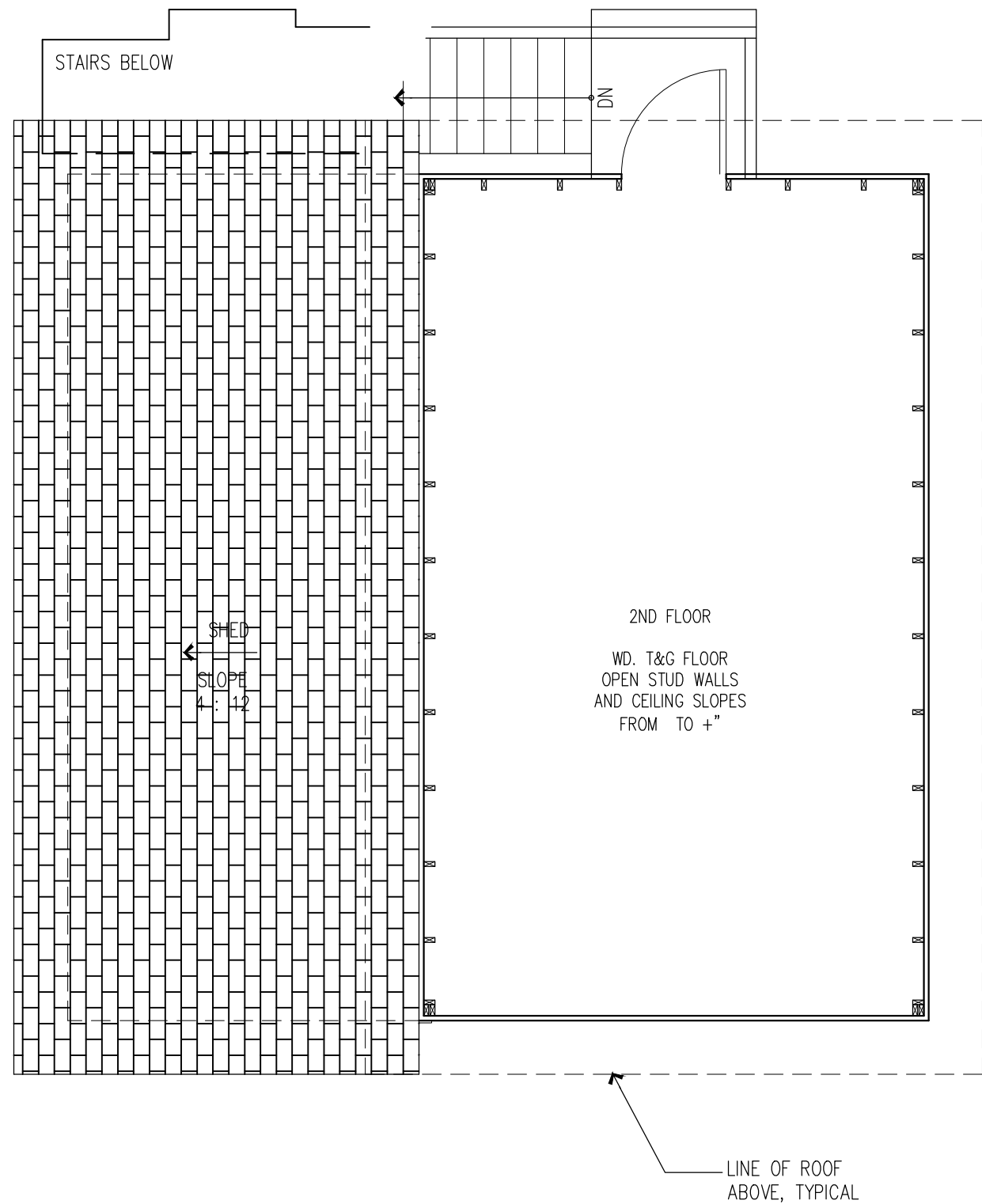
Bender & Associates  
ARCHITECTS p.a.

Project N<sup>o</sup> 1924  
BBQ PLANS  
ELEVATIONS AND  
PHOTO  
Date: 20 April 2020

Ex20



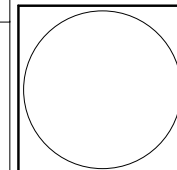
2 ATTIC GARAGE FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



1 ATTIC GARAGE ROOF PLAN  
SCALE: 1/4" = 1'-0"

REVISIONS

VISTA PROPERTY  
LOWER SUWANNEE  
NATIONAL WILDLIFE REFUGE  
LEVY COUNTY  
16450 NW 31ST PLACE  
CHIEFLAND, FLORIDA



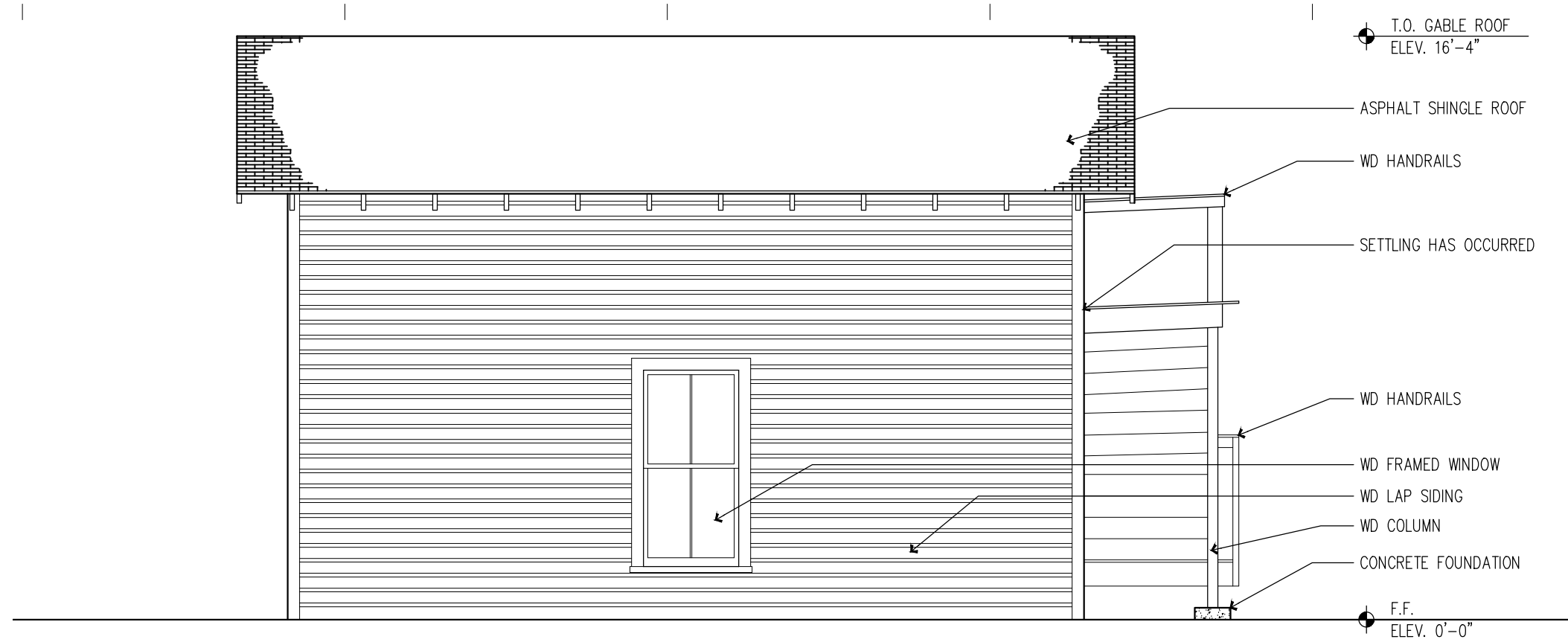
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Key West, Florida 33040  
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Facsimile (305) 296-2727  
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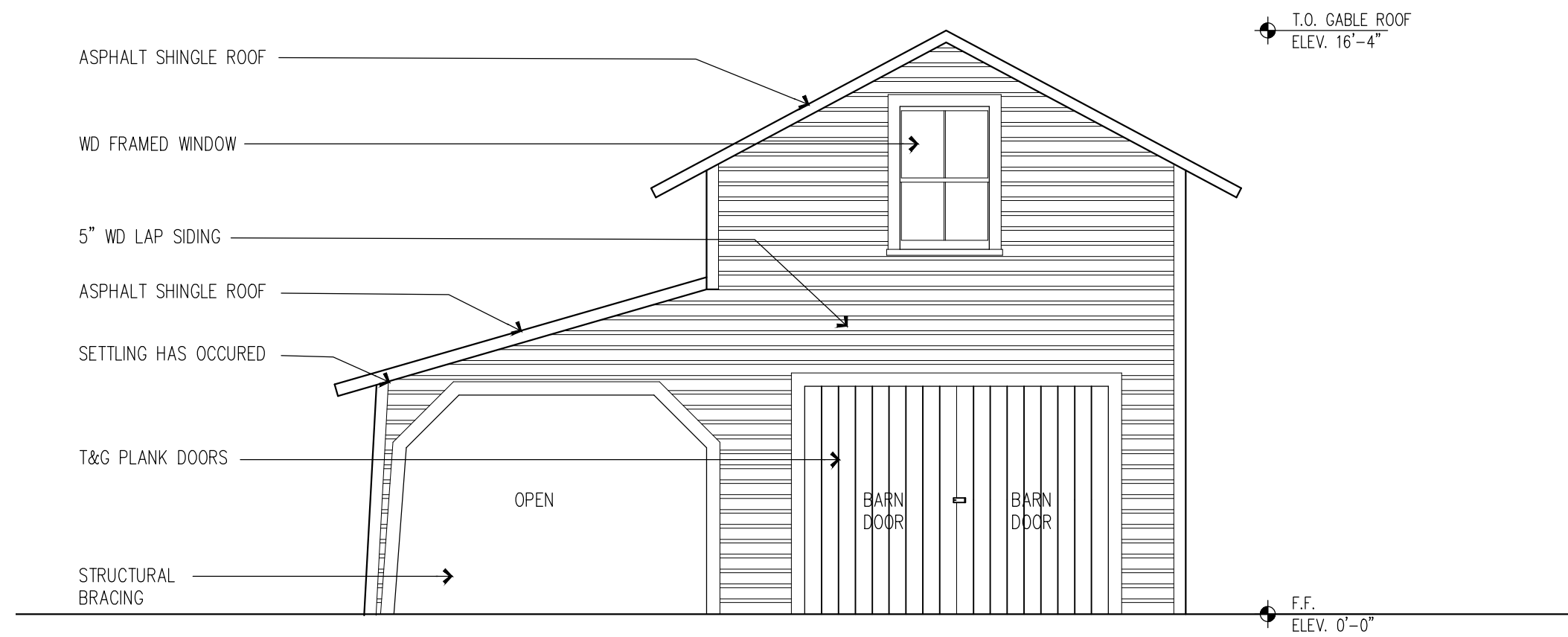
Project No. 1924  
ATTIC GARAGE ROOF  
PLAN  
AND FLOOR PLAN

Date: 20 April 2020

Ex21



② ATTIC GARAGE FRONT (SOUTH) ELEVATION  
SCALE: 1/4" = 1'-0"

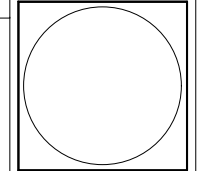


① ATTIC GARAGE SIDE (EAST) ELEVATION  
SCALE: 1/4" = 1'-0"

REVISIONS

REVISIONS

VISTA PROPERTY  
LOWER SUWANNEE  
NATIONAL WILDLIFE REFUGE  
LEVY COUNTY  
16450 NW 31ST PLACE  
CHIEFLAND, FLORIDA



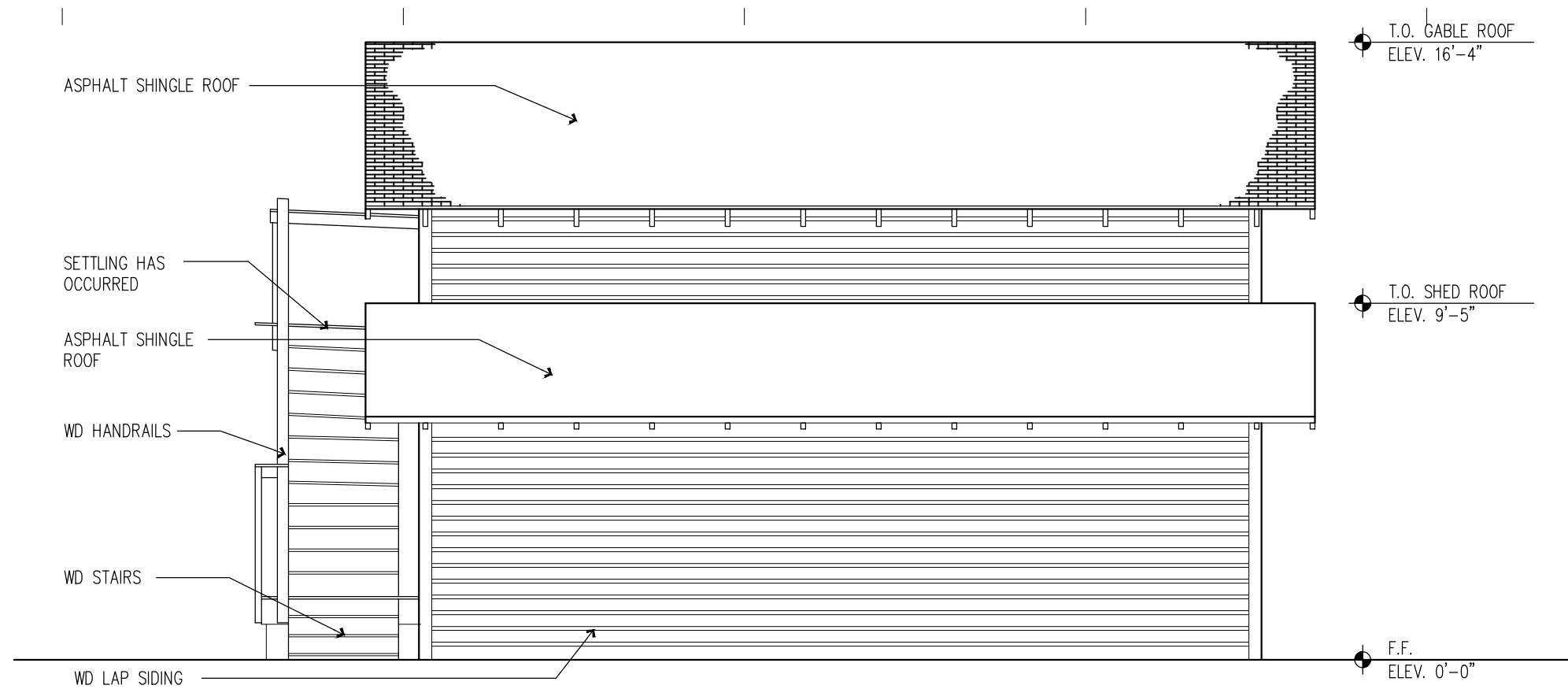
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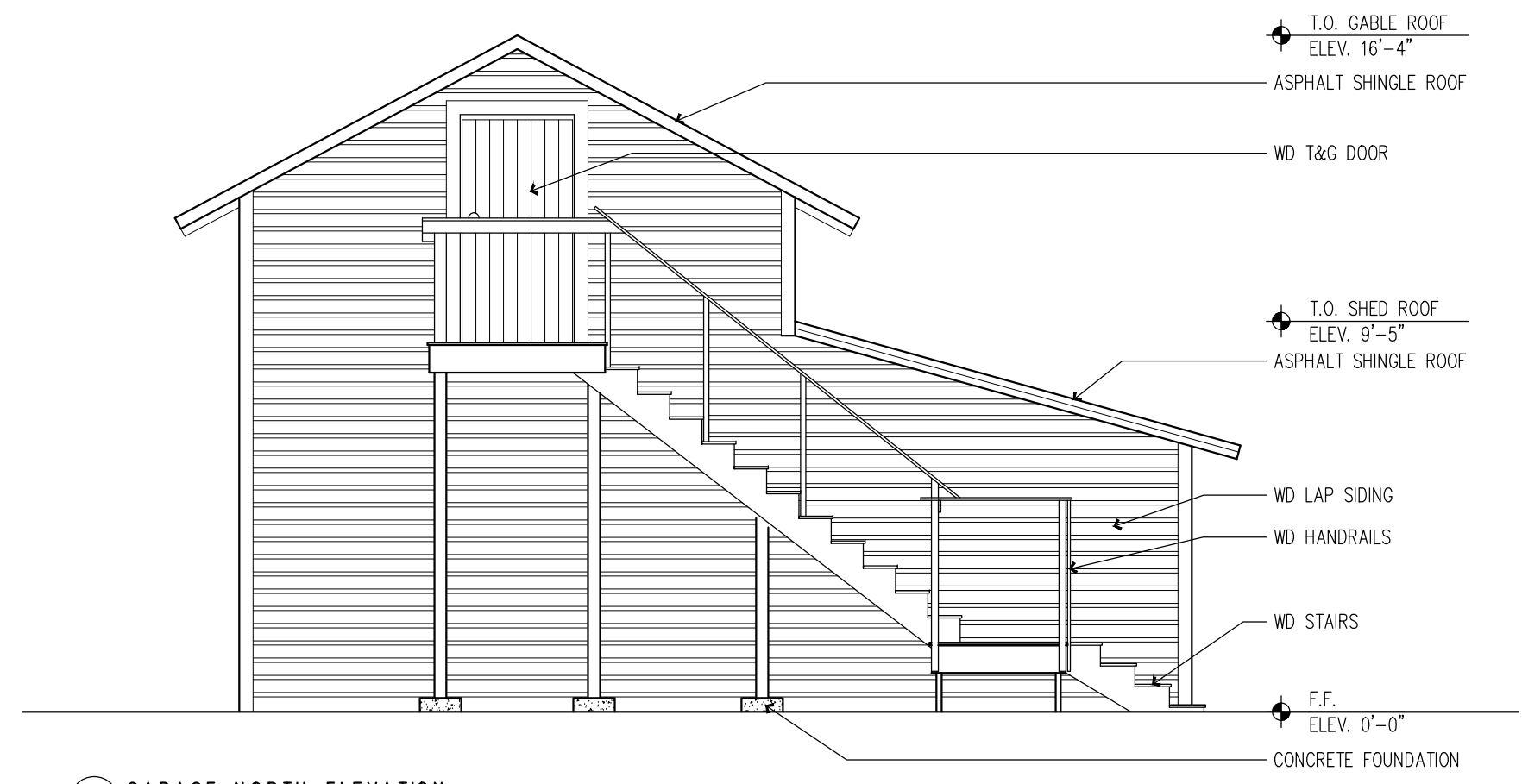
Project No. 1924  
ATTIC GARAGE FRONT  
AND SIDE  
ELEVATION  
Date: 20 April 2020

Ex22  
22 OF 42





② GARAGE WEST ELEVATION  
SCALE: 1/4" = 1'-0"

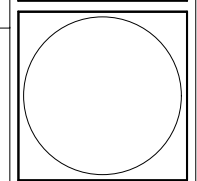


① GARAGE NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

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REVISIONS
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VISTA PROPERTY  
LOWER SUWANNEE  
NATIONAL WILDLIFE REFUGE  
LEVY COUNTY  
16450 NW 31ST PLACE  
CHIEFLAND, FLORIDA

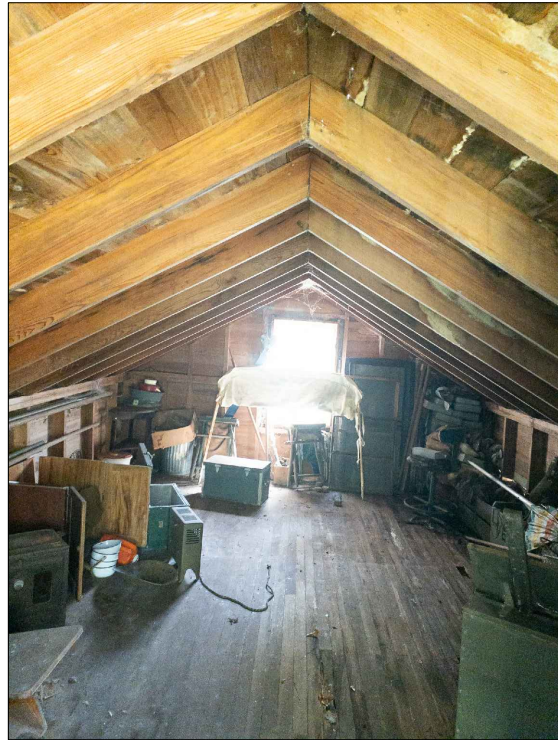


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Project No. 1924
GARAGE ELEVATIONS
Date: 20 April 2020

Ex23  
23 OF 42



4 GARAGE ATTIC = 2ND FLOOR  
SCALE: N.T.S.



2 GARAGE SOUTH AND EAST ELEVATIONS  
SCALE: N.T.S.



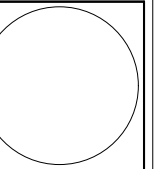
3 GARAGE NORTH AND EAST ELEVATIONS  
SCALE: N.T.S.



1 GARAGE SOUTH AND WEST ELEVATIONS  
SCALE: N.T.S.

REVISIONS

VISTA PROPERTY  
LOWER SUWANNEE  
NATIONAL WILDLIFE REFUGE  
LEVY COUNTY  
16450 NW 31ST PLACE  
CHIEFLAND, FLORIDA

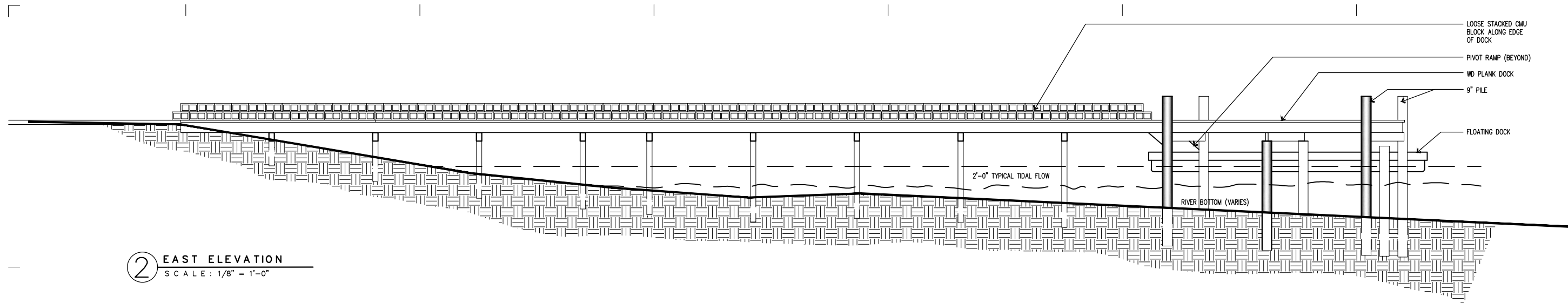


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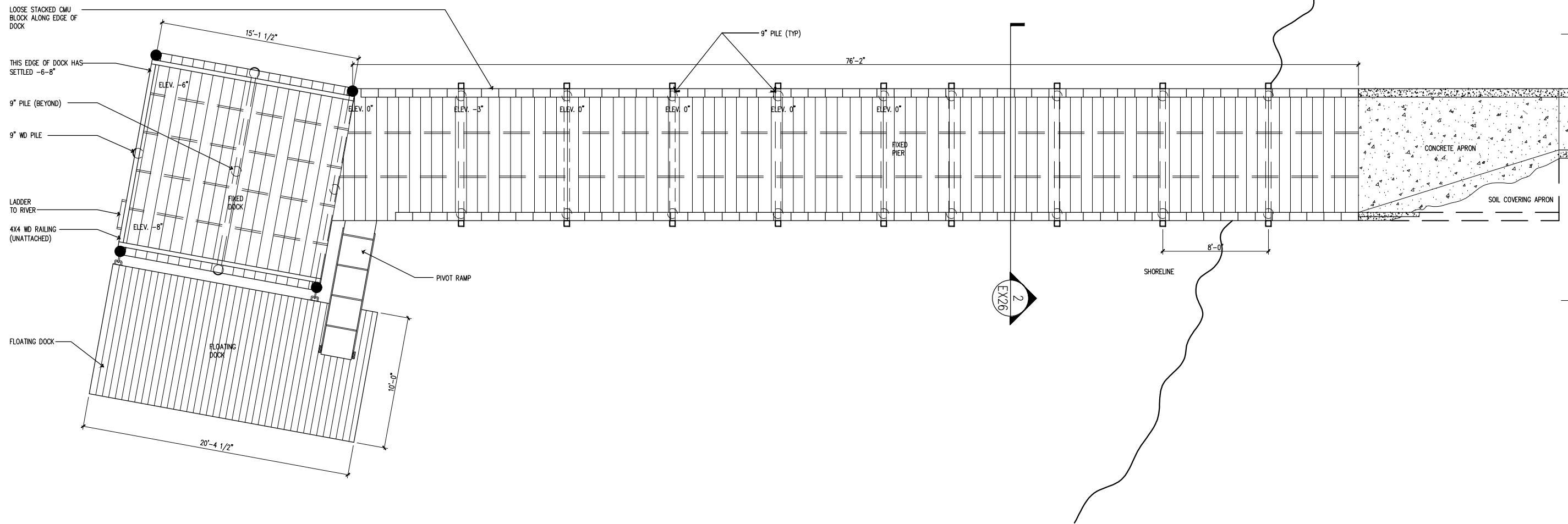
Bender & Associates  
ARCHITECTS  
p.a.

Project No. 1924  
EXISTING CONDITION  
PHOTOS  
Date: 20 April 2020

Ex24



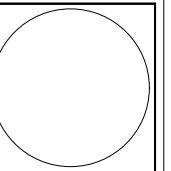
**2 EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**1 DOCK PLAN**  
SCALE: 1/8" = 1'-0"

REVISIONS

VISTA PROPERTY  
LOWER SUWANNEE  
NATIONAL WILDLIFE REFUGE  
LEVY COUNTY  
16450 NW 31ST PLACE  
CHIEFLAND, FLORIDA



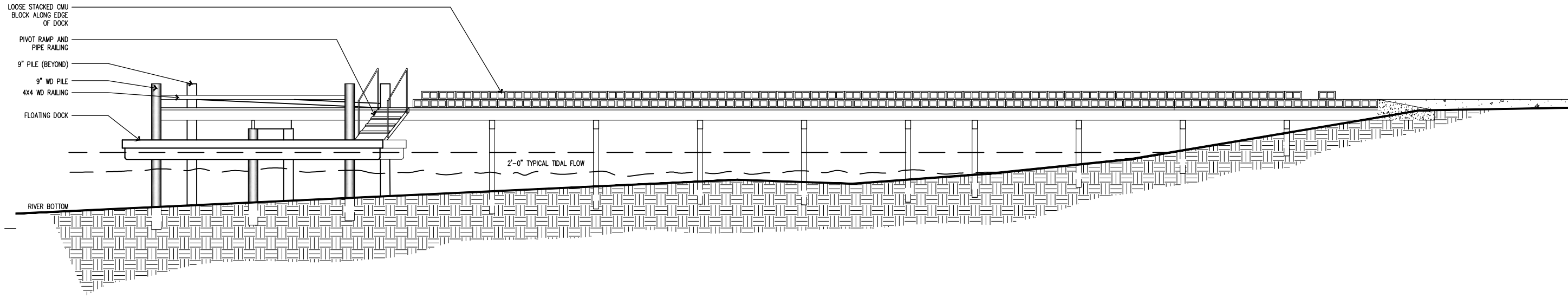
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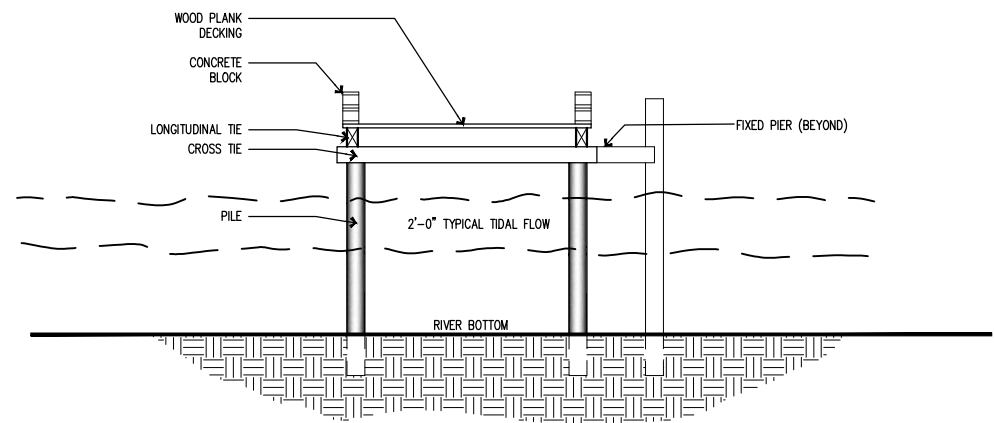
Project N<sup>o</sup> 1924  
DOCK PLAN  
AND ELEVATION

Date: 20 April 2020

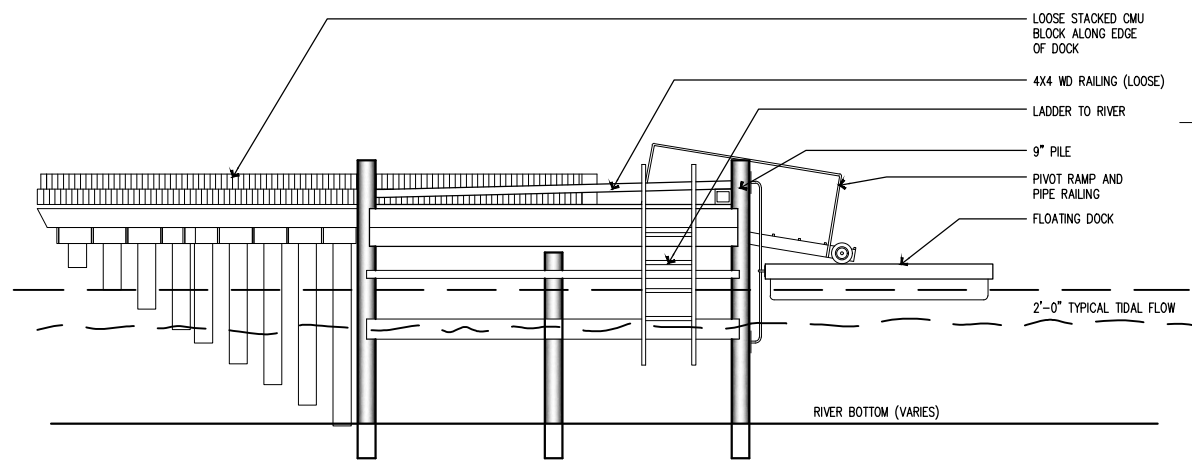
Ex25



1 WEST ELEVATION  
SCALE: 1/8" = 1'-0"



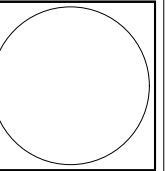
2 DOCK SECTION  
SCALE: 1/8" = 1'-0"



2 DOCK NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

REVISIONS

VISTA PROPERTY  
LOWER SUWANNEE  
NATIONAL WILDLIFE REFUGE  
LEVY COUNTY  
16450 NW 31ST PLACE  
CHIEFLAND, FLORIDA

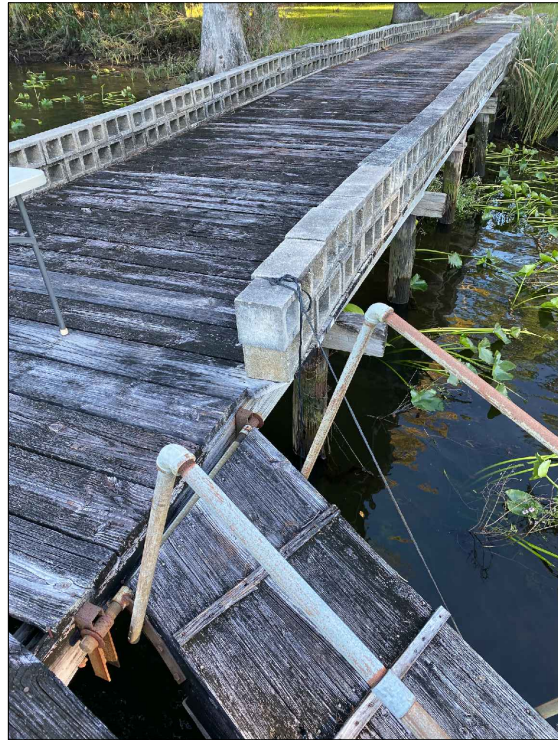


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Project N<sup>o</sup> 1924  
DOCK ELEVATIONS  
AND SECTION  
Date: 20 April 2020

Ex26



4 WEST ELEVATION AND PIVOT RAMP  
SCALE: N.T.S.



2 FLOATING DOCK SOUTH AND EAST  
SCALE: N.T.S.



3 DOCK STRUCTURE  
SCALE: N.T.S.



1 DOCK EAST ELEVATION  
SCALE: N.T.S.

REVISIONS

VISTA PROPERTY  
LOWER SUWANNEE  
NATIONAL WILDLIFE REFUGE  
LEVY COUNTY  
16450 NW 31ST PLACE  
CHIEFLAND, FLORIDA

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Florida License AAC002022

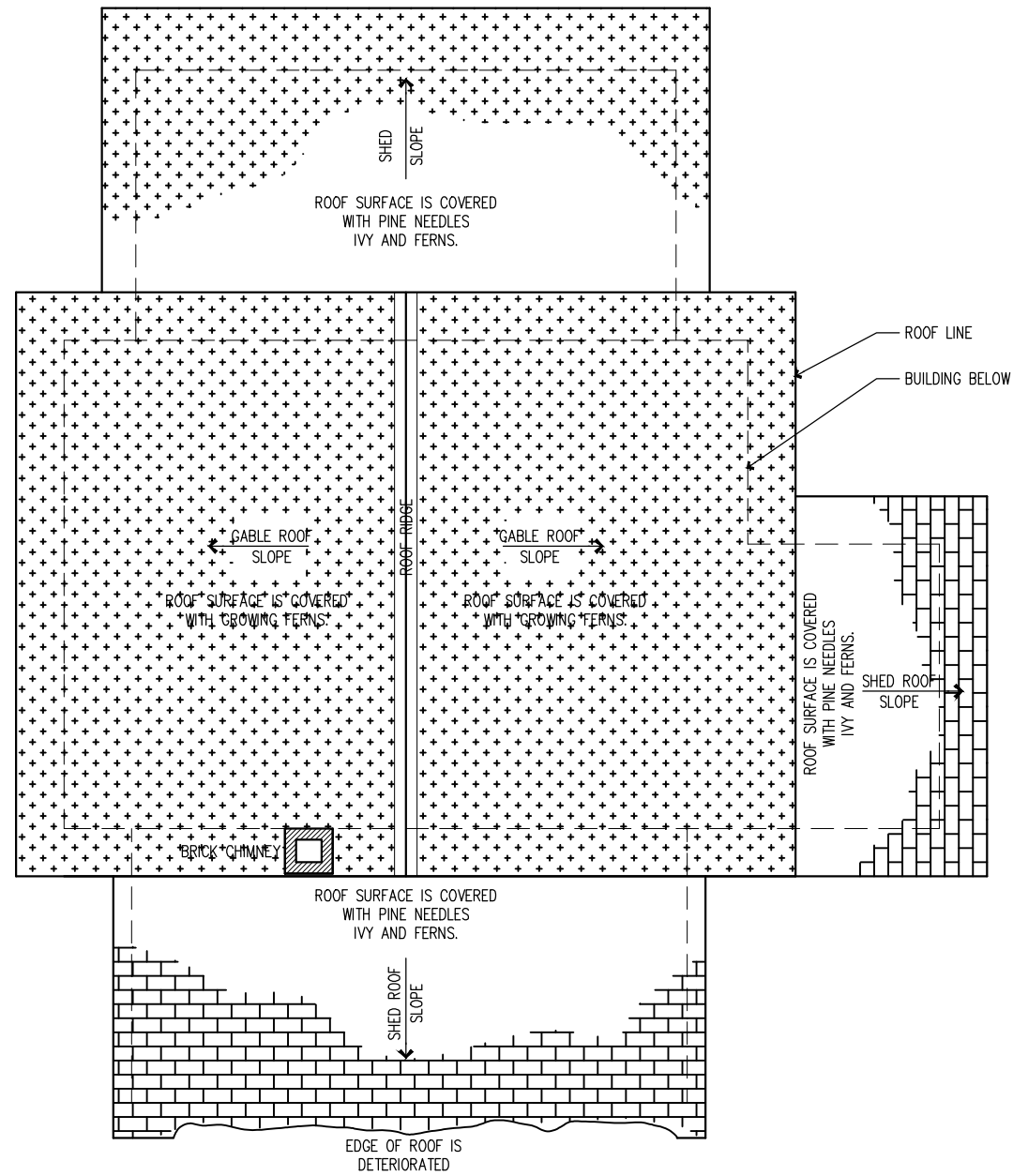
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ARCHITECTS  
p.a.

Project No. 1924

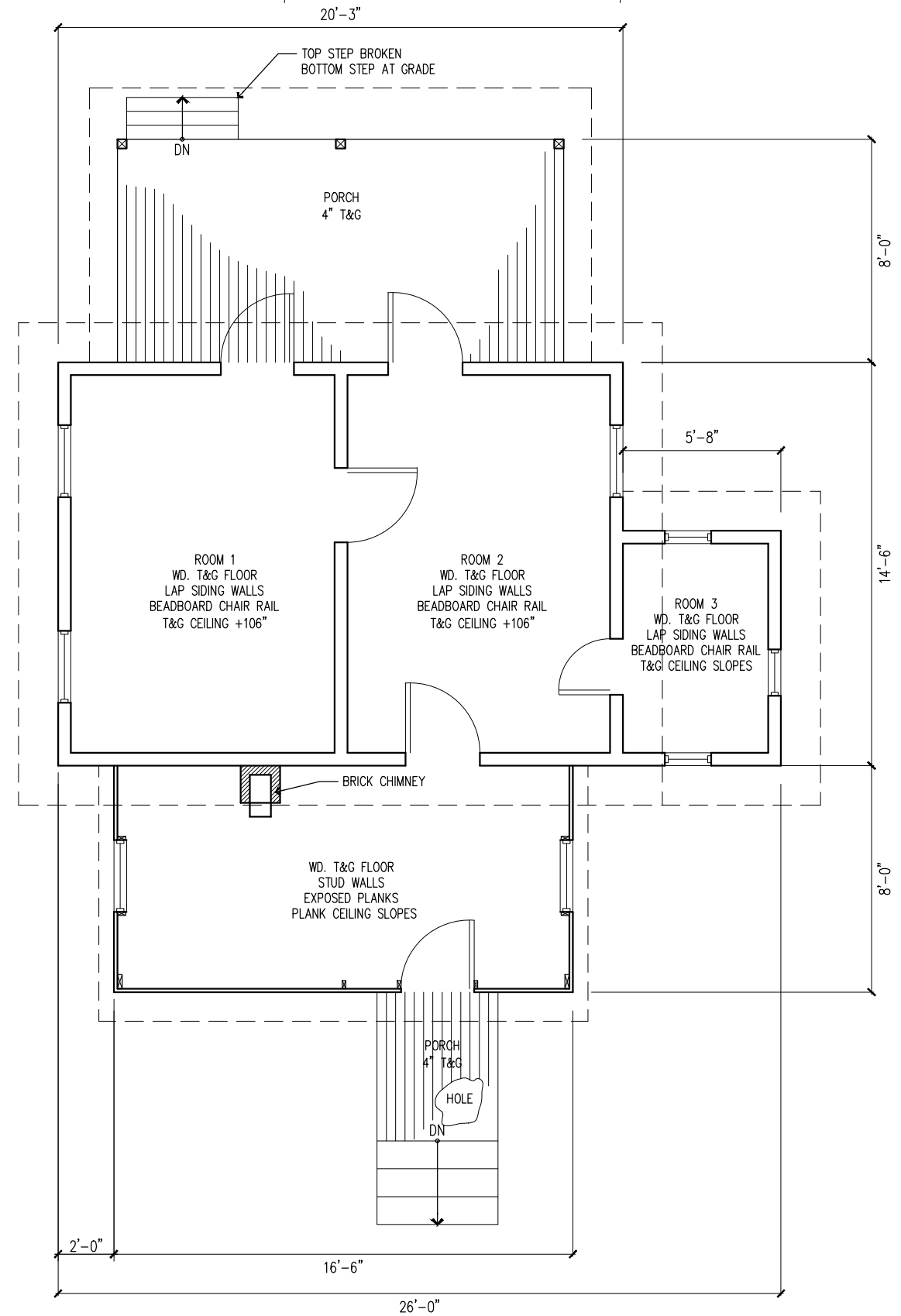
DOCK  
EXISTING CONDITION  
PHOTOS

Date: 20 April 2020

Ex27



2 COOK'S HOUSE ROOF PLAN  
SCALE: 3/16" = 1'-0"



1 COOK'S HOUSE PLAN  
SCALE: 3/16" = 1'-0"

REVISIONS

VISTA PROPERTY  
LOWER SUWANNEE  
NATIONAL WILDLIFE REFUGE  
LEVY COUNTY  
16450 NW 31ST PLACE  
CHIEFLAND, FLORIDA

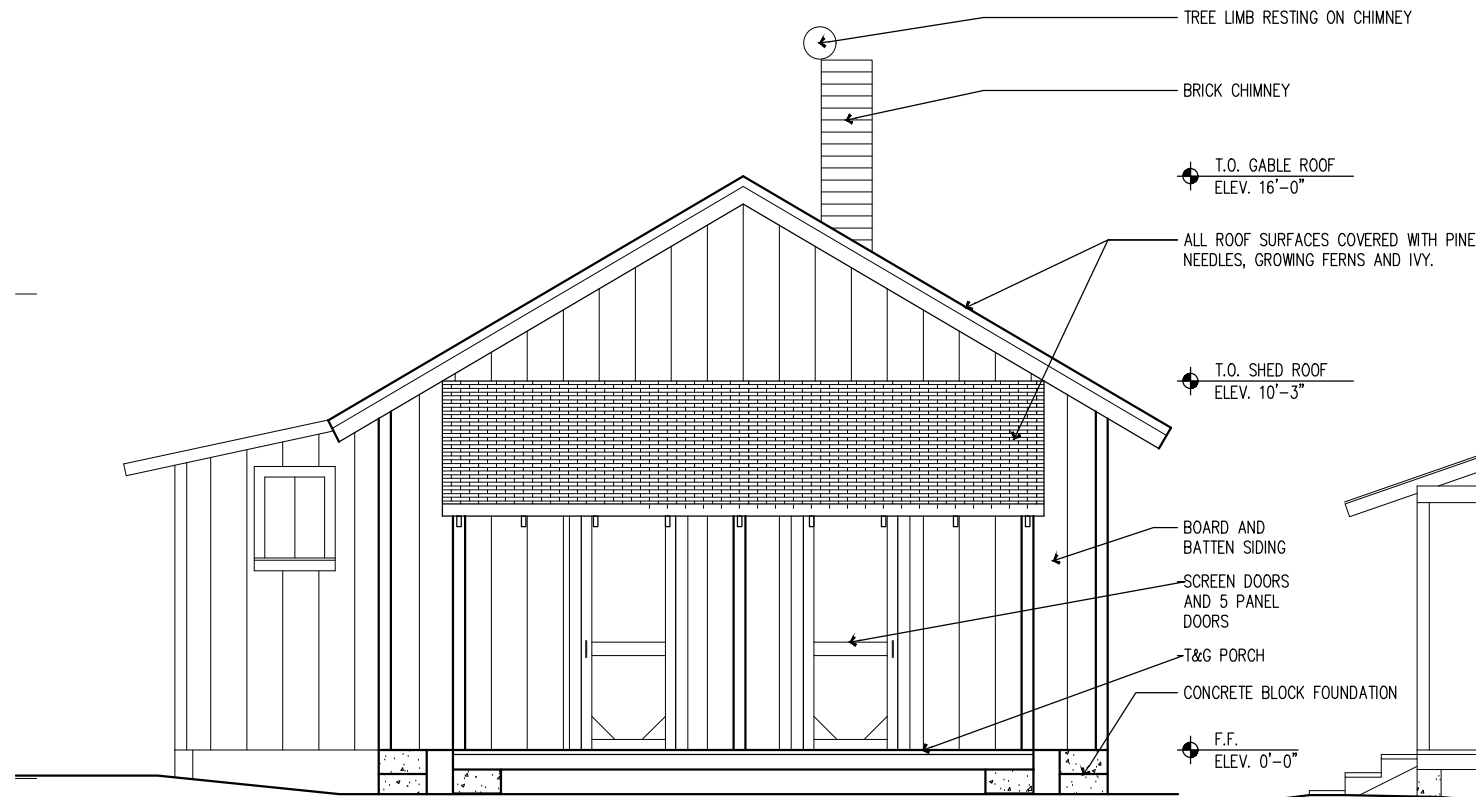
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Facsimile (305) 296-2727  
Florida License AA0002022

Bender & Associates  
ARCHITECTS  
p.a.

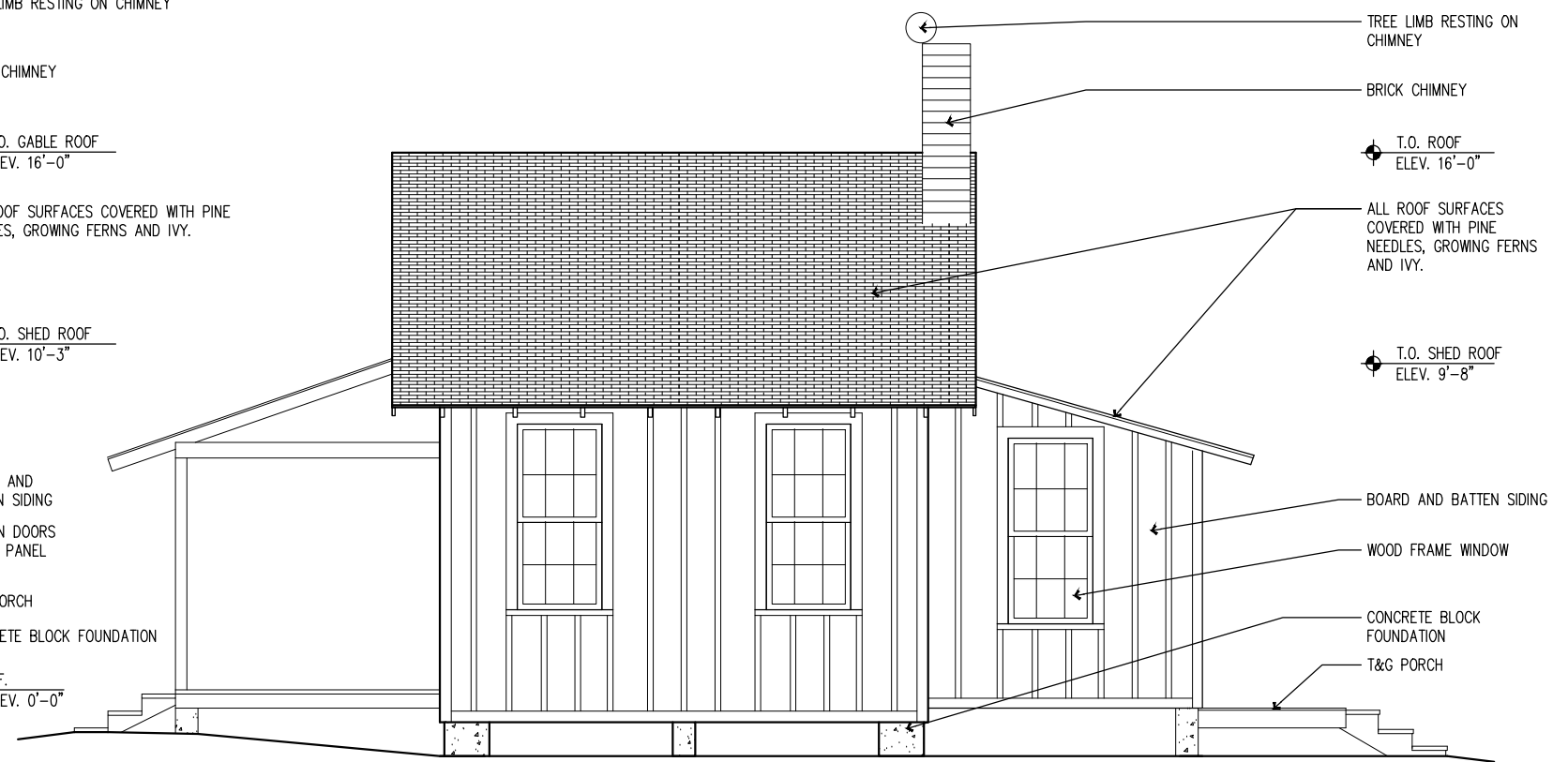
Project No. 1924  
COOK'S HOUSE FRONT  
AND  
SIDE ELEVATION

Date: 20 April 2020

Ex27



2 COOK'S HOUSE FRONT (NORTH) ELEVATION  
SCALE: 3/16" = 1'-0"



1 COOK'S HOUSE SIDE (WEST) ELEVATION  
SCALE: 3/16" = 1'-0"

REVISIONS

VISTA PROPERTY  
LOWER SUWANNEE  
NATIONAL WILDLIFE REFUGE  
LEVY COUNTY  
16450 NW 31ST PLACE  
CHIEFLAND, FLORIDA

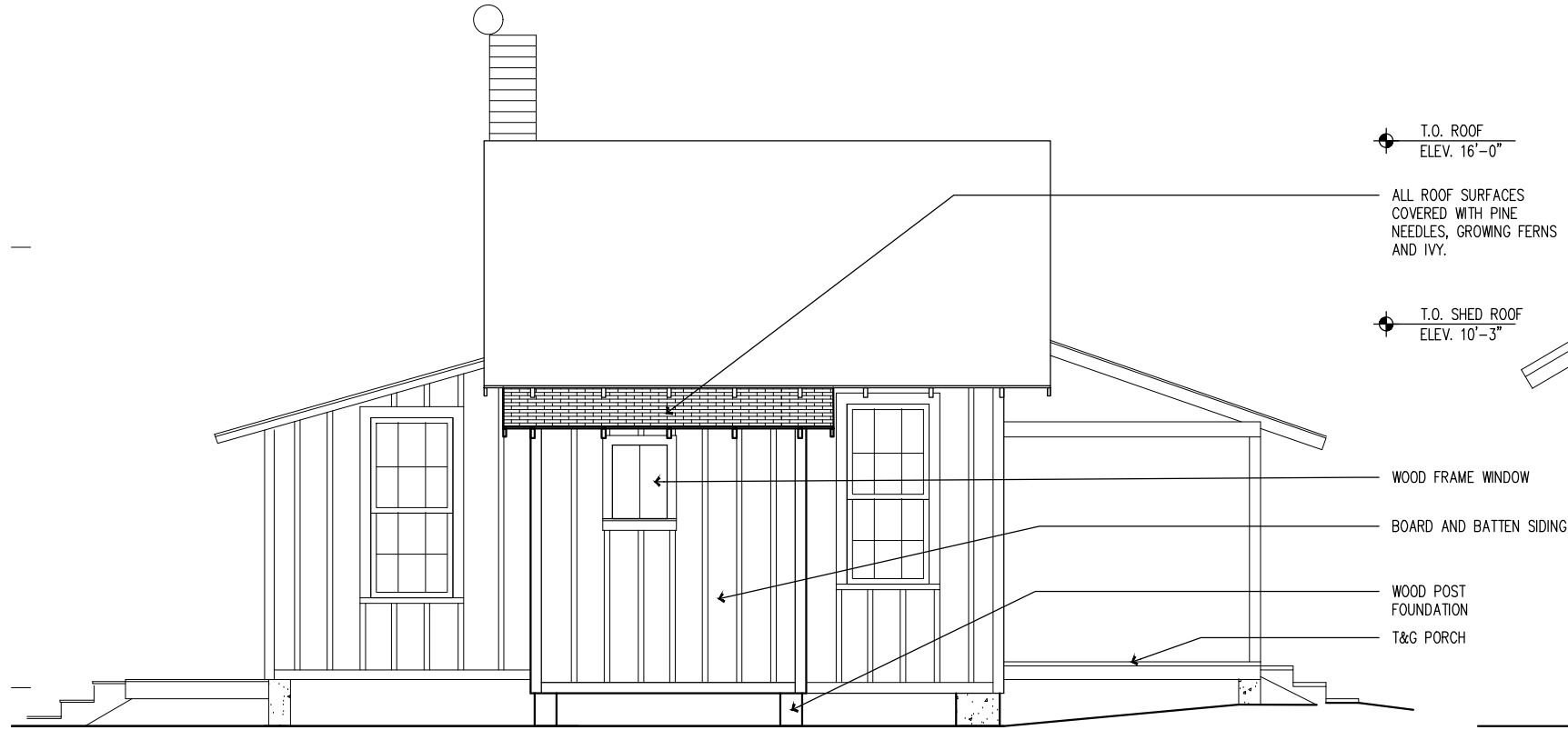
410 Angela Street  
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Telephone (305) 296-1347  
Facsimile (305) 296-2727  
Florida License AAC002022

Bender & Associates  
ARCHITECTS  
p.a.

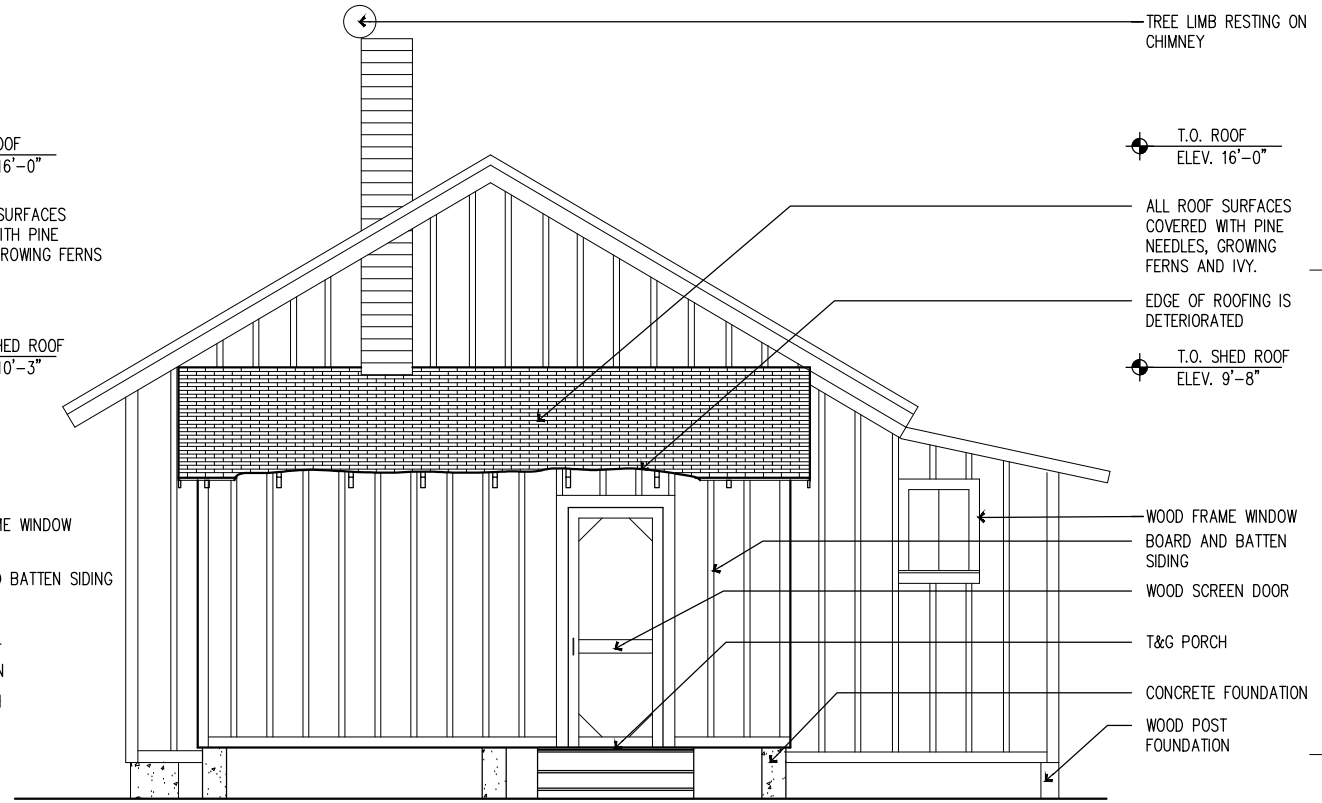
Project N<sup>o</sup> 1924  
COOK'S HOUSE FRONT  
AND SIDE ELEVATION

Date: 20 April 2020

Ex28



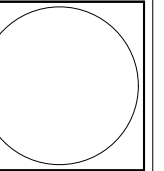
2 COOK'S HOUSE FRONT (NORTH) ELEVATION  
SCALE: 3/16" = 1'-0"



1 COOK'S HOUSE SIDE (WEST) ELEVATION  
SCALE: 3/16" = 1'-0"

REVISIONS

VISTA PROPERTY  
LOWER SUWANNEE  
NATIONAL WILDLIFE REFUGE  
LEVY COUNTY  
16450 NW 31ST PLACE  
CHIEFLAND, FLORIDA



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Project N<sup>o</sup> 1924  
COOK'S HOUSE FRONT  
AND  
SIDE ELEVATION  
Date: 20 April 2020

Ex29





4 COOK'S HOUSE - SOUTH  
SCALE: N. T. S.



2 COOK'S HOUSE - WEST  
SCALE: N. T. S.



3 COOK'S HOUSE - EAST  
SCALE: N. T. S.



1 COOK'S HOUSE - NORTH (PORCH) AND EAST  
SCALE: N. T. S.

REVISIONS

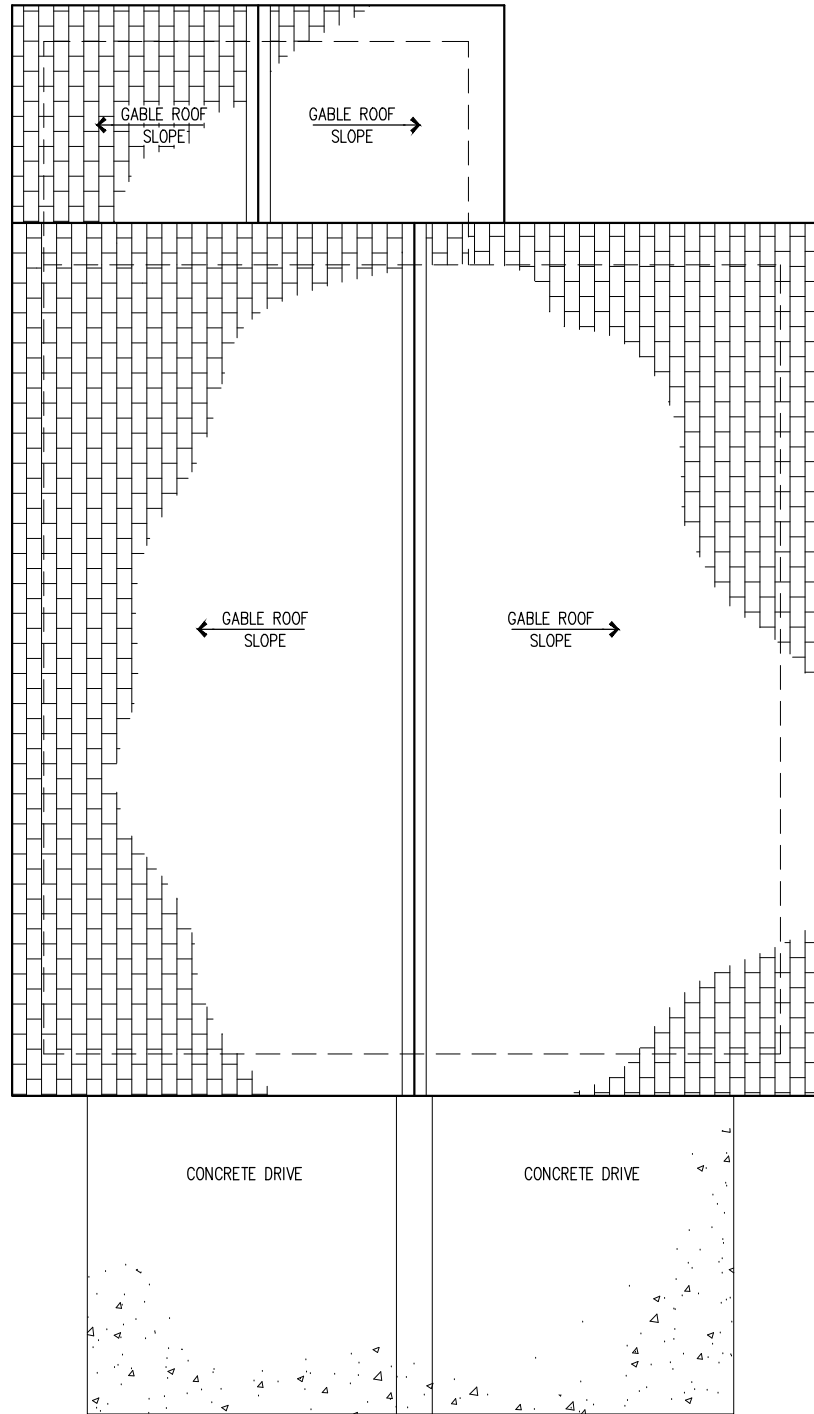
VISTA PROPERTY  
LOWER SUWANNEE  
NATIONAL WILDLIFE REFUGE  
LEVY COUNTY  
16450 NW 31ST PLACE  
CHIEFLAND, FLORIDA

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Florida License AAC002022

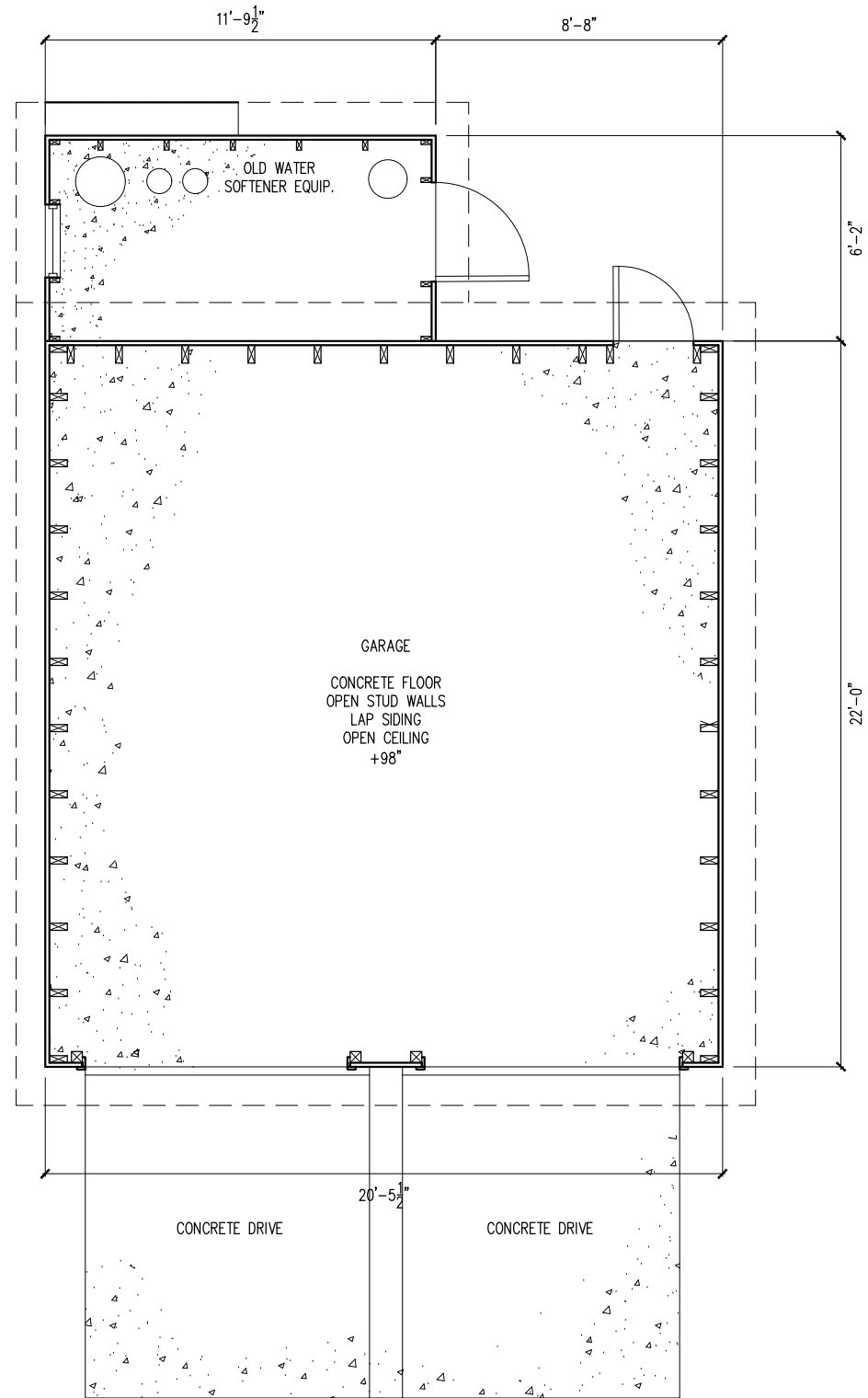
Bender & Associates  
ARCHITECTS  
p.a.

Project No. 1924  
COOK'S HOUSE  
EXISTING CONDITION  
PHOTOS  
Date: 20 April 2020

Ex30



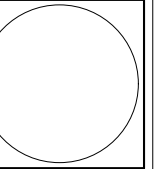
**2** DOUBLE GARAGE ROOF PLAN  
SCALE: 3/16" = 1'-0"



**1** DOUBLE GARAGE FLOOR PLAN  
SCALE: 3/16" = 1'-0"

REVISIONS

VISTA PROPERTY  
LOWER SUWANNEE  
NATIONAL WILDLIFE REFUGE  
LEVY COUNTY  
16450 NW 31ST PLACE  
CHIEFLAND, FLORIDA



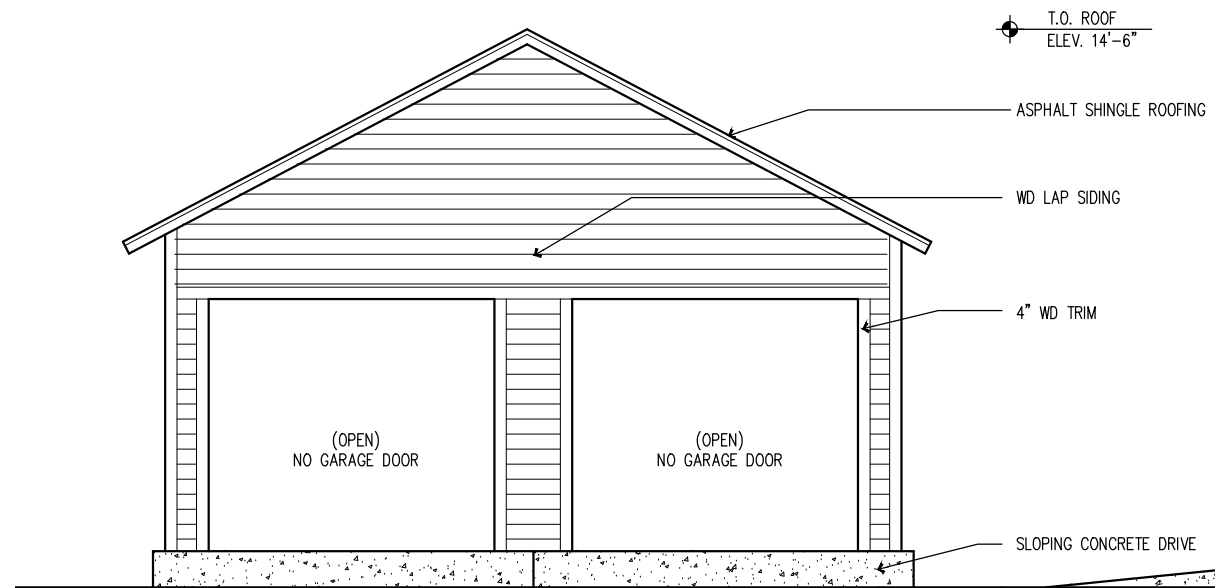
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Facsimile (305) 296-2727  
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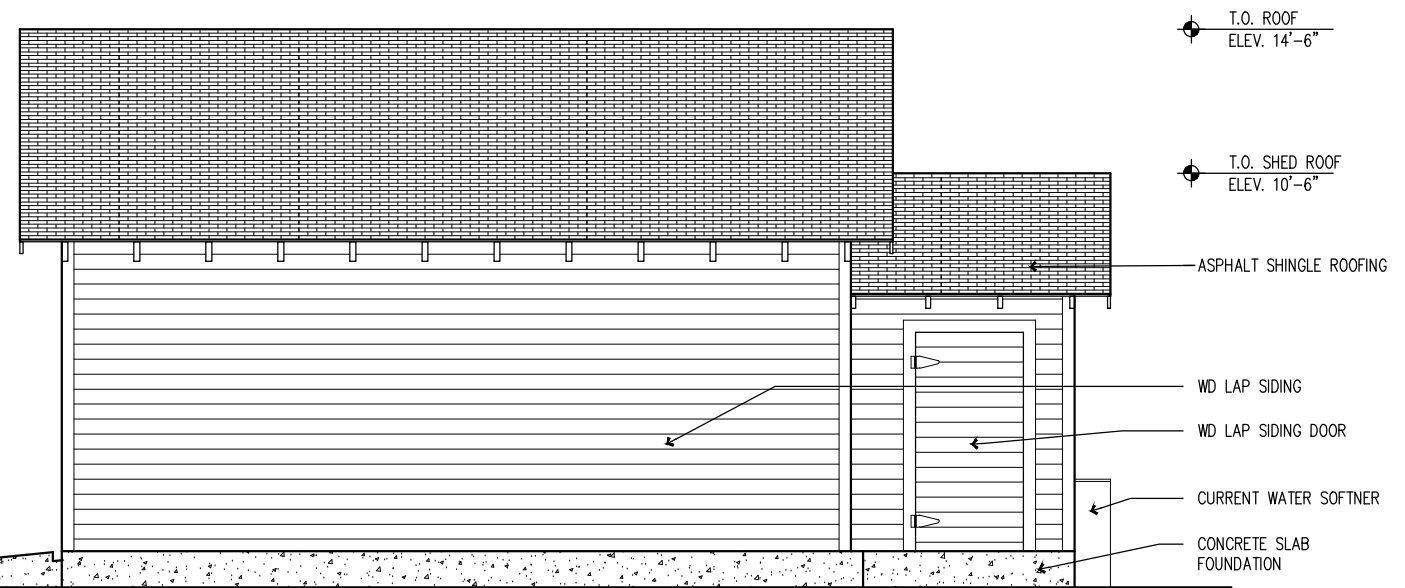
Project No. 1924  
DOUBLE GARAGE  
ROOF AND FLOOR  
PLAN

Date: 20 April 2020

Ex31



② DOUBLE GARAGE ENTRY (EAST) ELEVATION  
SCALE: 3/16" = 1'-0"



① DOUBLE GARAGE SIDE (NORTH) ELEVATION  
SCALE: 3/16" = 1'-0"

REVISIONS

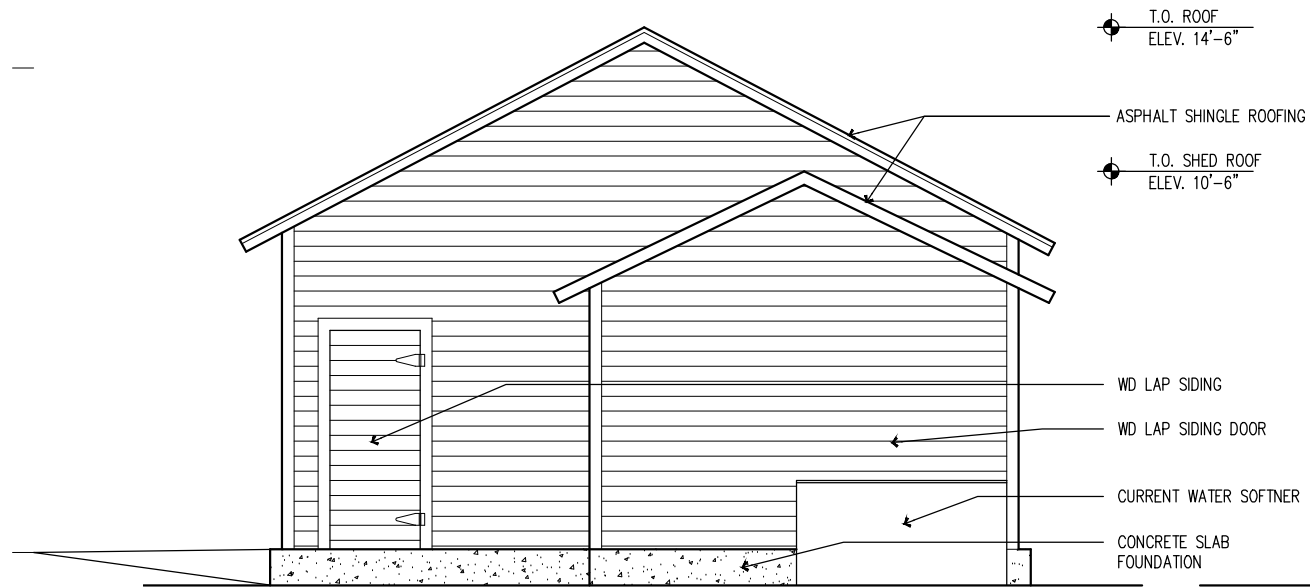
VISTA PROPERTY  
LOWER SUWANNEE  
NATIONAL WILDLIFE REFUGE  
LEVY COUNTY  
16450 NW 31ST PLACE  
CHIEFLAND, FLORIDA

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Facsimile (305) 296-2727  
Florida License AAC002022

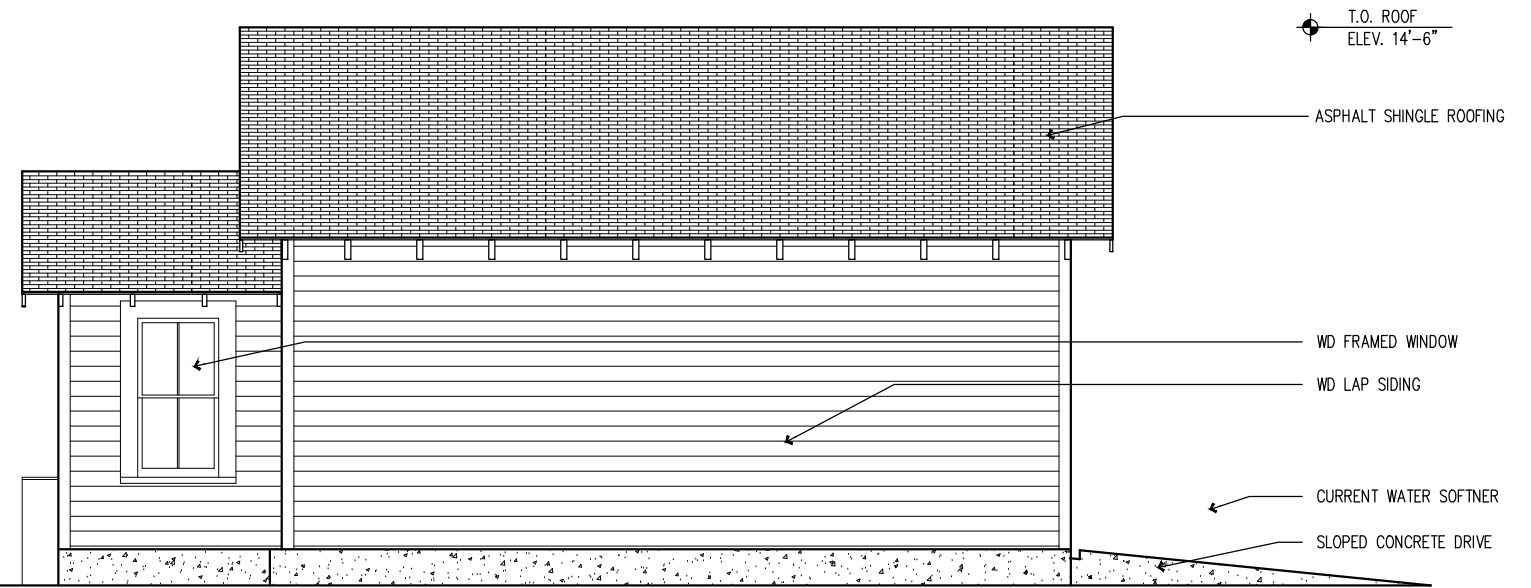
Bender & Associates  
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Project N<sup>o</sup> 1924  
DOUBLE GARAGE  
FRONT AND  
SIDE ELEVATION  
Date: 20 April 2020

Ex32



② DOUBLE GARAGE REAR (WEST) ELEVATION  
SCALE: 3/16" = 1'-0"



① DOUBLE GARAGE SIDE (SOUTH) ELEVATION  
SCALE: 3/16" = 1'-0"

REVISIONS

VISTA PROPERTY  
LOWER SUWANNEE  
NATIONAL WILDLIFE REFUGE  
LEVY COUNTY  
16450 NW 31ST PLACE  
CHIEFLAND, FLORIDA

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Project N<sup>o</sup> 1924  
DOUBLE GARAGE  
REAR AND  
SIDE ELEVATION

Date: 20 April 2020

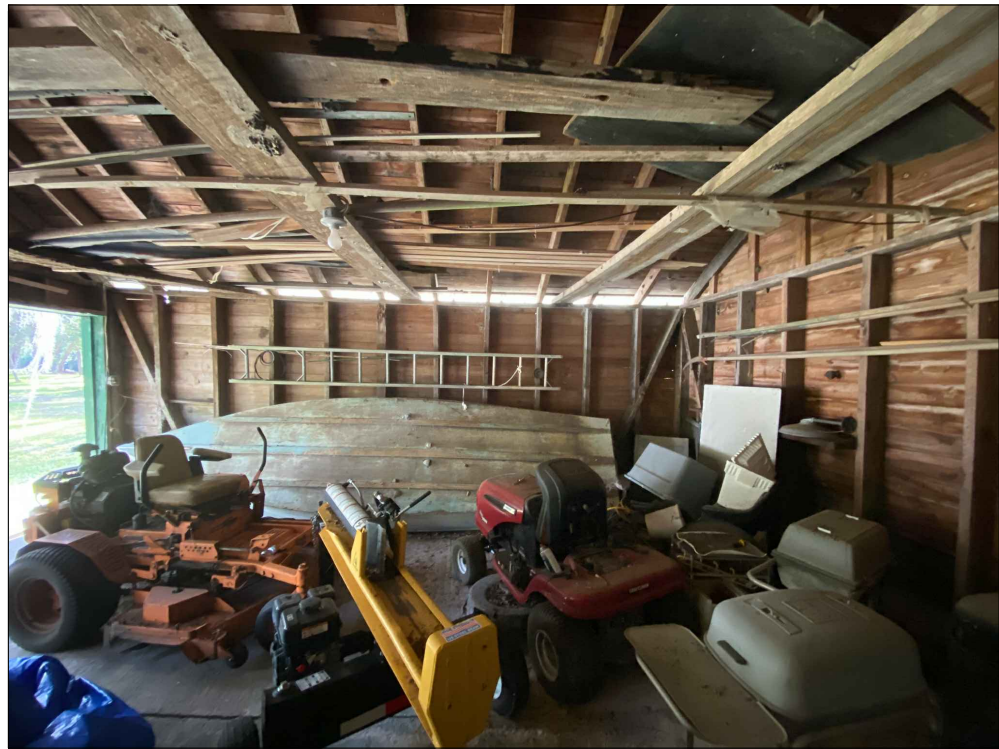
Ex33



4 GARAGE - SOUTH  
SCALE: N.T.S.



2 GARAGE - WEST  
SCALE: N.T.S.



3 GARAGE - INTERIOR  
SCALE: N.T.S.



1 GARAGE - NORTH AND EAST  
SCALE: N.T.S.

REVISIONS

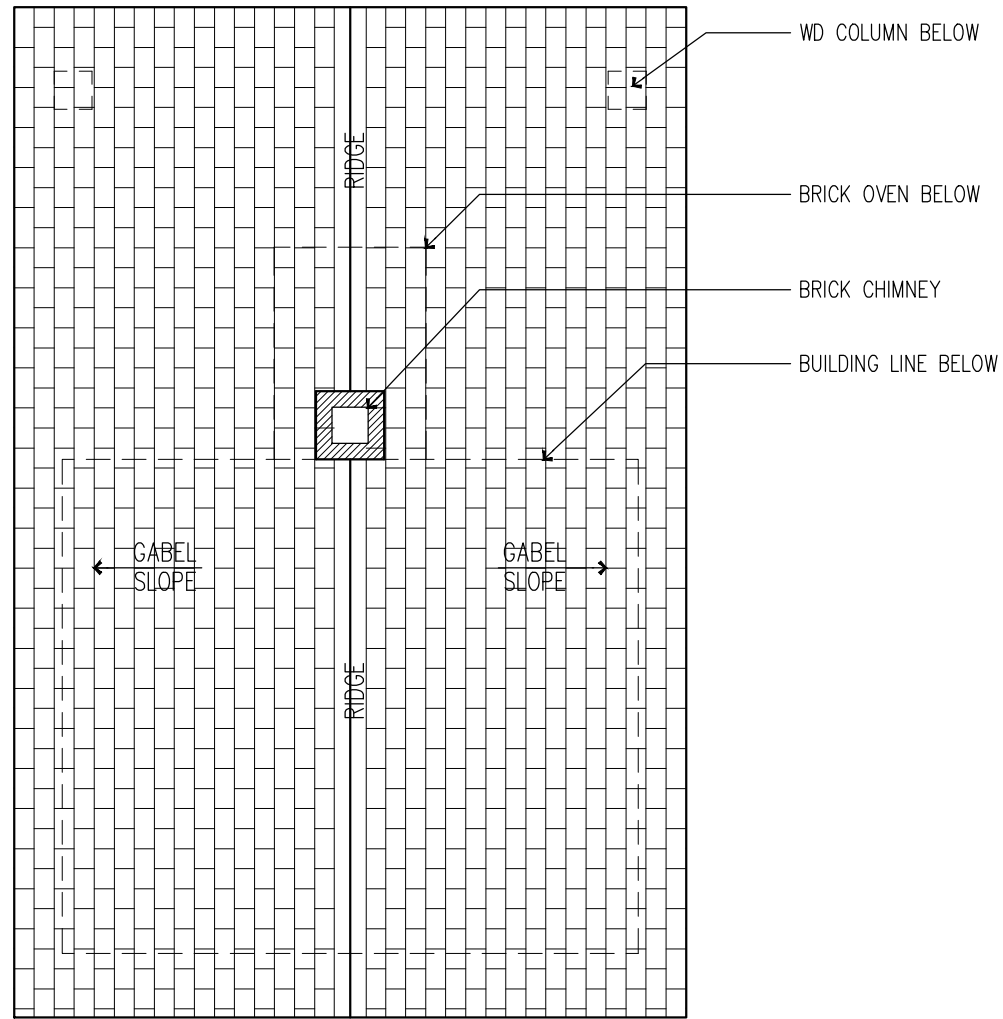
VISTA PROPERTY  
LOWER SUWANNEE  
NATIONAL WILDLIFE REFUGE  
LEVY COUNTY  
16450 NW 31ST PLACE  
CHIEFLAND, FLORIDA

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Florida License AAC002022

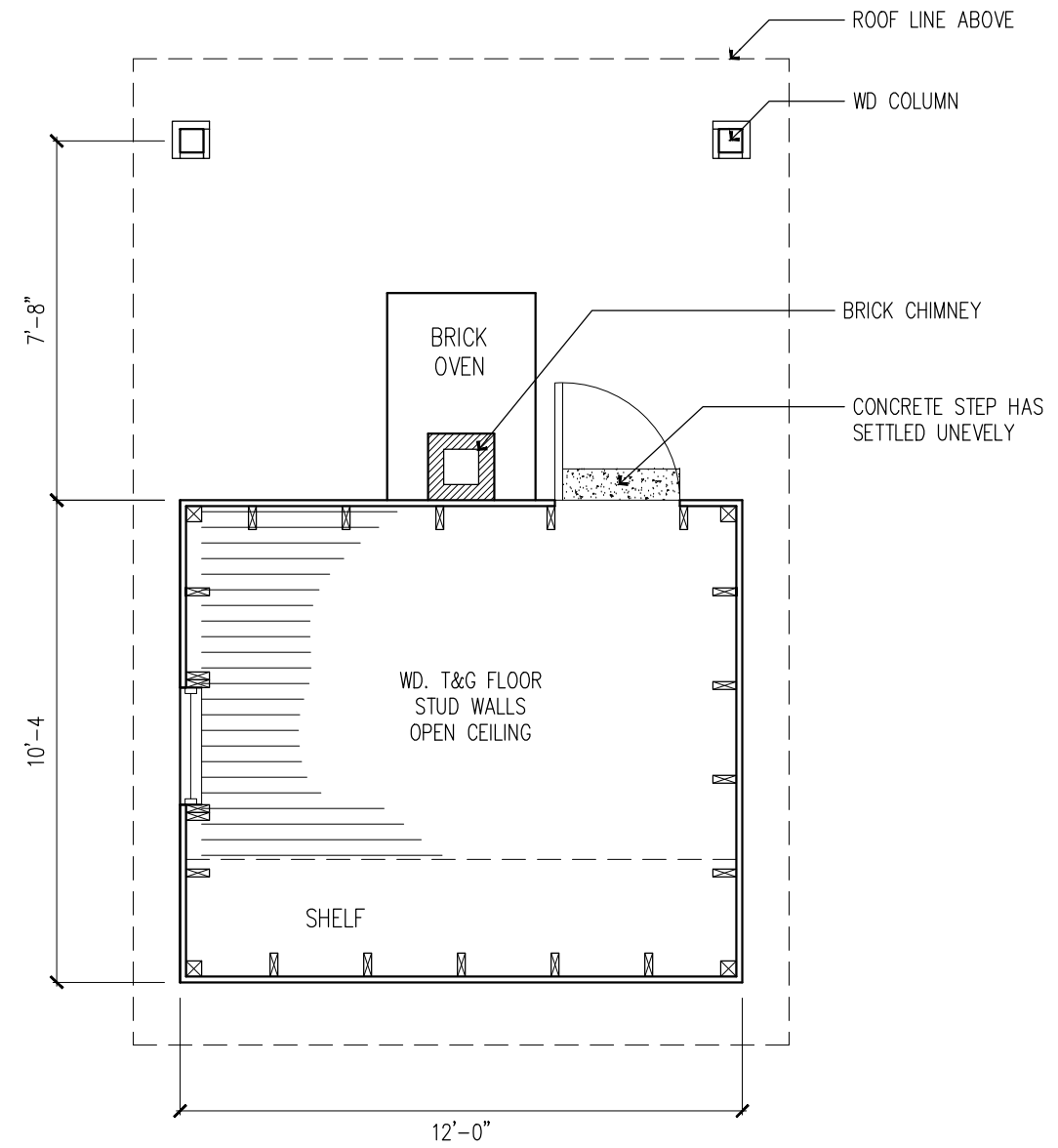
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ARCHITECTS  
p.a.

Project No. 1924  
GARAGE  
EXISTING CONDITION  
PHOTOS  
Date: 20 April 2020

Ex34



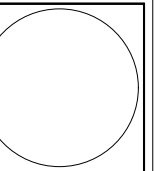
2 FRYER SHED ROOF PLAN  
SCALE: 1/4" = 1'-0"



1 FRYER SHED PLAN  
SCALE: 1/4" = 1'-0"

REVISIONS

VISTA PROPERTY  
LOWER SUWANNEE  
NATIONAL WILDLIFE REFUGE  
LEVY COUNTY  
16450 NW 31ST PLACE  
CHIEFLAND, FLORIDA



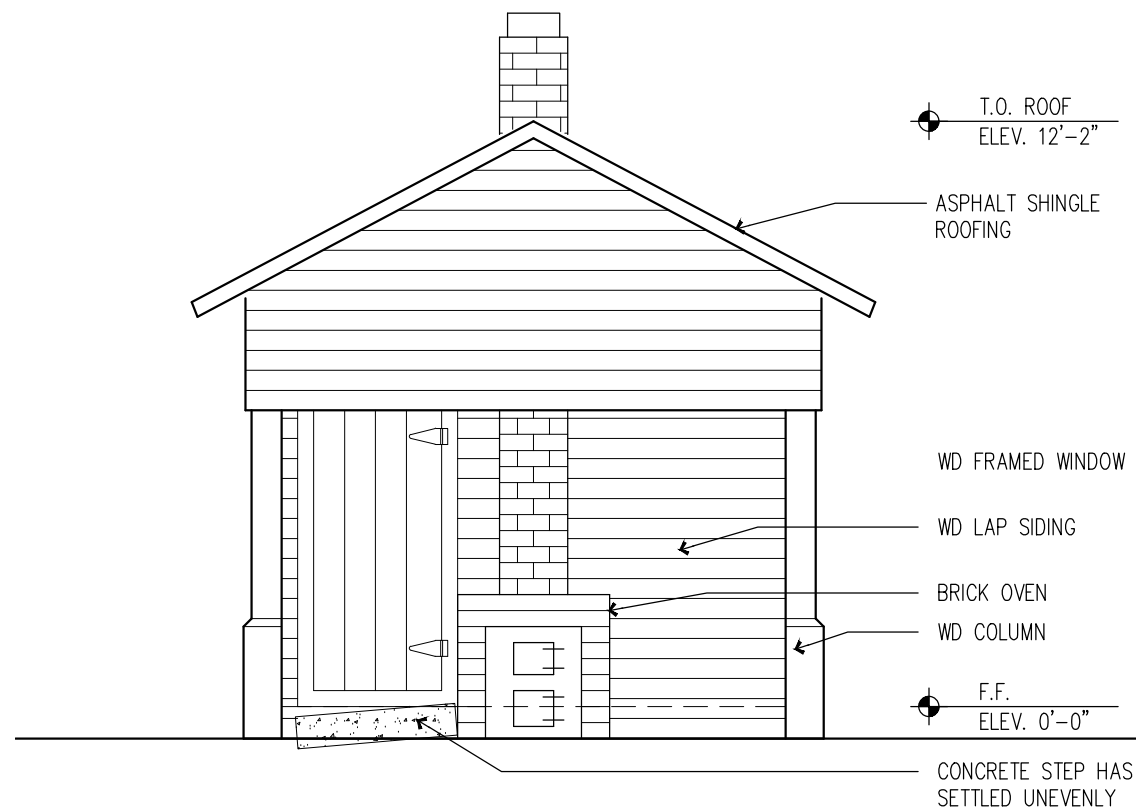
410 Angela Street  
Key West, Florida 33040  
Telephone (305) 296-1347  
Facsimile (305) 296-2727  
Florida License AA0002022

Bender & Associates  
ARCHITECTS  
p.a.

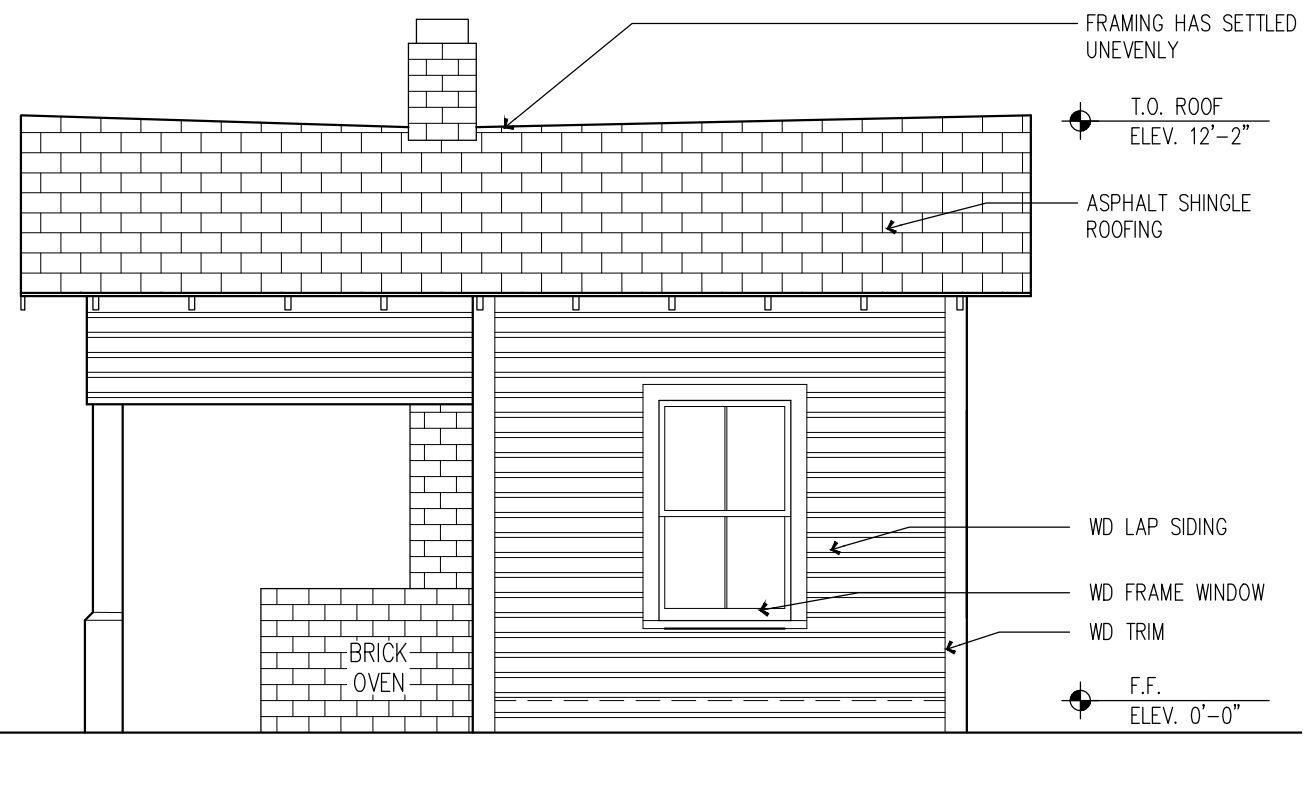
Project No. 1924  
FRYER SHED PLAN  
AND ROOF PLAN

Date: 20 April 2020

Ex35



② FRYER SHED FRONT (WEST) ELEVATION  
SCALE: 1/4" = 1'-0"



① FRYER SHED SIDE (SOUTH) ELEVATION  
SCALE: 1/4" = 1'-0"

REVISIONS

VISTA PROPERTY  
LOWER SUWANNEE  
NATIONAL WILDLIFE REFUGE  
LEVY COUNTY  
16450 NW 31ST PLACE  
CHIEFLAND, FLORIDA

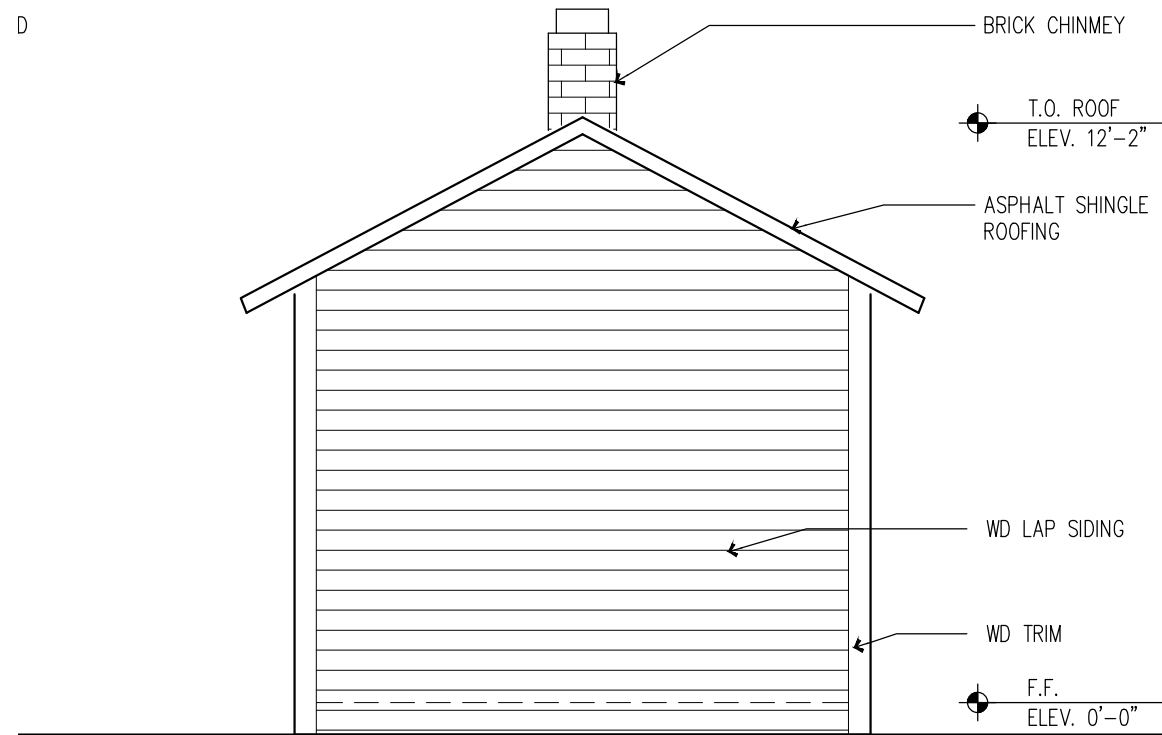
410 Angela Street  
Key West, Florida 33040  
Telephone (305) 296-1347  
Facsimile (305) 296-2727  
Florida License AAC002022

Bender & Associates  
ARCHITECTS  
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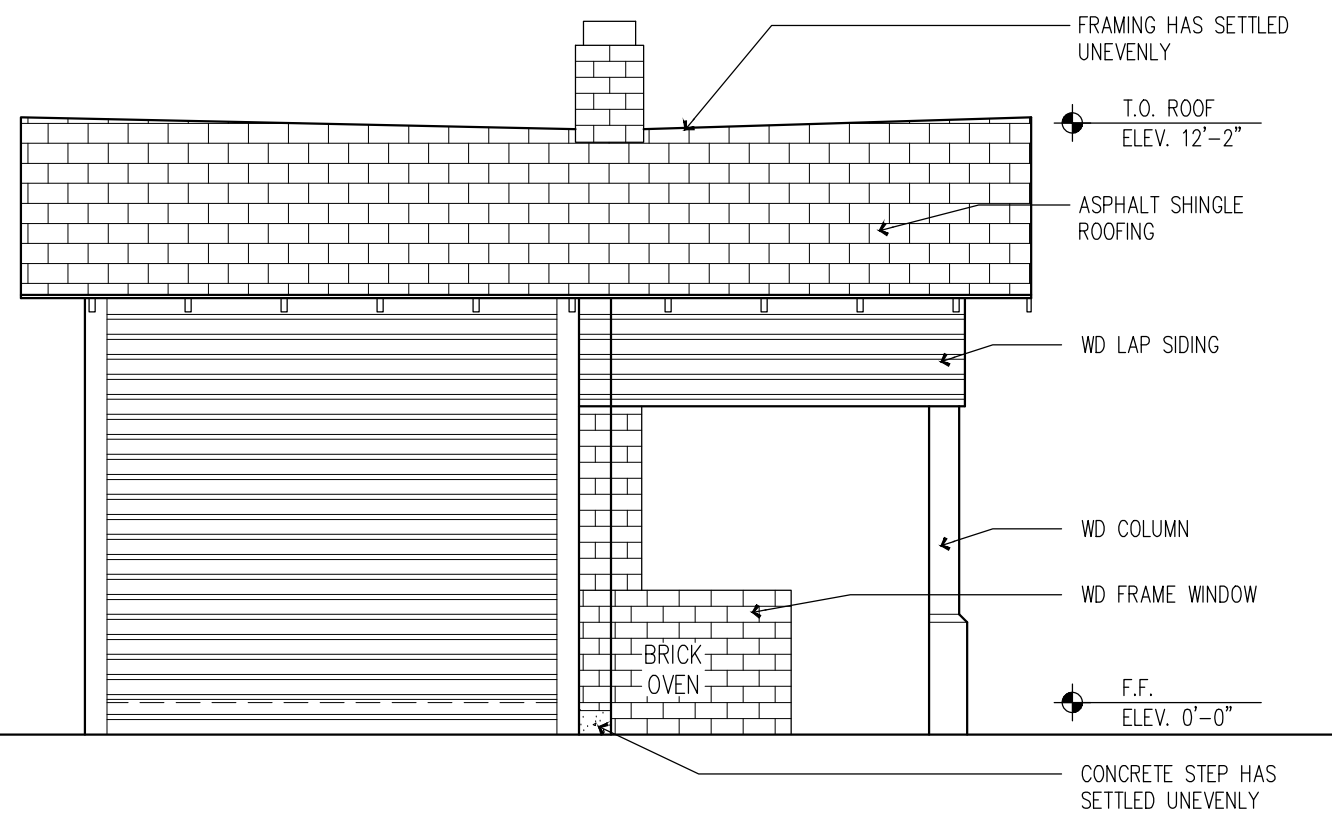
Project N<sup>o</sup> 1924  
FRYER SHED FRONT  
AND SIDE ELEVATION

Date: 20 April 2020

Ex36



② SECOND KITCHEN REAR (EAST) ELEVATION  
SCALE: 1/4" = 1'-0"



① SECOND KITCHEN SIDE (NORTH) ELEVATION  
SCALE: 1/4" = 1'-0"

REVISIONS

VISTA PROPERTY  
LOWER SUWANNEE  
NATIONAL WILDLIFE REFUGE  
LEVY COUNTY  
16450 NW 31ST PLACE  
CHIEFLAND, FLORIDA

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Project N 1924  
FRONT AND  
SOUTH ELEVATION  
OF SECOND KITCHEN

Date: 20 April 2020

Ex37





4 FRYER SHED - NORTH AND EAST  
SCALE: N.T.S.



2 FRYER SHED - SOUTH AND WEST  
SCALE: N.T.S.



3 FRYER SHED - INTERIOR  
SCALE: N.T.S.



1 FRYER SHED - NORTH AND WEST  
SCALE: N.T.S.

REVISIONS

VISTA PROPERTY  
LOWER SUWANNEE  
NATIONAL WILDLIFE REFUGE  
LEVY COUNTY  
16450 NW 31ST PLACE  
CHIEFLAND, FLORIDA

410 Angela Street  
Key West, Florida 33040  
Telephone (305) 296-1347  
Facsimile (305) 296-2727  
Florida License AAC002022

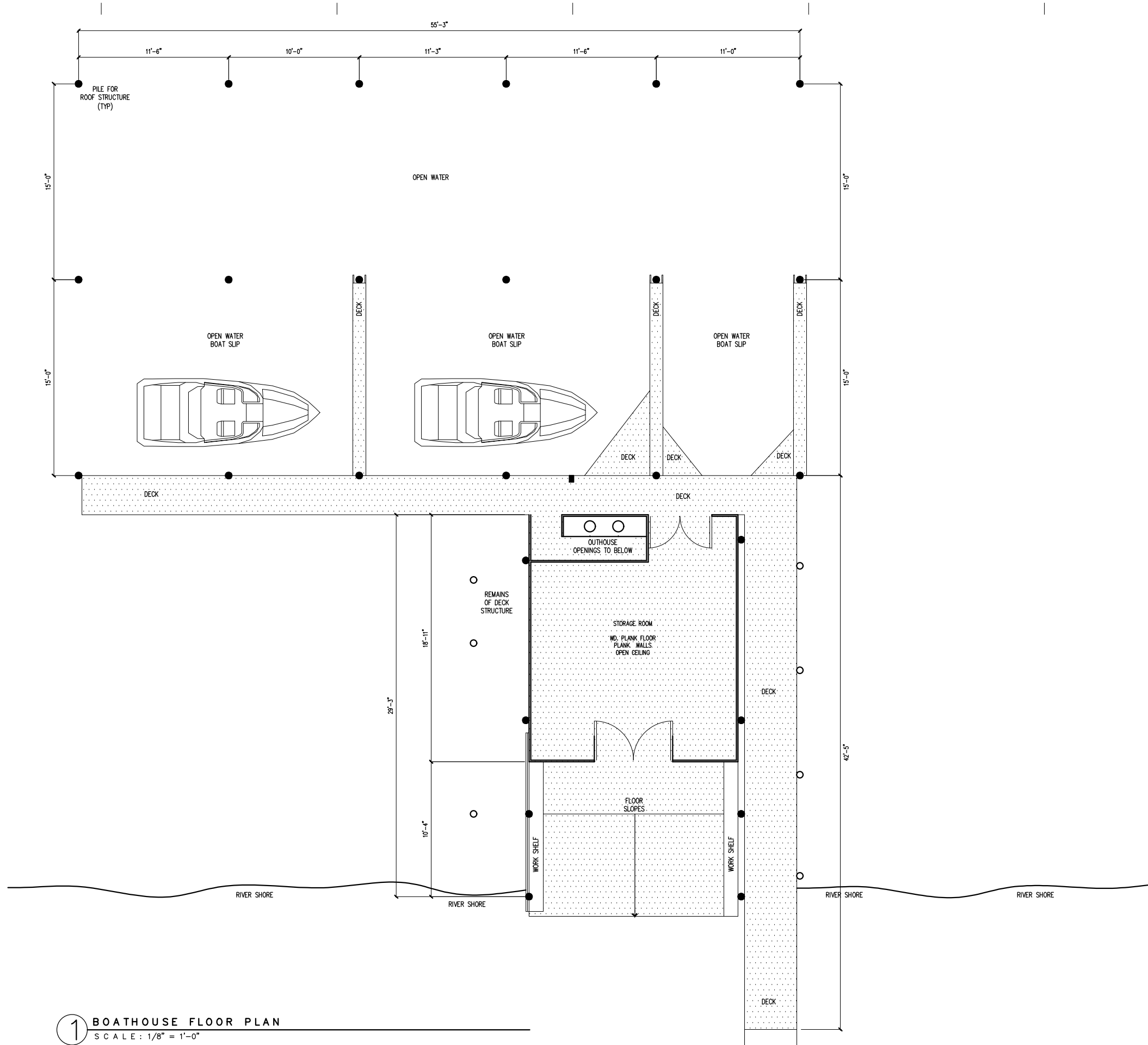
Bender & Associates  
ARCHITECTS  
p.a.

Project No. 1924

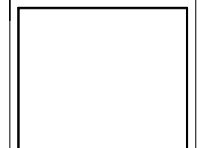
FRYER SHED  
EXISTING CONDITION  
PHOTOS

Date: 20 April 2020

Ex38

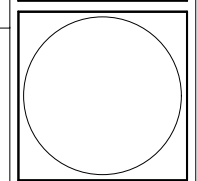


**1 BOATHOUSE FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"



REVISIONS

**VISTA PROPERTY**  
 LOWER SUWANNEE  
 NATIONAL WILDLIFE REFUGE  
 LEVY COUNTY  
 16450 NW 31ST PLACE  
 CHIEFLAND, FLORIDA



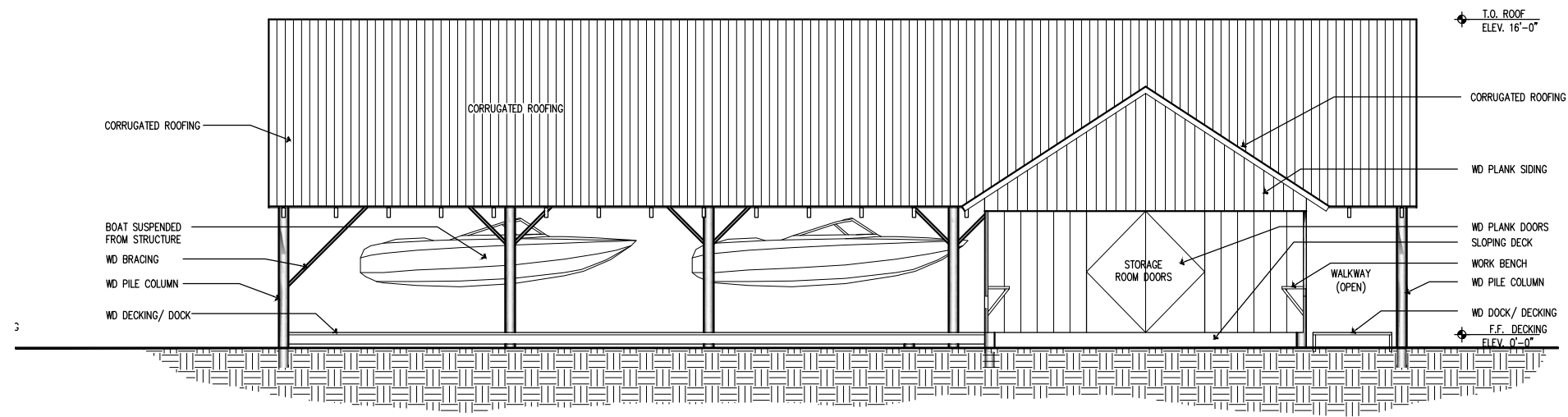
410 Angela Street  
 Key West, Florida 33040  
 Telephone (305) 296-1347  
 Facsimile (305) 296-2727  
 Florida License AAC002022

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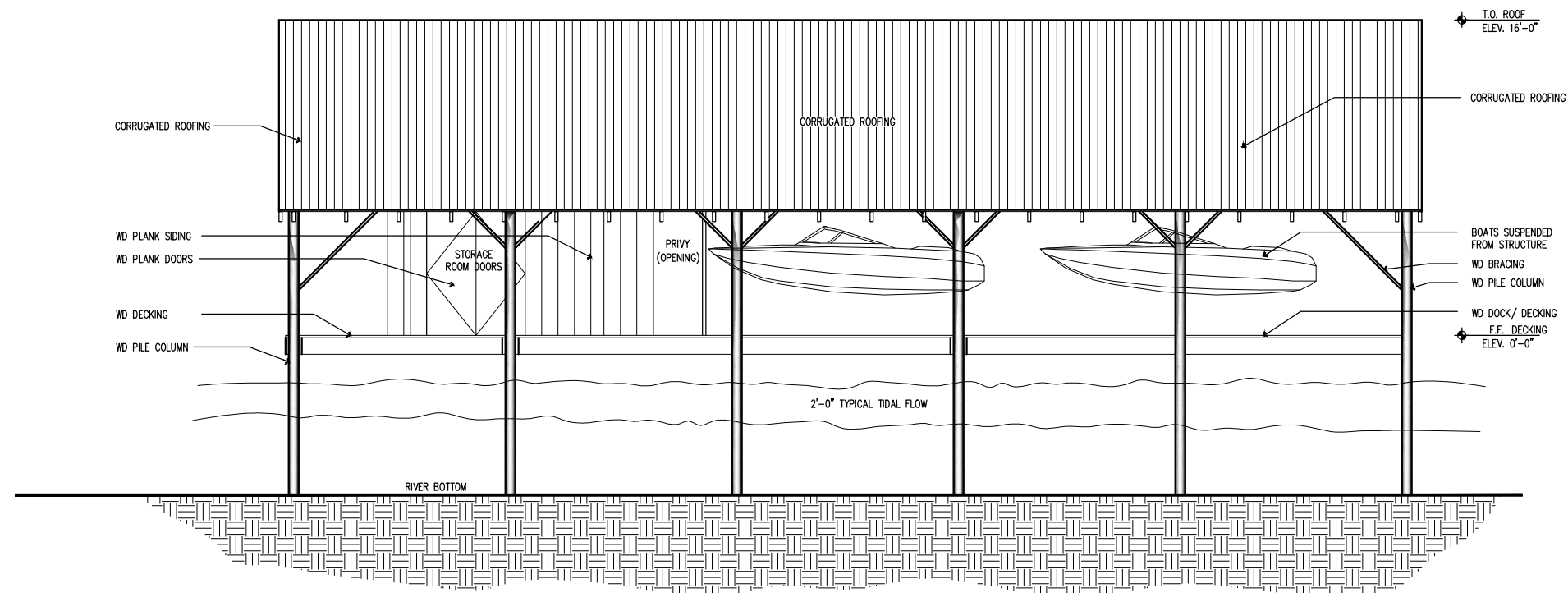
Project No. 1924  
**BOATHOUSE PLAN**

Date: 20 April 2020

**Ex39**  
 39 OF 42



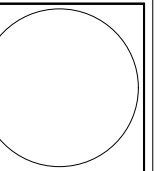
**2 BOATHOUSE FRONT (SOUTH) ELEVATION**  
SCALE: 1/8" = 1'-0"



**1 BOATHOUSE RIVER SIDE (NORTH) ELEVATION**  
SCALE: 1/8" = 1'-0"

REVISIONS

VISTA PROPERTY  
LOWER SUWANNEE  
NATIONAL WILDLIFE REFUGE  
LEVY COUNTY  
16450 NW 31ST PLACE  
CHIEFLAND, FLORIDA



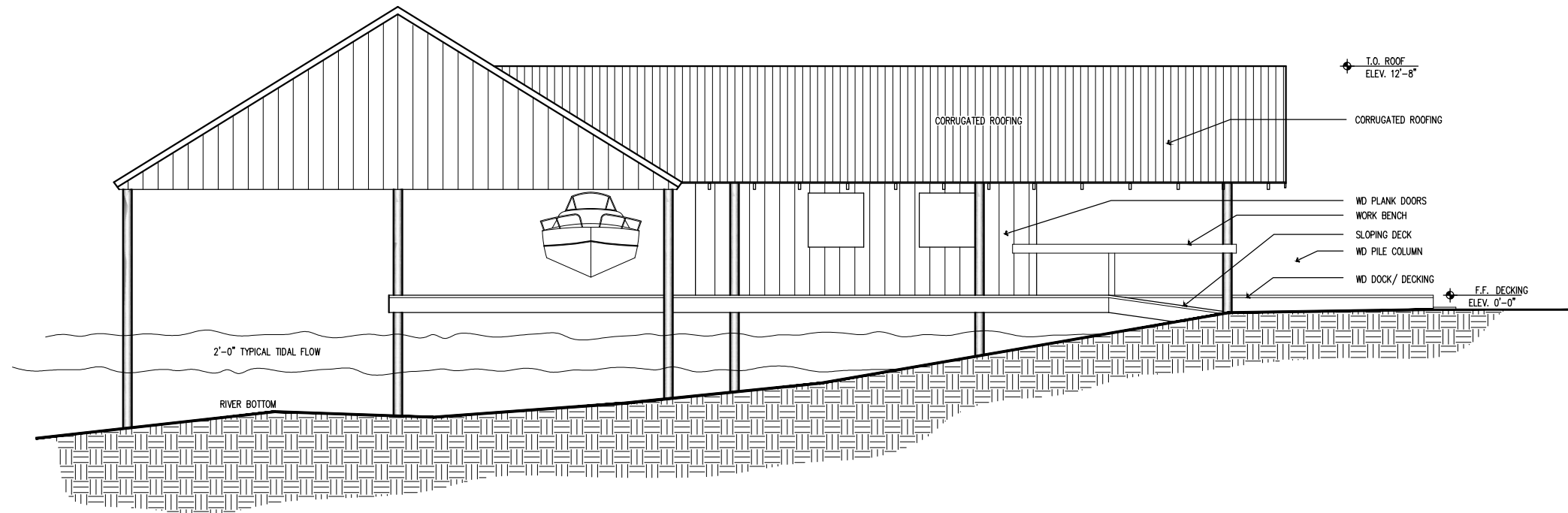
410 Angela Street  
Key West, Florida 33040  
Telephone (305) 296-1347  
Facsimile (305) 296-2727  
Florida License AA0002022

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p.a.

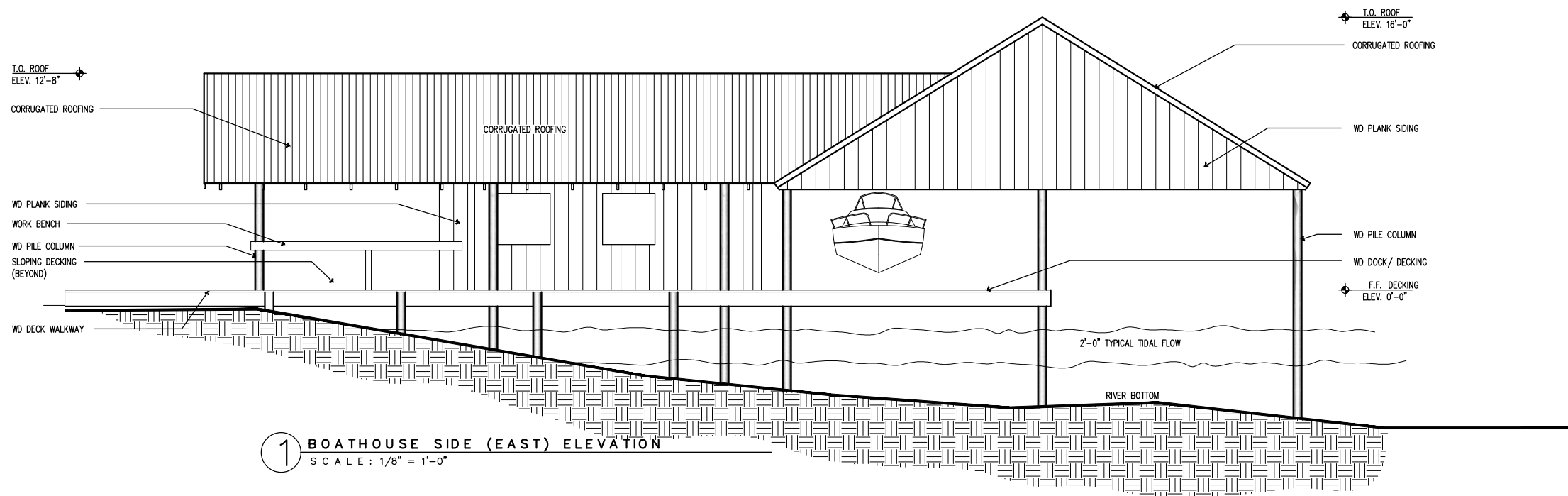
Project No. 1924  
BOATHOUSE  
ELEVATIONS

Date: 20 April 2020

Ex41



2 BOATHOUSE SIDE (WEST) ELEVATION  
SCALE: 1/8" = 1'-0"



1 BOATHOUSE SIDE (EAST) ELEVATION  
SCALE: 1/8" = 1'-0"

REVISIONS

VISTA PROPERTY  
LOWER SUWANNEE  
NATIONAL WILDLIFE REFUGE  
LEVY COUNTY  
16450 NW 31ST PLACE  
CHIEFLAND, FLORIDA

410 Angela Street  
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Telephone (305) 296-1347  
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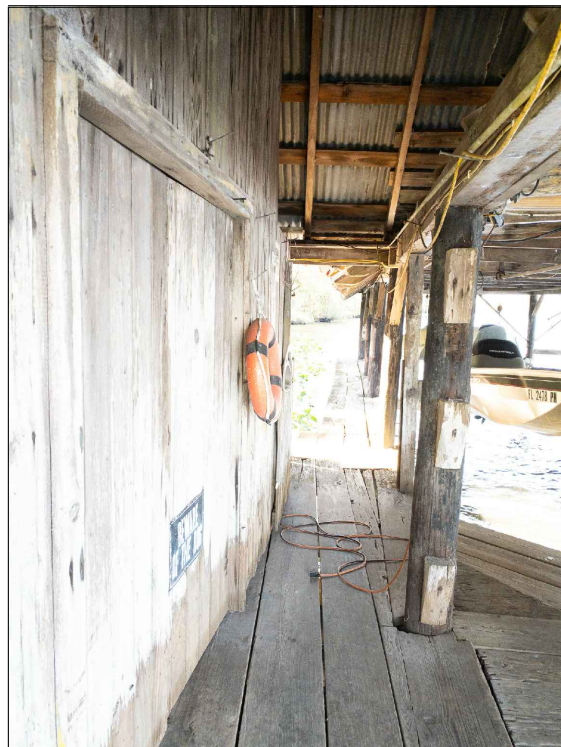
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p.a.

Project N 1924

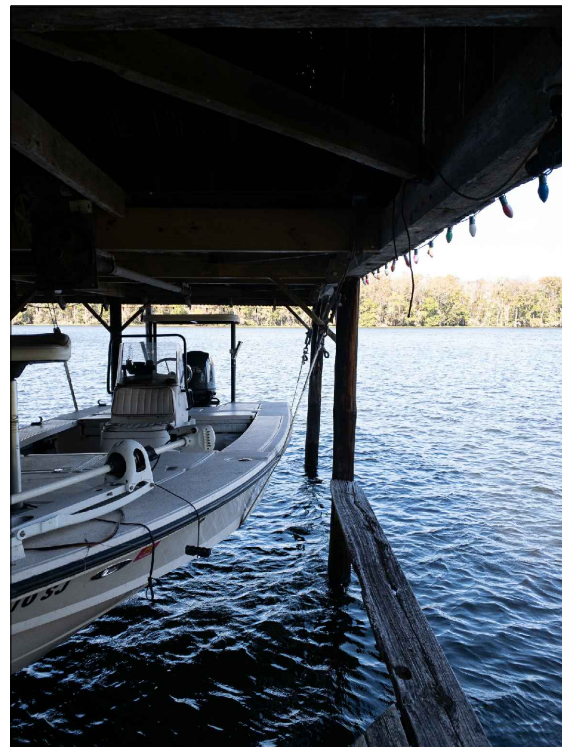
BOATHOUSE  
ELEVATIONS

Date: 20 April 2020

Ex40



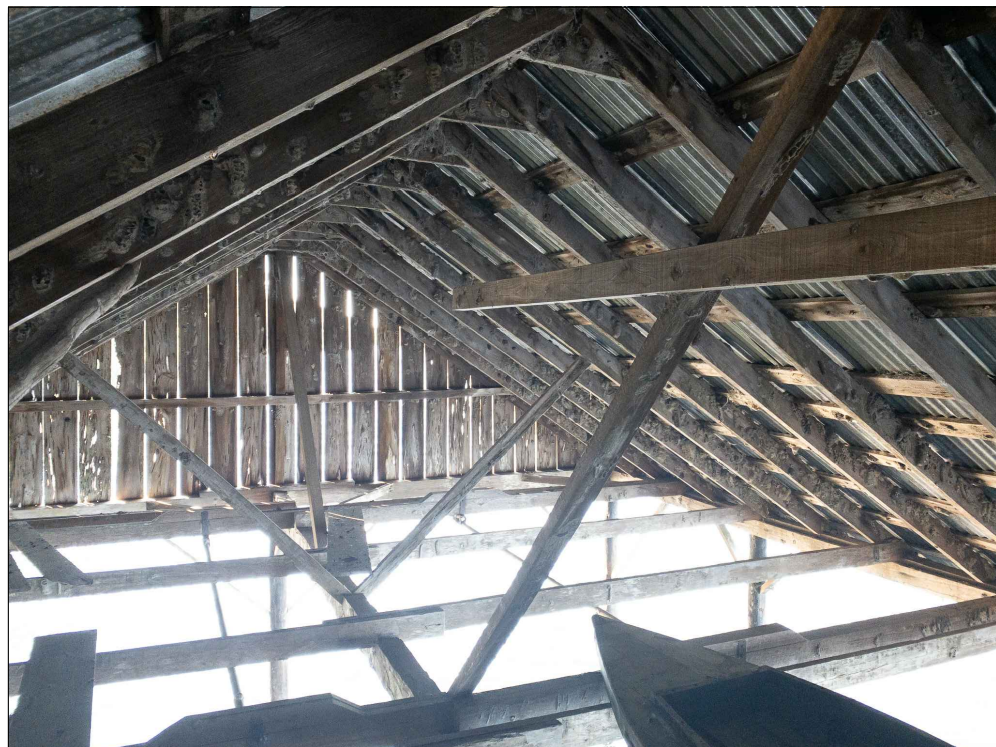
5 BOATHOUSE - LOOKING WEST  
SCALE: N.T.S.



4 BOATHOUSE - NORTH INTERIOR  
SCALE: N.T.S.



2 BOATHOUSE - WEST  
SCALE: N.T.S.



3 BOATHOUSE - INTERIOR  
SCALE: N.T.S.



1 BOATHOUSE - SOUTHEAST  
SCALE: N.T.S.

REVISIONS

VISTA PROPERTY  
LOWER SUWANNEE  
NATIONAL WILDLIFE REFUGE  
LEVY COUNTY  
16450 NW 31ST PLACE  
CHIEFLAND, FLORIDA

410 Angela Street  
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Bender & Associates  
ARCHITECTS  
p.a.

Project No. 1924

BOATHOUSE  
EXISTING CONDITION  
PHOTOS

Date: 20 April 2020

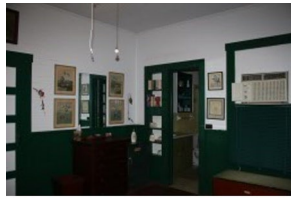
Ex42



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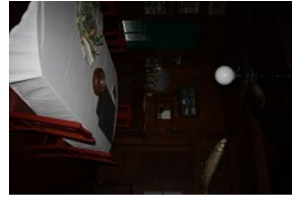
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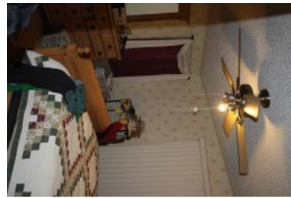
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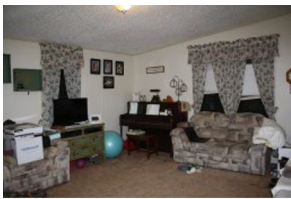
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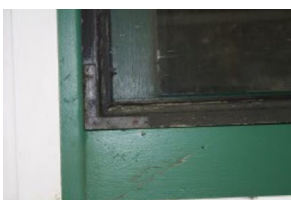
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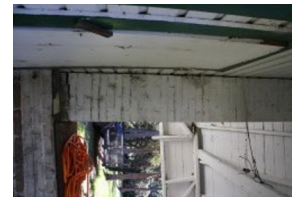
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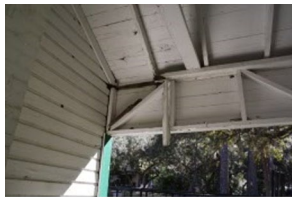
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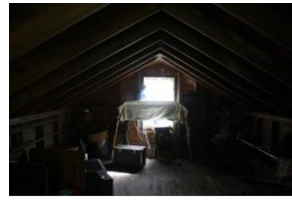
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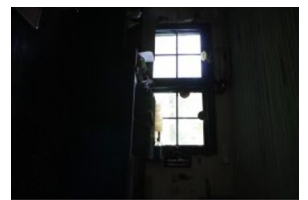
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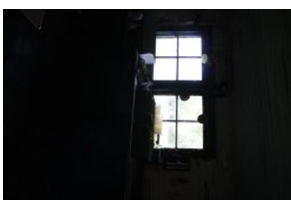
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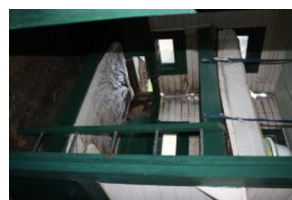
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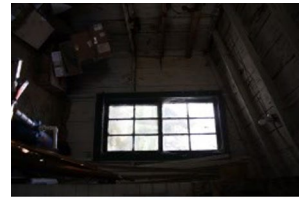
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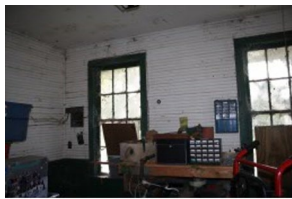
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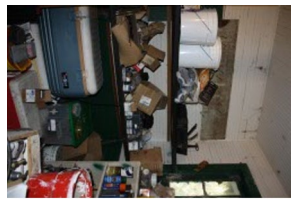
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