

LOVE-McGINNIS HOUSE  
2063 Oak Street  
Jacksonville  
Duval County  
Florida

HABS No. FL-347

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FLA,  
16-JACK,  
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WRITTEN HISTORICAL DOCUMENTATION

Historic American Buildings Survey  
National Park Service  
Department of the Interior  
Washington, D.C.

HABS  
FLA,  
16-JACK,  
10-

HISTORIC AMERICAN BUILDINGS SURVEY

LOVE-McGINNIS HOUSE

HABS No. FL-347

Location 2063 Oak Street, northeast corner of Oak and Goodwin Streets, Jacksonville, Duval County, Florida.

USGS Jacksonville Quadrangle Universal Transverse Mercator Coordinates: 17.434340.3353340.

Present Owner: Carl P. Sasnett.

Present Occupant: Carl P. Sasnett and wife Martha and Unigard Claim Service.

Present Use: Residence and insurance claims offices.

Significance: Designed by H. J. Klutho, Jacksonville's most prominent early twentieth century architect, the house has Spanish Revival detailing representative of Florida architecture in the mid 1920's and was originally planned as a residence and doctor's office.

PART I. HISTORICAL INFORMATION

. Physical History:

1. Date of erection: 1927 (Jacksonville City Directories).
2. Architect: Henry John Klutho (1873-1964). Klutho brought the form-follows-function gospel of Louis Sullivan and the Prairie School stylistic earmarks of Frank Lloyd Wright to Florida. Having studied at Wright's Oak Park, Illinois, studio around the turn of the century (Meister), Klutho came to Florida to rebuild "about \$10 million" dollars worth of Jacksonville's central business district which had been destroyed in a fire in 1901. Between 1901 and 1920, during his most Chicago-School-influenced phase, he erected scores of Commercial buildings and prestigious residences throughout greater Jacksonville. Before his death in 1964, he summed up his design philosophy thus:

Most works of art or architecture are undoubtedly marked by the influence of some master. I followed closely the work of many masters in my time and feel that I was particularly influenced by both Sullivan and Wright. I do not feel that I, in any way, became a copiest - but do know that their influence is evident in some of my handiwork. However, I am sure that I displayed enough originality to have my work dubbed Kluthoesque.

Design is of paramount importance. A project should be so designed as to indicate its function. A church, a school, a hospital, a public building or an office building should each be recognizable as such, a project should be made to harmonize with its environment, even to the extent of altering the environment where practicable to produce the harmonious whole. We can find suggestions and inspiration from creators of the past and present. We should study and profit by their experience without allowing ourselves to ape them (Carry).

Concerning his earlier, most original or historical work, he wrote:

"Our homes should be built with overhanging eaves to shade the windows from the sun. It also allows the windows to remain open during our raining season when rain is accompanied frequently by driving winds.

Plenty of ventilation should be provided for between the roof and ceiling.

Southern California has evolved a distinctive style and somehow this style suits their climate.

We in Florida have three times as much rainfall as California and longer summers.

A composite style consisting of a little Spanish Mission and a touch of Italian villa architecture would suit us far better than the steep-roofed New England cottage styles with little overhang, small windows and small porches. The same may be said of the colonial type. They simply don't fit in.

A ride through the state and its towns and cities show the same monotonous and uninteresting buildings, both public and private; one sees in any of the Northern and Middle Western cities, a regular Sinclair-Lewis Main-Street architecture, stupid and uninteresting.

While this is difficult to change in the North and Middle West because there the population is settled and has become used to it for a century or more, new developments are naturally slow.

But here in Florida where new towns spring up over night and development is in its infancy a special effort should be made to introduce a style of architecture better fitted to the environment. More color should be used and all building material that looks dark and sombre should be tabooed.

It should be so striking as to be distinctive and as such would become a wonderful asset as an advertising factor for the state."

After about 1920, his works such as the Love-McGinnis Residence (see HABS No. FL-347) are less original, but still functional, betraying a reliance on historical styles similar to that of the popular Palm Beach architect Addison Mizner.

The Florida AIA had lauded his work, and if the Morocco Temple, Cohen's St. James Building (see HABS No. Fl-353) and the Germania Club alone of his oeuvre received national notice, it has been suggested that this was solely due to Klutho's relative isolation in the Deep South (Bussard). A monograph on Klutho by Robert C. Broward of Jacksonville is forthcoming

According to Clarke's Florida Biographical.

Henry J. Klutho was born at Breese, Illinois, March 19, 1873, a son of Theo and Anna (Moliter) Klutho, the former landowner and lumber dealer. After acquiring his education in the parochial school he further qualified for the practical duties of business life by a course in a commercial college at St. Louis, where he studied for a year and a half, his father believing a business career the safest one. His experience in commercial circles, however, did not appeal to him and proved that work of that character was not as congenial as he believed it would be. Another writing of him said:

"His tastes were artistic and having a constructive mind building especially interested him. He always viewed the operations of builders with more or less interest, and one day while walking along one of the principal streets of St. Louis he came to a huge building in the course of construction. Two of the men employed thereon were holding between them the plans of the building and were engaged in an animated conversation. As he looked at the drawings and saw there every detail of the big building in miniature, conceived and all worked out intelligently before even a stone was laid he became forcibly impressed with and attracted to the work, and he decided there and then to become an architect."

Having formed this determination, he took the first necessary step by enrolling as a student in Schenk's Drawing Academy. A year was devoted to the study of architectural drawing and he then obtained practical experience in architects' offices in St. Louis for three years. Then the mecca to which all architectural students of the time turn beckoned him and he went to New York to further qualify for his chosen profession. He devoted four years to study and practical experience in the metropolis under such eminent architects as Francis H. Kimball, Clinton & Russell, W. Wheeler Smith and others and then traveled for a year abroad in Italy, Germany, France and London, studying and sketching. In 1899, he entered upon his professional career in New York, and in June 1901, arrived in Jacksonville, Florida, a month after the great fire which had laid waste to much of the city. From the outset he was accorded a liberal clientage, his business growing as he gave practical demonstration of his power to plan and construct buildings that combine all the phases of utility, comfort, convenience and beauty. The evidence of his skill, knowledge and ability are seen in a number of Jacksonville's most prominent structures, including the City Hall, the Board of Trade Building, the Public Library the Young Men's Christian Association building, the Dyal-Upchurch building, the Clark building, many of the finest residences and several churches. Moreover, he was the architect of the first ten story, fire-proof building the beautiful Shriners' Temple and Germania Club - all in Jacksonville. The design that will, however, stamp him as a genius in his line is the Cohen Brothers Department Store and office building, - considered by many to be a marvel of architectural design and constructive ability surpassed by few in the country. His professional skill and labor were called into requisition in the erection of the governor's mansion at Tallahassee and the new public library for the Stetson University at DeLand and other small buildings throughout the state. He is likewise the architect of the Young Men's Christian Association building and of the new one hundred and fifty thousand dollar hotel at Waycross, Georgia. In his profession he studies every phase of construction not only in the erection of buildings, but also with regard to their environment and surroundings, that the whole may be harmonious and attractive.

His first design for Jacksonville, the Dyal-Upchurch Building mentioned above, was the first bank and office building to be erected after the fire in 1901; the YMCA of 1907, the first

reinforced concrete frame office building in Florida. In 1922, he was asked to remodel the state capitol and added two wings, a lobby, and a marble stairway to the structure (Anon. "H.J. Klutho, Designer of Skyline")

After losing a great deal of money trying to promote the motion picture industry in Jacksonville, Klutho returned to architecture full time and continued to practice until he was well into his 80's, far exceeding the goal of \$10 million worth of building he had set himself more than half a century earlier.

3. Original and subsequent owners: The house lies on the parcel described as the west sixty feet of lot 5 in Block 52, recorded in the Riverside Plat Books O and Q, pg. 31, in the Office of The Title and Trust Company of Florida, 200 East Forsyth Street, Jacksonville, as follows:

1920 Warranty Deed, March 8, 1920, recorded March 11, 1920, in liber 192, folio 732, passed from

Columbus Drew

to

George W. Clark

1926 Warranty Deed, February 2, 1926, recorded February 4, 1926, in liber 338 folio 28; passed from

George W. Clark

to

1949 Jason D. Love, et al  
Warranty Deed, November 28, 1949, recorded December 8 1949, in liber 1409 folio 308; passed from

E. C. Love, et al, heirs to J. C. Love

to

R. M. McGinnis

1964 Warranty Deed, September 15, 1964, recorded September 24, 1964, in liber 2289 folio 566; passed from

to

Carl P. Sasnett

4. Original plans, construction, etc.: The present owner has a set of 12 sheets of original blueprints in his possession, which includes front elevation and details, rear elevation longitudinal section, details of exterior columns, laboratory and kitchen cabinet details, interior hall door details, and plans and elevations for the garage.

Klutho designed the house for two bachelor doctors, McGinnis and Love, Jacksonville's first pediatricians, as a combination residence and office, (Sasnett interview). The first floor is devoted to a common reception area, examination room, and laboratory, with individual entries and offices on the northeast and southwest. The second floor has a common kitchen and dining room, each doctor having his own sitting room, bedroom, and bath, and separate access to the common balcony on the front of the house. The trapezoidal disposition of the exterior of the house is carried through the interior in an impressively efficient and pleasant use of space.

- 5 Additions and alterations: There have been no major alterations to the building; two Spanish-style lighting fixtures placed in the center of the northeast and southwest walls of the main reception room were removed before 1964. The globe lights in the examination room were replaced by fluorescent lights in 1964. The globe lights in the examination room were replaced by fluorescent lights in 1964. The second floor kitchen was remodeled in 1964; a "pass-through" was cut into the dining room, and the porch door in the kitchen was moved from the center of the rear wall to a window opening on the southwest edge of the same wall in the kitchen. The partition between the twin sitting rooms in the front of the house was removed. The lattice-work porch at the rear of the house was permanently sided, and jalousie windows installed in the same year; contracting work was done by J. E. Kennedy of Jacksonville, in November of 1964 for \$3,550.00 (Sasnett interview).

B. Sources of Information

1. Primary and unpublished sources:
  - (a) Plans: In the possession of the owners (Sasnett), 2063 Oak Street, Jacksonville.
  - (b) Plat and Deed Books: The Office of the Title and Trust Company of Florida, 200 East Forsyth Street, Jacksonville.

2. Miscellaneous:

Carry, Walter T. Unpublished paper in fulfillment of the requirements of a six hour undergraduate thesis in architecture, University of Florida, Gainesville, Florida. Undated but prior to Klutho's death in 1964; containing biographical information, listings of Klutho's buildings, and interviews with Klutho concerning his design philosophy. Copy contained in Jacksonville Master Files of Office of Archives, History, and Records Management, Tallahassee, Florida.

3. Interviews: Robert C. Broward, president, Jacksonville AIA, Klutho Historian, 1922 Felch Avenue, Jacksonville, August 4, 1975; concerning the whereabouts of Klutho's records.

Carl P. and Martha Sasnett, present owners, 2063 Oak Street, Jacksonville, August 5, 1975; concerning history of, and alterations to, the building.

4. Secondary Sources:

(a) Newspapers:

Anon., "H.J. Klutho, Designer of Skyline, Dies", Florida Times Union, Jacksonville, March 4 1964, 27:1

Anon., "Jacksonville and Duval County Builders", Jacksonville Journal, March 21. 1924. 1:2.

Bussard, Dick, "Something to Remember", Jacksonville Journal, October 17, 1974, 84:1.

Meister, Charles, "No Greek Temples for Klutho: Jacksonville Architectural Heritage Linked to Wright Tradition", Jacksonville Journal, August 29, 1957, 36:8.

Polk's City Directories, Jacksonville, 1926-1927.

(b) Others:

Clarke, S. J., publisher. Florida Biography. Chicago: S. J. Clarke Publishing Co., 1914.

Klutho, Henry John. Some Buildings of H. J. Klutho. Jacksonville: The Drew Press, 1904? (In the Floridian Collection of the Hayden Burns Public Library, Jacksonville.

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Reflecting the 1920's Florida Boom Spanish Revival style in details both ornamental and functional, this house shows a departure from the Prairie School idiom of H. J. Klutho's earlier work. Spaces radiate from a central stair hall within the pentagonal structure, built as doctors' offices with their living quarters above.
2. Condition of fabric: Excellent.
3. Dimensions: 28'-4" wide x 47'-6" front sides. 5 bays; 2 stories; trapezoidal.
4. Foundations: Masonet.
5. Wall construction, finish and color: Brick tile, stucco finish.
6. Structural system, framing: Parallel truss.
7. Porches, stoops, bulkheads, etc. Trapezoidal entry with shaft columns - capitals alternate volutes and acanthus forms. Second floor porch over entry with archaded colonade - 13 columns are wooden miniatures of entry columns with acanthus brackets added.
8. Chimneys: None.
9. Openings, doorways and doors: Entrance doors of glass with glass side lights and headed by semi-circular arch of glass lights.
10. Windows and shutters: Triple arched window with lotus capitals on column mullions. Tympanums of arches above windows have urn and rinceau relief. Bulls-eye vents to attic crawl space.)
11. Roof: shape, covering: Parapet, flat built-up roofing. Barrel tile roof on porches.
12. Cornice, eaves: Cartouche accents parapet.
13. Floor plans by floor: Original drawings (12 sheets). Main floor: reception room with offices to each side. Laboratory and examining rooms open off stair hall. Upper floor: twin sitting and bedroom open to front of hall, dining and kitchen to rear. Pentagonal shape creates uncommon flow of spaces with little waste.

15. Stairways: Stair hall, central axis. Secondary stair in back porch (originally lattice, now enclosed).
16. Flooring: Wooden.
17. Wall and ceiling finish: Plaster.
18. Doorways and doors: Interior doors called "miracle doors" - single panel with fielded frame and matching doorway frame. Glass French doors from reception to stair hall. Rear doors contain translucent wired glass.
19. Special decorative features: Glass paneled kitchen and laboratory cabinets.
20. Notable hardware: Brass door hardware.
21. Mechanical equipment: Original bath fixtures.

Site and surroundings: Corner of Oak and Goodwin on small residential lot. Front faces south (by sw) 2108, Oak Street. Elevation s. by se 165 . Goodwin, Elevation SW 250 .

Outbuildings: Double garage with tri-fold and bi-fold doors with notable hardware.

### PART III. PROJECT INFORMATION

This project was undertaken by the Historic American Buildings Survey in cooperation with the Florida Bicentennial Commission and the Jacksonville Historical and Cultural Conservation Commission, under the direction of John Poppeliers, Chief of HABS, at the HABS Field Office, Riverside, Jacksonville, Florida, by Susan Tate (University of Florida), project supervisor; Frederick Wiedermann (University of Florida), architect; Carolyn Hamm (Cornell University), project historian; and student assistant architects Robert Moje (University of Virginia), Ruthie Wiley (Mississippi State University), and Robert Wiltse (Louisiana State University).

Prepared by: Carolyn Hamm  
Historian  
Historic American  
Buildings Survey  
August, 1975

ADDENDUM TO:  
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PHOTOGRAPHS

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