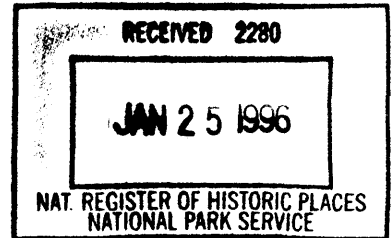


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United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name WINTERBOURNE

other names/site number Ferguson, John, House

2. Location

street & number 2104 Winterbourne West n/a not for publication

city or town Orange Park n/a vicinity

state Florida code FL county Clay code 019 zip code 32073

3. State/Federal Agency Certification

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

Suzanne P. Walker/Deputy SHPO 1/11/96  
Signature of certifying official/Title Date

Florida State Historic Preservation Officer, Division of Historical Resources  
State of Federal agency and bureau

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

\_\_\_\_\_  
Signature of certifying official/Title Date

\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

- I hereby certify that the property is:
- entered in the National Register.  See continuation sheet.
  - determined eligible for the National Register  See continuation sheet.
  - determined not eligible for the National Register.
  - removed from the National Register.
  - other, (explain:)

Edson H. Beall Signature of the Keeper Date of Action 2/23/99

Entered in the  
National Register

Winterbourne  
Name of Property

Clay County, Fl.  
County and State

0888 03113378

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply)

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

**Category of Property**  
(Check only one box)

- building(s)
- district
- site
- structure
- object

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
<u>1</u>	<u>0</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>1</u>	<u>0</u>	Total

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

N/A

**Number of contributing resources previously listed in the National Register**

0

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)

DOMESTIC/ Single Dwelling

**Current Functions**  
(Enter categories from instructions)

DOMESTIC/ Single Dwelling

Hotel

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

Vernacular

**Materials**  
(Enter categories from instructions)

foundation Brick piers

walls SYNTHETICS/ Vinyl

roof SYNTHETICS/ Fiberglass

other \_\_\_\_\_

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets.)

**8. Statement of Significance**

**Applicable National Register Criteria**

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

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

**Criteria Considerations**

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

Property is:

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

**Areas of Significance**

(Enter categories from instructions)

**ARCHITECTURE**

**Period of Significance**

**1907-1945**

**Significant Dates**

**1907**

**Significant Person**

(Complete if Criterion B is marked above)

**N/A**

**Cultural Affiliation**

**N/A**

**Architect/Builder**

**UNKNOWN/UNKNOWN**

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)

**9. Major Bibliographical References**

**Bibliography**

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

**Previous documentation on file (NPS):**

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

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

\_\_\_\_\_

Winterbourne  
Name of Property

Clay County, Fl.  
County and State

**10. Geographical Data**

**Acreege of Property** 13.6 Acres

**UTM References**

(Place additional UTM references on a continuation sheet.)

1 | 1 | 7 | 4 | 3 | 2 | 9 | 6 | 0 | 3 | 3 | 3 | 7 | 1 | 8 | 0  
Zone Easting Northing  
2 | 1 | 7 | 4 | 3 | 3 | 0 | 7 | 0 | 3 | 3 | 3 | 7 | 1 | 9 | 0

3 | 1 | 7 | 4 | 3 | 3 | 0 | 7 | 0 | 3 | 3 | 3 | 7 | 1 | 0 | 0  
Zone Easting Northing  
4 | 1 | 7 | 4 | 3 | 2 | 9 | 6 | 0 | 3 | 3 | 3 | 7 | 0 | 9 | 0

See continuation sheet

**Verbal Boundary Description**

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

**Boundary Justification**

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

**11. Form Prepared By**

name/title Sherry Piland, Historic Sites Specialist

organization Bureau of Historic Preservation date December 1995

street & number R.A. Gray Bldg., 500 S. Bronough telephone (904) 487-2333

city or town Tallahassee state Florida zip code 32399-0250

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

**Photographs**

Representative **black and white photographs** of the property.

**Additional items**

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

**Property Owner**

(Complete this item at the request of SHPO or FPO.)

name \_\_\_\_\_

street & number \_\_\_\_\_ telephone \_\_\_\_\_

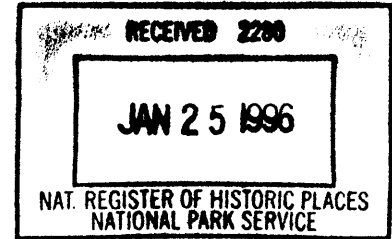
city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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Continuation Sheet



WINTERBOURNE  
CLAY COUNTY, FL.

Section number 7 Page 1

Winterbourne is a two-story, frame residence located at 2104 Winterbourne West, in Orange Park, Clay County, Florida. The vernacular house was probably constructed in the late 1870s, and was enlarged and modified to its present appearance, with some Colonial Revival design features, ca. 1907. The house is constructed of heart pine and cypress. The exterior is covered with vinyl siding. The residence has an irregular plan, encompassing approximately 6,000 square feet of space, and rests on brick piers. The complex roof of multiple gables is covered with fiberglass shingles.

**SETTING**

When Winterbourne was constructed in the 1870s, it was located on a bluff facing the beautiful three-mile wide St. Johns River. Live oaks, Palatka hollies, and other native trees covered the landscape. The property also included a barn. The house remains on its original site, and the lush greenery of the area is largely undisturbed. The barn no longer exists.

The grounds originally encompassed over thirty-five acres. Part of the original property, west and north of the house, has been developed with modern homes and condominiums. Although the grounds are reduced in size to slightly less than fourteen acres, the trees and magnificent river views have been carefully preserved (Photo 1).

**EXTERIOR DESCRIPTION**

The facade of Winterbourne faces east, toward the St. Johns River (photo 2). A veranda, extending across the first floor of this facade, is accessed at each end by a low flight of steps. The flat porch roof is supported by a series of seven columns without capitals (photo 3). The veranda is approximately twelve feet deep, and has a wood floor. A wood railing across the veranda, matches that located on the veranda roof. Four pairs of French doors provide access to the first floor interior from the veranda. The three doors at the south end of the veranda have fanlight transoms. The main entrance door has sidelights and a fanlight transom (photo 4).

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WINTERBOURNE  
CLAY COUNTY, FL.

Section number 7 Page 2

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The house has been enlarged by an addition that extends across the south elevation (photo 5). The addition is two stories at the east end, and a single story at the west end. French doors with sidelights and fanlight transoms extend all across this elevation.

A port cochere, centrally located on the north elevation, has a gable roof, supported by columns identical to those of the veranda (photo 6). The entrance door, similar to that of the primary entrance, is flanked by sidelights and has a fanlight transom (Photo 7). The lower panel of the door is wood, the upper portion is divided into nine lights. A wood stairway at the east end of the north elevation leads from the veranda roof and serves as a fire exit. The second floor of this elevation has simple rectangular 2/2 windows.

An outdoor dining terrace has been added to the southwest corner of the house, accessed by a number of French doors (Photo 8). The dining terrace is slightly elevated and has a brick paver floor (9). At the opposite corner of the west elevation is a one-story, shed-roofed service porch (Photo 10).

#### INTERIOR DESCRIPTION

The house was probably built as a four-on-four structure with a central hall and staircase, and a kitchen located in a separate building. In 1907, the house was enlarged along the south and west elevations, incorporating a second story sleeping porch (photo 11), bath, kitchen, and dining room. The size of the living room was also increased. Fourteen pairs of French doors with segmental arched transoms were installed along the outside walls of the library, living, and dining rooms (Photo 12). Arched openings between the living room and dining room also have segmental arched transoms (Photo 13). The entry hall and staircase (Photo 14), library, and three of the upstairs bedrooms are unchanged from the 1870s. The rest of the rooms remain as they were in 1907.

The house has two fireplaces with carved wood mantels. The mantel of the corner fireplace in the library is thought to be

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**WINTERBOURNE  
CLAY COUNTY, FL.**

Section number   7   Page   3  

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original to the house (Photo 15). The mantel of the living room fireplace is believed to be an addition of ca. 1907 (Photo 16).

**ALTERATIONS**

The only major change to the house, in addition to the expansion of the structure in 1907, consists of the covering of the original clapboard siding with vinyl siding in 1981.

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National Park Service****National Register of Historic Places  
Continuation Sheet****WINTERBOURNE  
CLAY COUNTY, FL.**Section number   8   Page   1  

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The Clay County estate known as Winterbourne, is eligible for listing in the National Register of Historic Places under Criterion C as an important local example of vernacular architecture, superbly adapted to its setting and climate. B. J. Johnson, of Milwaukee, began leasing the home as a winter retreat in 1880. Mr. Johnson owned the Johnson Soap Company, later known as the Palmolive Soap Company. In 1906, it was purchased by Johnson's daughter, Karrie, and her husband, John A. Ferguson. The Fergusons remodeled the house the following year. Thus, the period of significance for Winterbourne is from 1907, when it was remodeled to its present appearance, to 1945.

**HISTORIC CONTEXT**

Clay County was created out of Duval County in 1858. The eastern twenty-seven mile boundary of the county was formed by the St. Johns River, running northward from its source in Brevard County, then turning east to empty into the Atlantic at Mayport, about thirty miles east of Jacksonville. The St. Johns River is from one and one-half to three miles wide as it borders Clay County. By the 1840s, steamboats were operating on a regular basis on the river, bringing goods, tourists, and settlers. Several small communities formed along the banks of the St. Johns, south of Jacksonville, including Orange Park, Mandarin, Magnolia, and Green Cove Springs. From 1875 through the 1890s, these communities thrived as tourist destinations. These settlements were described as "attractive-appearing villages, with noticeably large, well-built, bright-looking homes, neat grounds and fences, cozy-looking little stores, [and] fine long piers." Tourists traveling on the steamboats could see large estates beyond the river banks, surrounded by broad fields and orange groves. These commodious homes invariably had "wide, roomy verandas" and a pier projecting into the river.

Orange Park, a popular resort town, was located ten miles south of Jacksonville. It occupied land that was part of a land grant awarded to Zephaniah Kingsley in 1790, where he developed the Laurel Grove Plantation. Kingsley later sold the plantation. In 1876, Washington Gano Benedict purchased 9,000 acres of the old Kingsley estate for \$32,500. Benedict, of Boston, then founded the Florida Winter Home and Improvement Company. With



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WINTERBOURNE  
CLAY COUNTY, FL.

Section number 8 Page 2

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his associates, Benedict laid out streets and avenues, built a hotel, and expanded an existing wharf at the foot of Kingsley Avenue. The development was incorporated as Orange Park on February 18, 1879. By 1885, in addition to daily steamer landings, four trains a day carried passengers between Orange Park and Jacksonville. Vacationers enjoying Orange Park in the 1880s included well known figures, such as Harriet Beecher Stowe, Ulysses S. Grant, and Buffalo Bill.

#### HISTORICAL SIGNIFICANCE

Among the winter residents of Orange Park was the Burdette J. Johnson family of Milwaukee. Johnson and his partner, George Beard, established a soap and candle business in Milwaukee in 1864. The business eventually evolved into the Palmolive Soap Company. On the death of Johnson in 1902, his son Caleb became president of the company.

Burdette Johnson had lost two daughters to consumption and was determined to maintain the health of his youngest daughter, Karrie. He selected Orange Park as the family's winter retreat, so Karrie could be outdoors in the winter. Karrie loved the wildlife, native flowers and trees, and eventually Florida's warm winter breezes aided in the cure of her consumption.

When they first started coming to Orange Park, probably in the late 1870s, the Johnson family stayed at the hotel on Astor Street, at the end of River Road. Another bustling resort hotel, the Marion, was near-by. For a period in the late 1870s, Caleb Johnson operated a grocery store in Orange Park. By 1880, the Johnsons began to lease a two-story house just down the road from the hotel. Little is known of the early history of this house, but it probably was built in the late 1870s. In 1906, Karrie Johnson married a Denver banker and businessman, John Albert Ferguson. Ferguson purchased the house for his new bride and named it "Winterbourne," a Scottish word for "winter body of water." The following year the couple enlarged and modernized the house. Until Ferguson retired, the couple apparently resided in Denver and used "Winterbourne" as their winter retreat.

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CLAY COUNTY, FL.Section number 8 Page 3

Ferguson, born in Iowa in 1861, was a director of the United States National Bank of Denver, a member of the Denver Chamber of Commerce, and of the Denver Real Estate Exchange. However, he maintained many business interests in Florida, and served as a director of the Florida National Bank of Jacksonville and of the Strawn Holding Company. He and Karrie were the parents of two daughters and a son.

In 1920, Karrie Ferguson sold some of the Winterbourne property to her brother, Caleb. Upon his retirement from the Palmolive Soap Company he built his retirement home, Mira Rio, just to the south of Winterbourne.

Mrs. Ferguson developed an avid interest in Florida's native plants. She was an active member of the Jacksonville Garden Club and in 1925, chaired the committee responsible for writing the constitution and by-laws for the Florida Federation of Garden Clubs. She co-authored In Florida Gardens with another Garden Club member, Gertrude Wilson. Their book, published in 1924, described the plants and trees of north Florida.

John Ferguson died in 1927, at the age of sixty-six. Karrie Ferguson was eighty-eight when she died in 1952. For the next twenty-seven years, Winterbourne was owned by Jack Dunlap. Winterbourne returned to family ownership in 1980 when it was purchased by Caleb Johnson's grandson, John Masee and his wife.

**ARCHITECTURAL CONTEXT**

Winterbourne is an example of vernacular architecture that has been upgraded with Colonial Revival stylistic features. Vernacular architecture embraces a diversity of folk and mass-produced building forms that were transmitted by memory or by pattern book. Vernacular buildings were designed and constructed by lay builders utilizing traditional building techniques. Primary consideration was given to providing functional and comfortable spaces for the owners. Frequently vernacular buildings reflect a local adaptation to landscape, climate, and cultural patterns. Nineteenth century industrialism made it possible to standardize and mass produce building elements and disseminate them across the country. Decorative features were

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WINTERBOURNE  
CLAY COUNTY, FL.

Section number 8 Page 4

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often applied liberally, exhibiting stylistic references without in and of themselves constituting a style of architecture.

Residential vernacular buildings vary in scale, setting, and design. Most are one or two stories, and many feature large porches. Most display gable or hip roofs, and although original roof surfaces include either wood or metal shingles, or metal 3-V crimp sheeting, many roofs have been replaced by composition shingles. Building plans form varied, irregular footprints. Clapboard, patterned wood shingles, and board-and-batten serve as common exterior wall fabrics.

## ARCHITECTURAL SIGNIFICANCE

Steamboat travelers on the St. Johns River in the 1870s and 1880s could admire large waterfront estates, often sitting adjacent to orange groves. Some of these had been plantation houses and had adjacent slave quarters. After the Civil War, many of these estates sat empty. Others, like Winterbourne, became the homes of winter visitors. Affluent owners, such as the Fergusons, might, however, feel the need to modernize and improve the old estate for their own needs. The Fergusons chose to incorporate Colonial Revival elements when they enlarged Winterbourne. These elements were easily adapted to the basic center hall plan of their vernacular house. By the 1890s, the use of Colonial Revival decorative features was a common means of reacting to the excesses of the Victorian period, especially the overly ornate Queen Anne style. Winterbourne probably originally had a veranda; after its modernization in 1907, the veranda featured classical porch columns, and doorways with fanlights and side lights. The interior was altered to a more open floor plan, and arched openings with fanlight transoms were added.

Winterbourne is one of the few remaining estates along the St. Johns River. It is typical of the kind of large residences that once were common along its banks. As an updated vernacular residence, it serves as an example of the changing currents in architectural taste. Winterbourne's siting on the river bluff, its large expanse of lawn, its generous use of windows for light and ventilation, and its wide veranda, are all indicative of the builder's concern for the comfort of its residents.

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WINTERBOURNE  
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**Interview by Mrs. Frederica Masse:**  
Mrs. John Ferguson, 1950

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**WINTERBOURNE  
CLAY COUNTY, FL.**

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**VERBAL BOUNDARY DESCRIPTION**

Lots 2 and 3, Block 13, Winterbourne, Orange Park, Florida.

**BOUNDARY JUSTIFICATION**

The nominated property, indicated by the dashed line on the site plan map, consists of approximately 13.6 acres and has been historically associated with Winterbourne. The Winterbourne property originally consisted of approximately 35 acres. Portions of the property to the west and north have been subdivided and developed with modern housing. The remaining 13.6 acres preserves the original view to the St. Johns River.

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**National Register of Historic Places  
Continuation Sheet**

WINTERBOURNE  
CLAY COUNTY, FL.

Section number Photo Page 1

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1. Winterbourne, 2104 Winterbourne West
2. Orange Park, Clay County, Florida
3. Frederica Masee
4. May 1995
5. Frederica Masee, 2104 Winterbourne West, Orange Park, Fl.
6. View looking east from house toward St. Johns River
7. Photo 1 of 16

Items 1-5 are the same for the remaining photographs

6. Main (east) facade, view looking west
7. Photo 2 of 16
  
6. Main (east) facade, view looking north across veranda
7. Photo 3 of 16
  
6. Detail, main (east) facade entrance; view looking northwest
7. Photo 4 of 16
  
6. South elevation, view looking north
7. Photo 5 of 16
  
6. North elevation, view looking southwest
7. Photo 6 of 16
  
6. Detail, north elevation, porte cochere entrance; view looking south
7. Photo 7 of 16
  
6. West elevation, dining terrace; view looking east
7. Photo 8 of 16
  
6. Detail, dining terrace, west elevation; view looking southwest
7. Photo 9 of 16
  
6. Detail, west elevation; view looking southeast
7. Photo 10 of 16
  
6. Interior detail, second floor sleeping porch; view looking southwest
7. Photo 11 of 16

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**National Register of Historic Places  
Continuation Sheet**

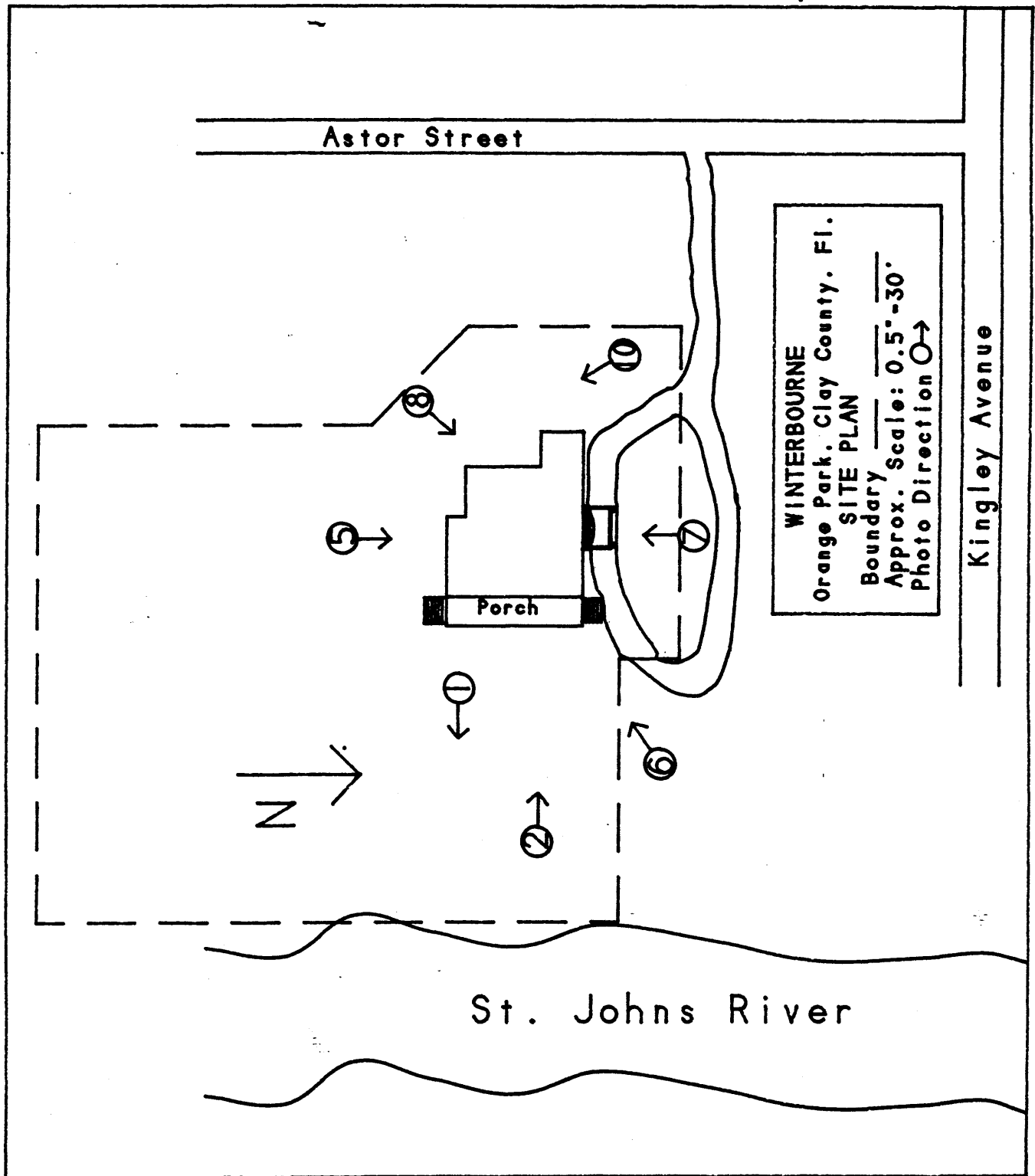
**WINTERBOURNE  
CLAY COUNTY, FL.**

Section number Photo Page 2

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6. Interior detail, first floor dining room; view looking southwest
7. Photo 12 of 16
6. Interior detail, first floor; view looking west from living room into dining room
7. Photo 13 of 16
6. Interior detail, hall and stairway; view looking west
7. Photo 14 of 16
6. Interior detail, library fireplace; view looking southwest
7. Photo 15 of 16
6. Interior detail, living room fireplace; view looking north
7. Photo 16 of 16





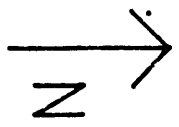
Astor Street

St. Johns River

Kingley Avenue

WINTERBOURNE  
Orange Park, Clay County, FL.  
SITE PLAN  
Boundary  
Approx. Scale: 0.5" = 30'  
Photo Direction  $\odot \rightarrow$

Porch



5

1

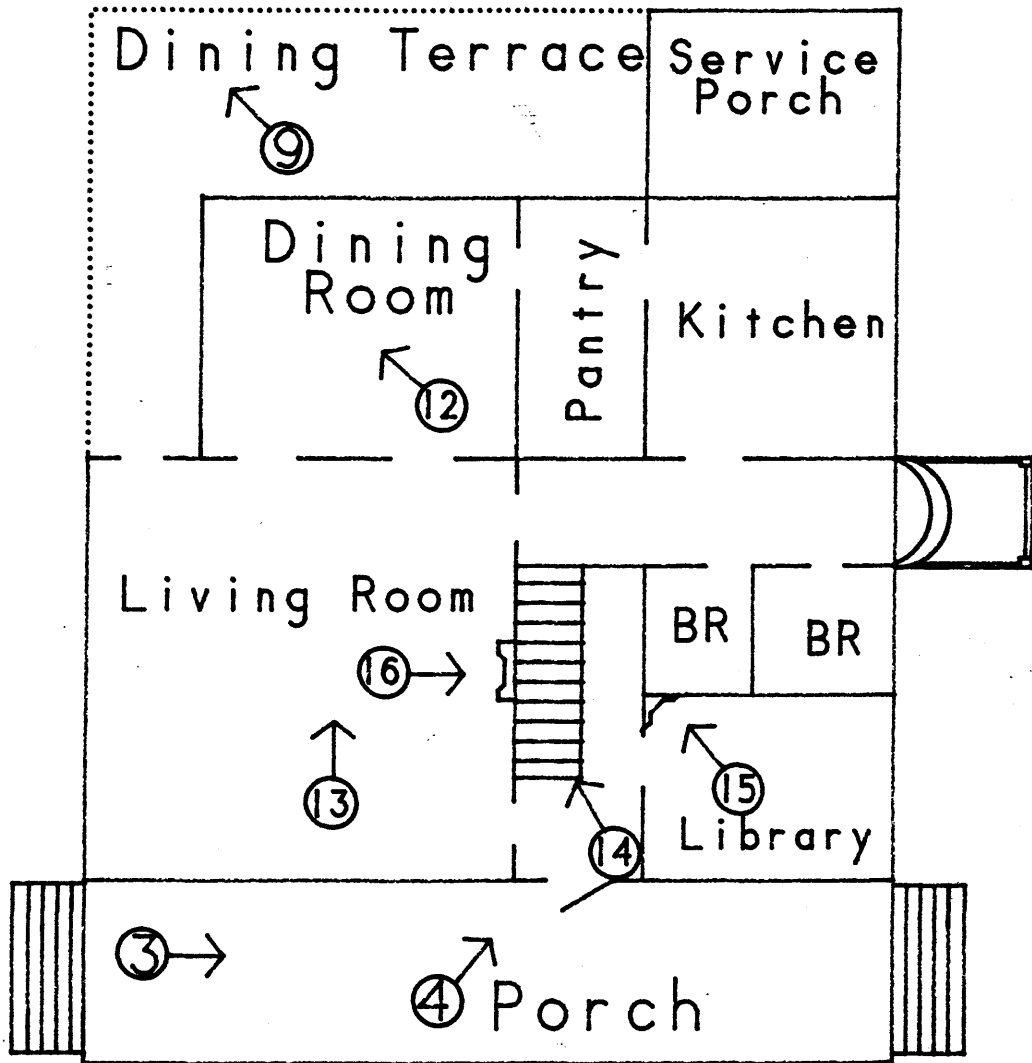
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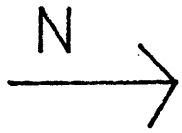
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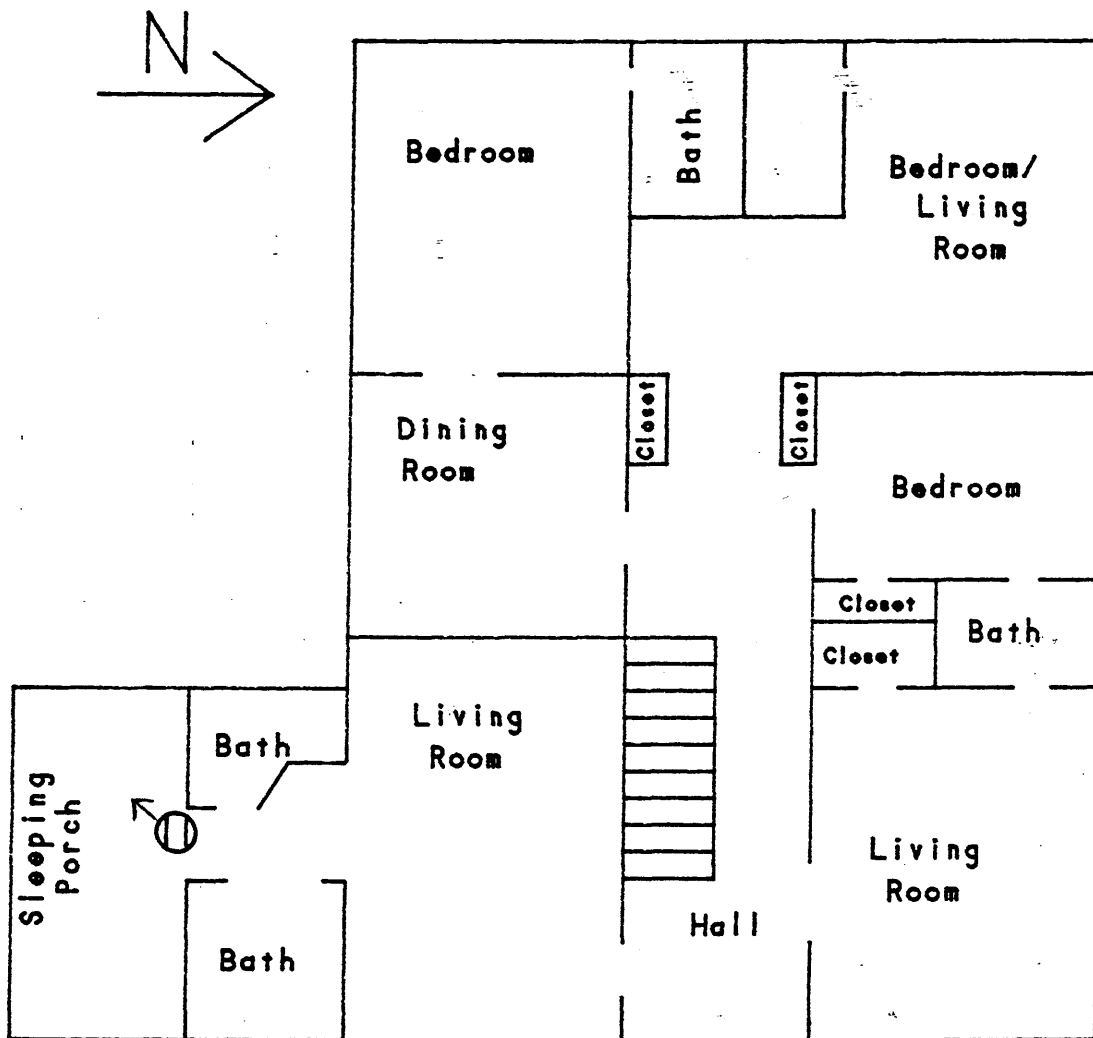
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7



WINTERBOURNE  
 First Floor Plan  
 Orange Park. Clay Co.. Fl.  
 Approx. Scale: 0.5" - 6"  
 Photo Direction ○ →





WINTERBOURNE  
 Orange Park, Clay Co., Fl.  
 Second Floor Plan  
 Photo Direction   
 Approx. Scale: 1" = 10'