

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 any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Marabanong

other names/site number DU381

2. Location

street & number 4747 River Point Road N/A not for publication

city or town Jacksonville N/A vicinity

state FLORIDA code FL county Duval code 031 zip code 32207

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.)

Barbara C. Mattick / DSHPO 10/18/2013
Signature of certifying official/Title Date

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

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

Signature of 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 See continuation sheet.
- removed from the National Register.
- other, (explain) _____

Signature of the Keeper

Date of Action

Jon Kelly

12/11/2013

5. Classification

Ownership of Property
(Check as many boxes as apply)

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

Category of Property
(Check only one box)

- buildings
- district
- site
- structure
- object

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

Contributing	Noncontributing	
1	0	buildings
0	0	sites
4	0	structures
36	0	objects
41	0	total

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

Number of contributing resources previously listed in the National Register

N/A

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC: single dwelling

HEALTH CARE: resort

Current Functions
(Enter categories from instructions)

DOMESTIC: single dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

LATE VICTORIAN: Queen Anne

Materials
(Enter categories from instructions)

foundation BRICK

walls WOOD

roof WOOD

other N/A

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

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 36) 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

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

c. 1876-1955

Significant Dates

c. 1876

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Builder

unknown

unknown

Primary location of additional data:

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

Name of Repository

Marabanong
Name of Property

Duval County, FL
County and State

10. Geographical Data

Acreeage of Property less than ten acres

UTM References

(Place additional references on a continuation sheet.)

1	1 7	4 4 0 6 0 6	3 3 5 3 7 9 2
	Zone	Easting	Northing
2			

3			
	Zone	Easting	Northing
4			

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 Jacksonville Historic Preservation Commission & Andrew Waber, Historic Sites Specialist

organization Bureau of Historic Preservation date September 2013

street & number 500 South Bronough Street telephone (850) 245-6333

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 Joseph M. Ripley and Diantha York-Ripley

street & number 4749 River Point Road telephone 904-476-7666

city or town Jacksonville state Florida zip code 32207

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 amend 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.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 1 MARABANONG
JACKSONVILLE, DUVAL COUNTY, FLORIDA
DESCRIPTION

SUMMARY

Marabanong, c. 1876 building located at 4747 River Point Road in Jacksonville, Florida, is a particularly exceptional Florida example of the Queen Anne style. There are a total of 41 contributing resources, including the house, a pool, artificial pond, wishing well, footbridge, fountain, 19 concrete benches, and 16 Venetian lanterns. The three-story wood frame residence actually has five levels, with a basement and attic in addition to the three stories. With over 6,000 square feet of interior space, the house contains 21 rooms and five bathrooms. The building also features a prominent two-story wraparound veranda, an octagonal tower with an unusual double deck wood shingle conical roof, a square cupola protruding from the center, and a third story balcony. The main entrance is located on the first floor underneath the third floor balcony and opens into a central hallway. The interior of the residence features wood flooring through most of the house, with prominent interior spaces, including a kitchen with a large brick fireplace on the first floor, a wood staircase that accesses all three floors, and central hallways on all three floors. Although a one-story porte cochere located above the main entrance has been removed, the building retains most of its historic integrity. In addition to the residence, there is a contributing in-ground swimming pool built in 1922 located on the southeast side of the property along River Point Road. The pool is lined on both sides by a series of contributing cement benches and lanterns. The property also contains a contributing artificial pond and a noncontributing metal fence that encloses the property.

SETTING

Marabanong is located in the Empire Point area in the south side of Jacksonville, Florida. Jacksonville, located near the mouth of the St. Johns River in northeast Florida, comprises an area encompassing all of Duval County outside of the beaches communities and Baldwin on the west side of the county. The city is unusual in that both the city and county governments are incorporated under a single entity. Empire Point is generally described as the area along the St. Johns River between the Hart Bridge and Little Pottsburg Creek, south to Atlantic Boulevard. The area is composed predominantly of single-family residential structures constructed between 1950 and 1990.

DESCRIPTION

Exterior

Marabanong is a three story, five level wood frame building with wood siding and a complex roof with wood shingles (Photo 1). The roof is topped by a cupola. The building features a prominent two-story wraparound veranda that extends around roughly three quarters of the building. Both porch levels have decorative wood balustrades both at the ground level and along the top that extend across the entire porch, with only a slight break on the first story in front of the main entrance. Both porches are also supported by smooth wood columns

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 2 MARABANONG
JACKSONVILLE, DUVAL COUNTY, FLORIDA
DESCRIPTION

one story in height, with the second story veranda supporting an independent hipped shingle roof. The fenestration consists of single and paired 1/1 and 2/2 single hung sash rectangular windows on the first two stories, fixed square-shaped four-light windows on the second and third floors, and arched 1/1 single hung sash windows on the third floor and cupola. The larger windows on the first two stories have prominent sills, while the arched windows on the third story and cupola feature prominent lintels topped by keystones. The third floor arched windows are set within gable dormers that are present on each elevation of the residence. The smaller fixed four-light windows on the third story are set within wall dormers that are located between the gable dormers on the side (southeast and northwest) elevations of the building (Photo 2). These wall dormers were likely added in the 1920s to accommodate bathrooms.

The main entrance of the building is located on the first story of the northeast elevation of the building (Photo 2). It features wooden glazed double doors that open into the main central hallway and are flanked on each side by paired 1/1 single hung sash windows and porch lights. The main entrance is aligned with narrower wooden glazed double doors on the second and third stories that also open up into the second and third floor central hallways. The second story double doors access the upper porch, while the third story doors are set within the third story balcony. In addition to the main entrance, there are also entrances on the first-story rear (southwest) elevation, located on the opposite end of the main hallway, and through the kitchen and two entrances each on the first and second stories that access the porch.

Protruding from the roof of the building are a cupola and two chimneys. The cupola rests just off-center of the main entrance. In addition to arched windows, which are featured on each elevation, the cupola has a shingled pyramidal roof with overhanging eaves and is topped by a finial. The brick masonry chimneys are located adjacent to the cupola at the center and near the west corner of the house. Both chimneys are capped.

North Corner Tower

While the house's main elevation is located on the northeast side of the building, the main visual focus of the facade is on the north corner tower (Photo 1). The octagonal tower extends roughly a story above the roofline. On all three stories, there are windows on each of the five sides of the tower protruding from the outside of the building. They are consistent with the fenestration found on the respective levels. A major feature of the tower is its double-layered, wood shingled, conical roof. On the lower roof level are a series of eight fixed, circular windows that provide light into the third-floor tower bedroom. The roof is topped with a finial.

Interior

Marabanong has five levels: three stories, a basement, and an attic. A central wood single staircase provides access to the upper floors through the central hallway on each of the three primary floors (Photo 4). The primary floor surface for the areas outside the kitchen and bathrooms is wood. The first floor has historically served as

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 3 MARABANONG
JACKSONVILLE, DUVAL COUNTY, FLORIDA
DESCRIPTION

the location where most social gatherings were held and much of the day-to-day activities took place, such as cooking and cleaning (Photos 5-8). Most rooms on this level were originally designed for these purposes. This level's central hallway bisects the floor between the sitting room and living room on the north and the dining room, kitchen, and breakfast nook on the south. A major feature of the first floor is the large central fireplace that leads to the chimney adjacent to the cupola (Photo 7). Located between the kitchen and dining room, this double fireplace is open for use in both rooms. There is also a smaller fireplace in the sitting room.

The second and third floors have historically been used as the living quarters for the residents and guests. On these floors, there are four rooms on each, with two on each side of the central hallways. On both floors, there are two bathrooms, one on each side of the building (Photo 9). Accesses to these bathrooms are shared by two rooms. The master bedroom is located on the second floor near the north tower corner (Photo 10). There is less space on the third floor, due in part to the general slanted shape of the walls on this level (Photo 11). The windows on these floors feature stylized pilasters (Photo 12).

Alterations

The building has undergone a number of alterations since its construction in the 1870s. Sometime during the early 20th century, bathrooms, and electrical wiring were added to the house. A brick wine cellar was once connected to the main house via an underground tunnel, which was closed off during the 1920s to make room for a chimney for the cellar. A one-story porte cochere that once covered the main entrance to the residence was removed sometime prior to 1992. On the interior first floor, the laundry room, which was located across from the powder room, has been removed and the kitchen expanded. After the Ripley family acquired the building in 1992, some of the wood in the house was replaced and stabilization work was done on the foundation when the house started to sink. These alterations do not affect the overall integrity of the building. While the removal of the porte cochere is a noticeable change, enough of the historic fabric of the house remains to justify National Register eligibility.

Contributing Resources

Contributing resources on the grounds of Marabanong include a c. 1922 pool, an artificial pond, footbridge, small wishing well, fountain, concrete benches, and Venetian lanterns. The pool, located to the southeast of the residence, is rectangular in shape and is lined on both sides with 19 concrete benches and 16 Venetian lanterns (Photo 13). The lanterns are metal, resting on concrete foundations, and feature decorative brackets at the base, fluted supports, and octagonal domed lightshades. At the northwest side of the pool is a three-level concrete urn fountain. The walkways, pond, and footbridge are actually constructed from ballast stones left behind from ships that came into the St. Johns River (Photo 14). The wrought iron fence that encloses the property is historic except for the gate door, which was replaced after 1992 (Photo 15).

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 4 MARABANONG
JACKSONVILLE, DUVAL COUNTY, FLORIDA
DESCRIPTION

Noncontributing Resources

Although the brick wine cellar and associated walkway and stairway are historically associated with the Marabanong property, it has since fallen under separate ownership and is now visually separated from Marabanong by a row of three houses. The historic tunnel that connected the wine cellar to the main residence was filled in during the 1920s. As a result, this resource is not included as part of the nomination.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 1 MARABANONG
JACKSONVILLE, DUVAL COUNTY, FLORIDA
SIGNIFICANCE

SUMMARY

Marabanong is nominated for listing on the National Register for significance at the local level under Criterion C for Architecture. The building has served as a residence throughout its history. During the late 1800s and into the early 1900s, the house served as a retreat for medical patients. In the early 1910s, the house and surrounding grounds were used to shoot several films by the Jacksonville film industry, including a movie shot by the Karem Company starring Ethel Barrymore. With its large full height tower, a two-story wraparound veranda, alternating shingle patterns, and detailed spindlework along the balustrades, Marabanong is an excellent early example of the Queen Anne style found in Jacksonville.

HISTORIC CONTEXT

After regaining Florida from the British in 1783, the Spanish constructed a fort at San Nicholas on the south side of the St. Johns River to protect the strategic river crossing at the King's Road, as well as to provide defense for St. Augustine. Although the fort was abandoned by the Spanish in 1817, much of the area around the fort, all the way to the Arlington River, became known as St. Nicholas. The St. Nicholas area, which was sparsely populated, was divided between two Spanish land grants, one to Francis Bagley and the other to Reuben Hogans. Reuben Hogans' land extended from just east of Miller's Creek to the Arlington River (Pottsburg Creek), and included a high ridge along the St. Johns River called Hazzard's Bluff. Hazzard's Bluff, which includes Keystone Bluff and Emipire Point, was later purchased by Francis Richard, who owned a substantial land grant to the south of the Arlington River. Hazzard's Bluff was later sold to planter John Sammis, who in turn sold the property. Three sawmills were later developed on this property. One of the mills was the Empire Mill, constructed by the Barton Hayworth Ironworks Company of Baltimore in 1850 for Samuel Halliday. This mill, which was located at Empire Point at the mouth of the Arlington River, was the first circular sawmill constructed in Florida.¹

After the Civil War, Jacksonville became a popular tourist destination that attracted both visitors and new residents. Several of these new residents from the North purchased property along Hazzard's Bluff and built substantial homes during the 1870's and 1880's.²

HISTORIC SIGNIFICANCE

In 1870, Thomas Basnett (1808-1886) purchased a large piece of property along Hazzard's Bluff from Jacksonville banker D.G. Ambler. Called Perley Place, the property included a house constructed in 1858 by a previous owner, Thomas F. Perley. After a fire destroyed the Perley house sometime in the 1870s, Basnett had

¹ Jacksonville Historic Preservation Commission, Designation Application for Marabanong (LM-92-1), April 3, 1992, 7.

² Ibid.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 2 MARABANONG
JACKSONVILLE, DUVAL COUNTY, FLORIDA
SIGNIFICANCE

the present house constructed c. 1876. Basnett, who was a noted astronomer from England, called the new house and estate *Marabanong*, a New Zealand Maori word for “Paradise.” He likely conceived of the design concept of the house after attending the Philadelphia Centennial Exposition of 1876, which heavily promoted the Queen Anne style. The estate also included a brick wine cellar built into the river bluff in front of the house that connected to the kitchen via an underground passageway. According to oral sources, this cellar was constructed before the Civil War and was part of the Perley estate.³

Eliza Wilbur Basnett Souvielle

In the early 1880s, Basnett married Eliza Madelina Wilbur, an internationally known astronomer from New York. Like her husband, Eliza Basnett had also published numerous scientific articles and books, including her own scientific magazine entitled Continuity. Mrs. Basnett is credited with being the first woman to ever lecture students at Harvard University on science. While at Marabanong, Eliza Basnett patented many inventions, including a large astronomical telescope and was even designing an airplane at the same time as the Wright Brothers’ historic flight. Later in her life, she achieved a measure of notoriety as an author and poet, with one of her best known works being The Ulyssiad, which was an epic poem on the life of Ulysses S. Grant published in 1896.⁴

Following the death of Thomas Basnett, in 1886 Eliza married Dr. E. Matthieu Souvielle, a French physician. Dr. Souvielle was a noted throat and lung specialist. Because of his medical specialty, he and Eliza converted Marabanong into a sanitarium. It was promoted in a 1903 newspaper as an “international resort for tourists who require special attention.” The Souvielles were both actively involved in the American Association for the Advancement of Science. Matthieu Souvielle was also an amateur geologist and discovered valuable phosphate mines in Florida. While living in Jacksonville, Dr. Souvielle became the vice president of a large syndicate of aluminum mining and manufacturing that was based in the city.⁵

Grace Wilbur Trout

With the death of Dr. Souvielle in 1914, Eliza sold Marabanong to her cousin, Grace Wilbur Trout. Born in Maquoketa, Iowa, Grace Wilbur married George W. Trout, also a native of Maquoketa, in 1886, and in 1892, they moved to Chicago, eventually settling in Oak Park, Illinois. George Trout had a wholesale hardware company in Chicago. While in Illinois, Mrs. Trout became nationally prominent in the Women’s Suffrage Movement. Her role as an organizer, lecturer, writer, and tireless campaigner for women’s rights played a pivotal role in achieving statewide suffrage for women in Illinois in 1913. She was personally present to witness

³ Ibid.

⁴ Ibid., 7-8; Thomas William Herringshaw, ed., Herringshaw’s Encyclopedia of American Biography for the Nineteenth Century (Chicago: American Publishers’ Association, 1901), 872.

⁵ Ibid.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 3 MARABANONG
JACKSONVILLE, DUVAL COUNTY, FLORIDA
SIGNIFICANCE

Governor Edward Dunne sign the Suffrage Bill into law. Widely seen as a major victory for the movement, Illinois became the first state east of the Mississippi to extend suffrage to women. Grace Trout was at Marabanong for only a short time before she was called back to Illinois in 1915 to help defeat efforts to repeal the Illinois legislation. She went on to be actively involved in the national campaign that resulted in the passage of the 19th Amendment to the U.S. Constitution in 1919.⁶

In 1921, Grace returned to Florida and became involved in many local organizations and activities. She was active in the Jacksonville Chapter of the Daughters of the American Revolution, the Jacksonville Woman's Club, the Friday Musicale, the Fine Arts Society, the Little Theatre, and City Planning Advisory Board, and served for two years as the president of the Garden Club of Jacksonville. George Trout continued in the hardware and government surplus business.⁷

The Trouts also began making improvements to the ground around Marabanong, which by now had expanded to 54 acres. In 1922, they added a large swimming pool surrounded with decorative benches and Venetian lanterns. Other outdoor features included another swimming pool with artificial rain; fish ponds; waterfalls made with Canary Island ballast rock; a recreated "Gypsy camp" for picnics; and a "Camphor court," a grove of camphor trees to create a bug-free picnic area. A ballroom was located above a five-car garage that has since been demolished. The Trouts also had a zoo at Marabanong that included deer, South American crocodiles, pheasants, and peacocks. According to oral sources, the exotic grounds at Marabanong were used as movie sets by the Karem Company located in East Jacksonville, which included the production of a movie starring Ethel Barrymore. George Trout died in 1949 and his wife Grace died in 1955. Both are buried in Evergreen Cemetery in Jacksonville.⁸

Marabanong continued in the Trout family until 1983. At that time, much of the estate was reduced to less than two acres, but still contained the house, the 1922 swimming pool, the 1840s wine cellar, and many of the early landscape features. In 1992, a parcel on the north side of the house, which contains the wine cellar and adjacent stairway, was sold separately and has been under different ownership than the house since then. New houses have been constructed between the wine cellar and main residence, visually dividing the property. The Ripley family, the current owners, acquired the house property that same year.⁹

⁶ Ibid.; "Grace Wilbur Trout," [brochure] University of Iowa Special Collections (unknown publisher, 1916).

⁷ Jacksonville Historic Preservation Commission, Designation Application for Marabanong, 9.

⁸ Ibid.

⁹ Ibid.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 4 MARABANONG
JACKSONVILLE, DUVAL COUNTY, FLORIDA
SIGNIFICANCE

ARCHITECTURAL CONTEXT

Queen Anne Style

As it developed in the United States, the Queen Anne style was almost exclusively domestic and was usually executed in wood frame. The style was popular in Florida from approximately 1876 to 1910. Richard Norman Shaw (1831-1912), a successful designer of country homes, led a group of nineteenth century architects who named and popularized the style. Its name was inappropriate, for the precedents they used has little to do with the formal Renaissance architectural forms dominant during the reign of England's Queen Anne (1707-1714).

A fully developed Queen Anne house is usually a two-story building, distinguished by asymmetrical massing and an elaborate use of shapes and textures designed to produce a highly picturesque effect. Vertical elements are separated by horizontal bands using various siding materials, such as towers, pavilions, dormers, balconies, and wraparound porches often further enriching the building.

ARCHITECTURAL SIGNIFICANCE

With its three stories plus basement and attic, large full height tower, two-story wraparound veranda, alternating shingle patterns, and detailed spindlework along the balustrades, Marabanong is an excellent and unusual early example of the Queen Anne style found in Jacksonville. Despite some alterations, such as the removal of the one-story porte cochere and the expansion of the kitchen on the first floor of the interior, this building still retains a high degree of integrity. The setting around the house has changed since the period of significance. What was once a large undeveloped parcel encompassing most of a peninsula is now an entire subdivision. The wine cellar has since fallen under separate ownership and is now visually cut off from the rest of the Marabanong property by a line of houses built for the subdivision. Despite these changes, Marabanong retains much of its immediate setting. Many of its historic landscape features, including a pool, fountain, wishing well, artificial pond, footbridge, and walkways, remain.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 9 Page 1 MARABANONG
JACKSONVILLE, DUVAL COUNTY, FLORIDA
BIBLIOGRAPHIC REFERENCES

BIBLIOGRAPHIC REFERENCES

- Emery, Glenn. "The Woman Who Never Fails,"
<http://www.jaxhistory.com/Jacksonville%20Story/Picture%20of%20Evergreen%20Cemetery,%20Grace%20Wilbur%20Trout.htm>.
- "Grace Wilbur Trout," [brochure] University of Iowa Special Collections (unknown publisher, 1916).
- Herringshaw, Thomas William, ed. Herringshaw's Encyclopedia of American Biography for the Nineteenth Century. Chicago: American Publishers' Association, 1901.
- Jacksonville Historic Preservation Commission. Designation Application for Marabanong (LM-92-1), April 3, 1992.
- LaChiusa, Chuck. "Queen Anne Style in Buffalo, New York: 1880-1910,"
<http://www.buffaloah.com/a/archsty/queen/index.html>.
- Owens, Carla. "Marabanong National Register of Historic Places Florida Nomination Proposal Form," April 27, 1994.
- York-Ripley, Diantha. Email correspondence, May 2013.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 10 Page 1 MARABANONG
JACKSONVILLE, DUVAL COUNTY, FLORIDA
GEOGRAPHICAL DATA

Boundary Description

Parcel number 42-2S-27E 1.396 R HOGAN GRANT as recorded in the Duval County Property Appraiser records.

Boundary Justification

While the current parcel does not encompass the entire portion of land historically associated with Marabanong, due to the subdivided nature of the parcels and the construction of new homes around the property, the boundary is confined to the legal parcel that contains the building and immediate grounds.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number Photos Page 1 MARABANONG
JACKSONVILLE, DUVAL COUNTY, FLORIDA
PHOTOGRAPHS

List of Photographs

1. Marabanong, 4747 River Point Road
2. Duval County, Florida
3. Diantha York-Ripley
4. May 2013
5. 500 South Bronough Street, Tallahassee, FL
6. View of north corner tower, facing southeast
7. Photo 1 of 15

Item numbers 1-5 are the same for the following photographs:

6. View of southeast and northeast elevations, facing northwest
7. Photo 2 of 15

6. View of main (northeast) facade, facing southwest
7. Photo 3 of 15

6. View of first floor interior staircase, facing southwest
7. Photo 4 of 15

6. View of dining room, facing south
7. Photo 5 of 15

6. View of sitting room, facing northwest
7. Photo 6 of 15

6. View of kitchen, facing southeast
7. Photo 7 of 15

6. View of breakfast nook, facing southwest
7. Photo 8 of 15

6. Third floor southeast elevation bathroom, facing north
7. Photo 9 of 15

6. View of second floor master bedroom, facing north
7. Photo 10 of 15

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number Photos Page 2 MARABANONG
JACKSONVILLE, DUVAL COUNTY, FLORIDA
PHOTOGRAPHS

6. Third floor guest bedroom, facing southeast
7. Photo 11 of 15

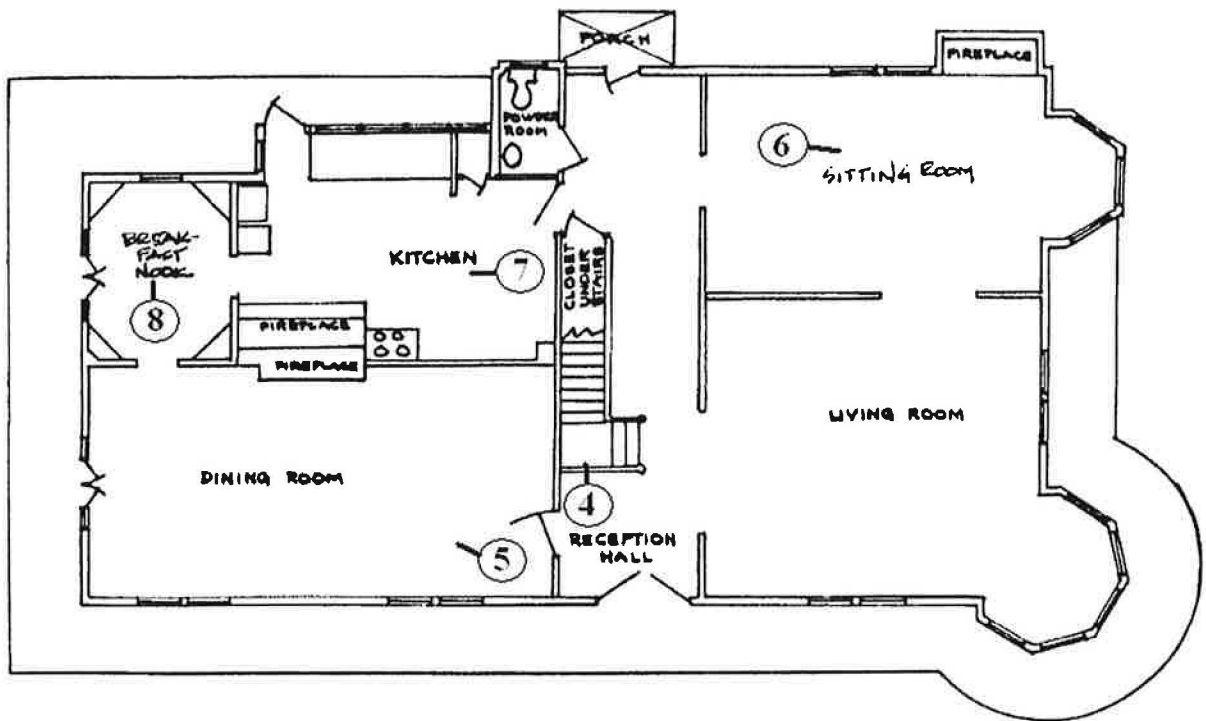
6. Detail view of interior fenestration of tower, facing north
7. Photo 12 of 15

6. View of pool, facing northwest
7. Photo 13 of 15

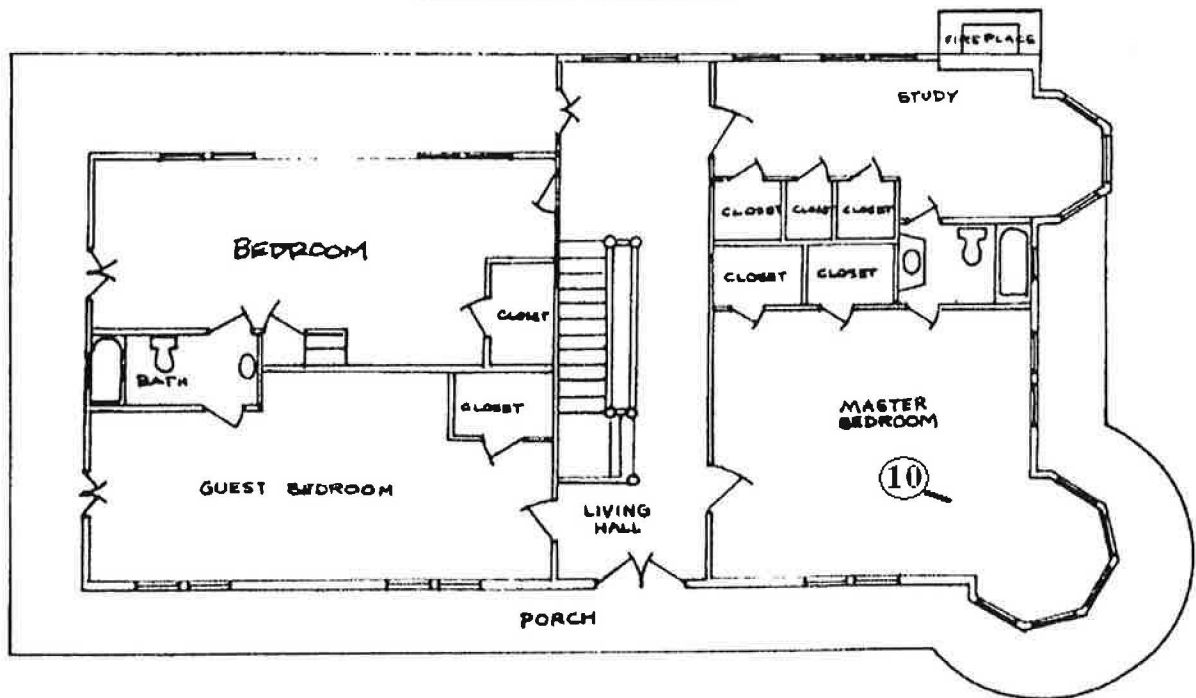
6. View of artificial pond and footbridge, facing northeast
7. Photo 14 of 15

6. View of exterior fence, facing south (not shown on site plan)
7. Photo 15 of 15

FIRST FLOOR

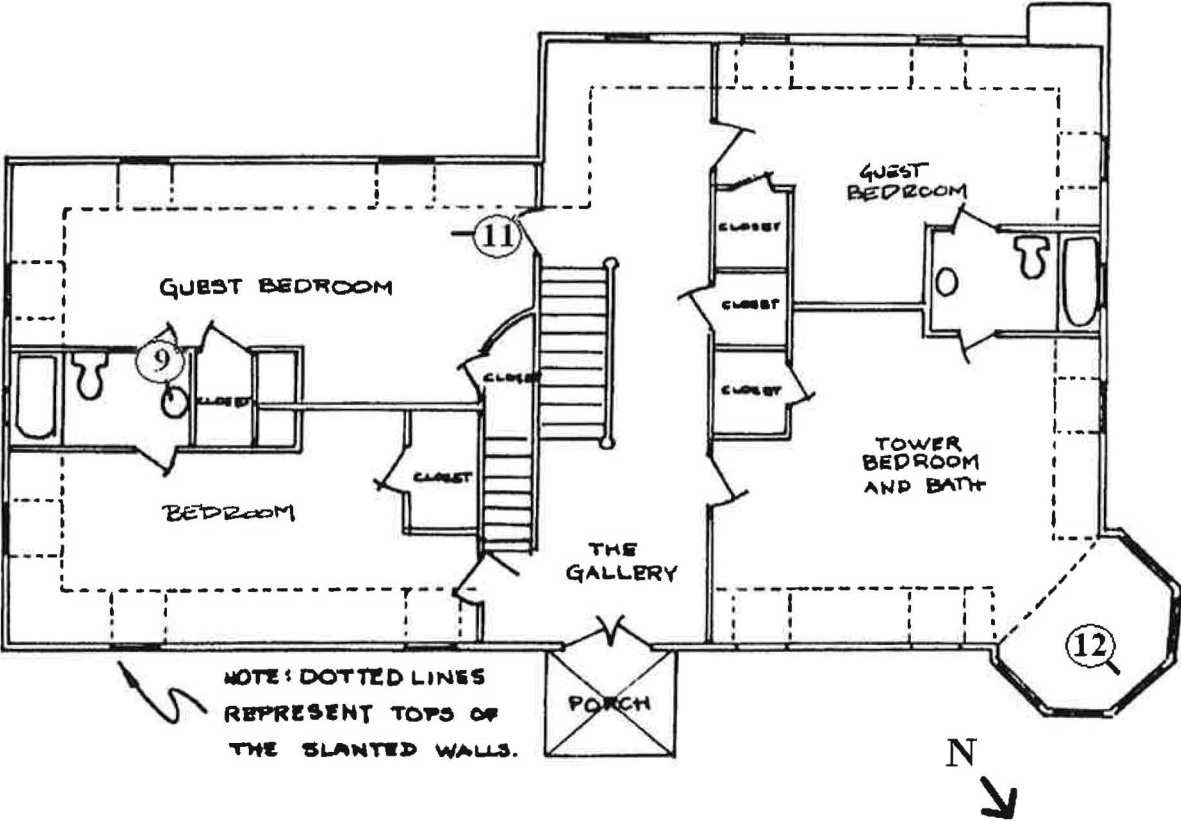


SECOND FLOOR



Note: Not to Scale

THIRD FLOOR



Note: Not to Scale

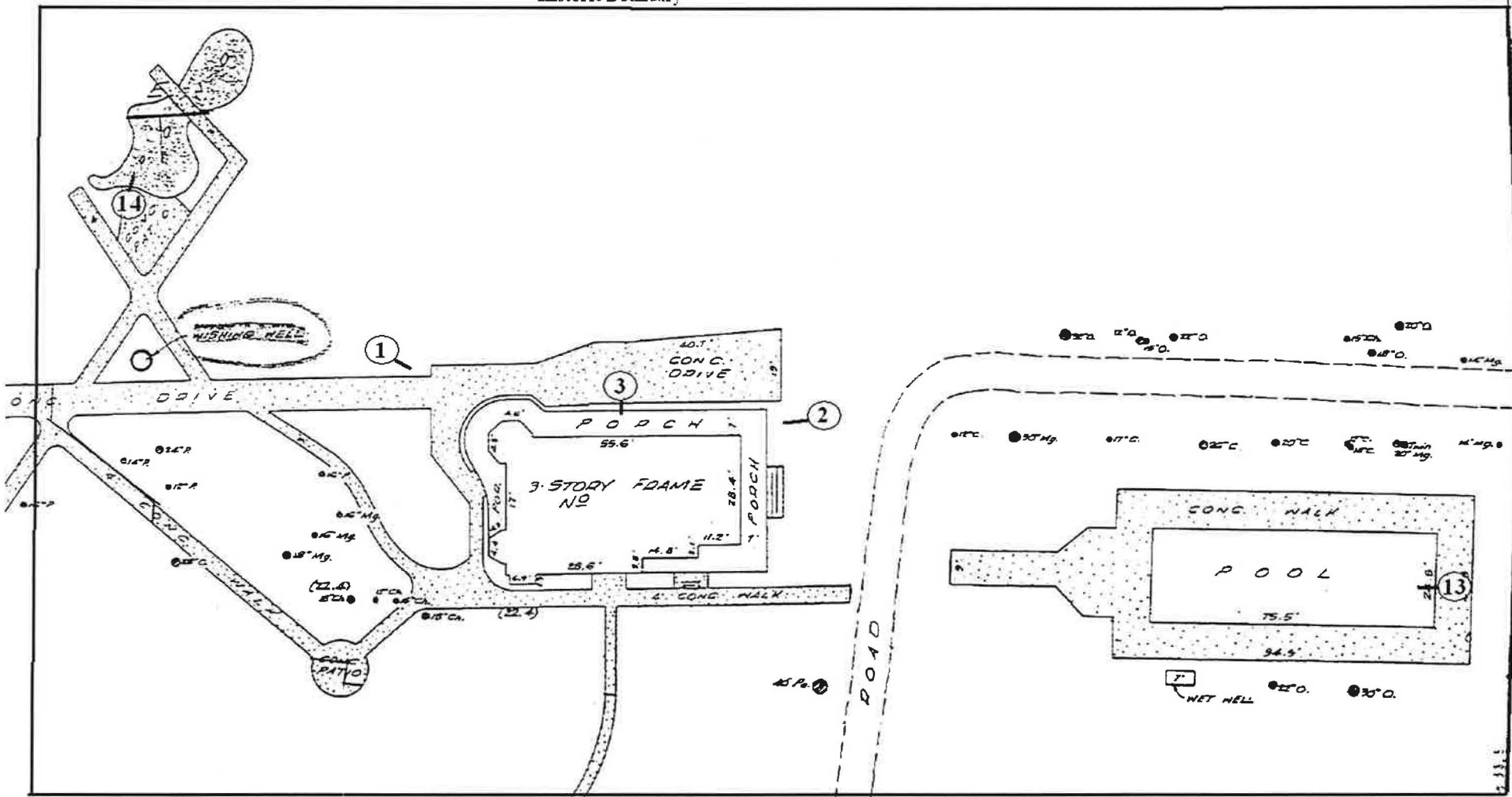


Marabanong

Jacksonville, Duval County, FL

Note: Not to Scale

Historic Boundary



River Point Road

Marabanong
Jacksonville, Duval County, FL



Google earth



Zone: 17 Easting: 440606 Northing: 3353792









Life is not measured by the breaths we take but by the love we breathe out

PRIVATE
Beringer









a meal without wine
is called breakfast

















UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Marabanong

MULTIPLE NAME:

STATE & COUNTY: FLORIDA, Duval

DATE RECEIVED: 10/25/13 DATE OF PENDING LIST: 11/20/13
DATE OF 16TH DAY: 12/05/13 DATE OF 45TH DAY: 12/11/13
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 13000899

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: Y SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 12/11/2013 DATE

ABSTRACT/SUMMARY COMMENTS:

*Nice example of late Victorian Era Architecture.
Rare surviving example of its period.*

*Original nomination not signed
State sent new, signed page - arrived on 45th D*

RECOM./CRITERIA Accept C

REVIEWER J. Giblin DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



FLORIDA DEPARTMENT OF STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

October 18, 2013

Ms. Carol Shull, Keeper
National Register of Historic Places
Department of Interior
1201 Eye Street, N.W., 8th Floor
Washington, D.C. 20005

Dear Ms. Shull:

Enclosed is a submission of the nomination and additional materials (nomination form, continuation sheets, site plan, GIS data, digital images and disk) for

Marabanong, Jacksonville, Duval County, Florida

Please do not hesitate to contact me at (850) 245-6364 if you have any questions or require any additional information.

Sincerely,

Barbara E. Mattick

Barbara E. Mattick, Ph.D.
Deputy State Historic Preservation Officer
for Survey & Registration

Enclosures



DIVISION OF HISTORICAL RESOURCES
R. A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250
Telephone: 850.245.6300 • Facsimile: 850.245.6436 • www.flheritage.com
Commemorating 500 years of Florida history www.vivaflorida.org





899

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 any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Marabanong

other names/site number DU381

2. Location

street & number 4747 River Point Road N/A not for publication

city or town Jacksonville N/A vicinity

state FLORIDA code FL county Duval code 031 zip code 32207

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.)

Signature of certifying official/Title _____ Date _____

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

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

Signature of certifying official/Title _____ Date _____

State or Federal agency and bureau _____

4. National Park Service Certification

I hereby certify that the property is:	Signature of the Keeper	Date of Action
<input type="checkbox"/> entered in the National Register <input type="checkbox"/> See continuation sheet	_____	_____
<input type="checkbox"/> determined eligible for the National Register <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> determined not eligible for the National Register <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> removed from the National Register.	_____	_____
<input type="checkbox"/> other, (explain) _____	_____	_____



FLORIDA DEPARTMENT *of* STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State



December 2, 2013

Ms. Carol Shull, Keeper
National Register of Historic Places
Department of Interior
1201 Eye Street, N.W., 8th Floor
Washington, D.C. 20005

Dear Ms. Shull:

Enclosed is the signed page for the National Register nomination for:

Marabanong, Jacksonville, Duval County, Florida

I inadvertently sent the nomination in with a signed cover letter, but left the form unsigned.

Thanks for letting me know.

Sincerely,

A handwritten signature in blue ink that reads "Barbara E. Mattick".

Barbara E. Mattick, Ph.D.
Deputy State Historic Preservation Officer
for Survey & Registration

DIVISION OF HISTORICAL RESOURCES

R. A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250
Telephone: 850.245.6300 • Facsimile: 850.245.6436 • www.flheritage.com
Commemorating 500 years of Florida history www.vivaflorida.org



ADDENDUM 1

Rural and Family Lands Protection Act **Chapter 2001-279, Laws of Florida, Senate Bill 1922**

Section 60. Short title.--Sections 60 through 64 of this act may be cited as the "Rural and Family Lands Protection Act."

Section 61. Definitions.--As used in sections 62 and 63 of this act, the term "department" means the Department of Agriculture and Consumer Services.

Section 62. Section 570.70, Florida Statutes, is created to read:

570.70 Legislative findings.--The Legislature finds and declares that:

(1) A thriving rural economy with a strong agricultural base, healthy natural environment, and viable rural communities is an essential part of Florida. Rural areas also include the largest remaining intact ecosystems and best examples of remaining wildlife habitats as well as a majority of privately owned land targeted by local, state, and federal agencies for natural-resource protection.

(2) The growth of Florida's population can result in agricultural and rural lands being converted into residential or commercial development.

(3) The agricultural, rural, natural resource, and commodity values of rural lands are vital to the state's economy, productivity, rural heritage, and quality of life.

(4) The Legislature further recognizes the need for enhancing the ability of rural landowners to obtain economic value from their property, protecting rural character, controlling urban sprawl, and providing necessary open space for agriculture and the natural environment, and the importance of maintaining and protecting Florida's rural economy through innovative planning and development strategies in rural areas and the use of incentives that reward landowners for good stewardship of land and natural resources.

(5) The purpose of this act is to bring under public protection lands that serve to limit subdivision and conversion of agricultural and natural areas that provide economic, open space, water, and wildlife benefits by acquiring land or related interests in land such as perpetual, less-than-fee acquisitions, agricultural protection agreements, and resource conservation agreements and innovative planning and development strategies in rural areas.

Section 63. Section 570.71, Florida Statutes, is created to read:

570.71 Conservation easements and agreements.

(1) The department, on behalf of the Board of Trustees of the Internal Improvement Trust Fund, may allocate moneys to acquire perpetual, less-than-fee interest in land, to enter into agricultural protection agreements, and to enter into resource conservation agreements for the following public purposes:

- (a) Promotion and improvement of wildlife habitat;
- (b) Protection and enhancement of water bodies, aquifer recharge areas, wetlands, and watersheds;

- (c) Perpetuation of open space on lands with significant natural areas; or
- (d) Protection of agricultural lands threatened by conversion to other uses.

(2) To achieve the purposes of this act, beginning no sooner than July 1, 2002, and every year thereafter, the department may accept applications for project proposals that:

- (a) Purchase conservation easements, as defined in s.704.06.
- (b) Purchase rural-lands-protection easements pursuant to this act.
- (c) Fund resource conservation agreements pursuant to this act.
- (d) Fund agricultural protection agreements pursuant to this act.

No funds may be expended to implement this subsection prior to July 1, 2002.

(3) Rural-lands-protection easements shall be a perpetual right or interest in agricultural land, which is appropriate to retain such land in predominantly its current state and to prevent the subdivision and conversion of such land into other uses. This right or interest in property shall prohibit only the following:

- (a) Construction or placing of buildings, roads, billboards or other advertising, utilities, or structures, except those structures and unpaved roads necessary for the agricultural operations on the land or structures necessary for other activities allowed under the easement, and except for linear facilities described in s. 704.06(11);
- (b) Subdivision of the property;
- (c) Dumping or placing of trash, waste, or offensive materials; and
- (d) Activities that affect the natural hydrology of the land or that detrimentally affect water conservation, erosion control, soil conservation, or fish or wildlife habitat, except those required for environmental restoration; federal, state, or local government regulatory programs; or best management practices.

(4) Resource conservation agreements will be contracts for services which provide annual payments to landowners for services that actively improve habitat and water restoration or conservation on their lands over and above that which is already required by law or which provide recreational opportunities. They will be for a term of not less than 5 years and not more than 10 years. Property owners will become eligible to enter into a resource conservation agreement only upon entering into a conservation easement or rural lands protection easement.

(5) Agricultural protection agreements shall be for terms of 30 years and will provide payments to landowners having significant natural areas on their land. Public access and public recreational opportunities may be negotiated at the request of the landowner.

(a) For the length of the agreement, the landowner shall agree to prohibit:

1. Construction or placing of buildings, roads, billboards or other advertising, utilities, or structures, except those structures and unpaved roads necessary for the agricultural operations on the land or structures necessary for other activities allowed under the easement, and except for linear facilities described in s. 704.06(11);
2. Subdivision of the property;
3. Dumping or placing of trash, waste, or offensive materials; and
4. Activities that affect the natural hydrology of the land, or that detrimentally affect water conservation, erosion control, soil conservation, or fish or wildlife habitat.

(b) As part of the agricultural protection agreement, the parties shall agree that the state shall have a right to buy a conservation easement or rural land protection easement at the end of the 30-year term or prior to the landowner transferring or selling the property, whichever occurs later. If the landowner tenders the easement for the purchase and the state does not timely exercise its right to buy the easement, the landowner shall be released from the agricultural agreement. The purchase price of the easement shall be established in the agreement and shall be based on the value of the easement at the time the agreement is entered into, plus a reasonable escalator multiplied by the number of full calendar years following the date of the commencement of the agreement. The landowner may transfer or sell the property before the expiration of the 30-year term, but only if the property is sold subject to the agreement and the buyer becomes the successor in interest to the agricultural protection agreement. Upon mutual consent of the parties, a landowner may enter into a perpetual easement at any time during the term of an agricultural protection agreement.

(6) Payment for conservation easements and rural land protection easements shall be a lump-sum payment at the time the easement is entered into.

(7) Landowners entering into an agricultural protection agreement may receive up to 50 percent of the purchase price at the time the agreement is entered into and remaining payments on the balance shall be equal annual payments over the term of the agreement.

(8) Payments for the resource conservation agreements shall be equal annual payments over the term of the agreement.

(9) Easements purchased pursuant to this act may not prevent landowners from transferring the remaining fee value with the easement.

(10) The department, in consultation with the Department of Environmental Protection, the water management districts, the Department of Community Affairs, and the Florida Fish and Wildlife Conservation Commission, shall adopt rules that establish an application process, a process and criteria for setting priorities for use of funds consistent with the purposes specified in s. 570.71(1) and giving preference to ranch and timber lands managed using sustainable practices, an appraisal process, and a process for title review and compliance and approval of the rules by the Board of Trustees of the Internal Improvement Trust Fund.

(11) If a landowner objects to having his property included in any lists or maps developed to implement this act, the department shall remove the property from any such lists or maps upon receipt of the landowner's written request to do so.

(12) The department is authorized to use funds from the following sources to implement this act:

- (a) State funds;
- (b) Federal funds;
- (c) Other governmental entities;
- (d) Nongovernmental organizations; or
- (e) Private individuals.

Any such funds provided shall be deposited into the Conservation and Recreation Lands Program Trust Fund within the Department of Agriculture and Consumer Services and used for the purposes of this act.

(13) No more than ten percent of any funds made available to implement this act shall be expended for resource conservation agreements and agricultural protection agreements.

(14) The department, in consultation with the Department of Environmental Protection, the Fish and Wildlife Conservation Commission, and the water management districts shall conduct a study to determine and prioritize needs for implementing the act.

(a) The department may contract with the Florida Natural Areas Inventory for an analysis of the geographic distribution of certain types of natural resources, or resource-based land uses that have been identified for acquisition by previous conservation and recreation land acquisition programs.

(b) The needs assessment shall locate areas of the state where existing privately owned ranch and timber lands containing resources of the type identified in (a) can be preserved or protected through implementation of the Rural and Family Lands Protection Act.

(c) The department shall report its findings to the Governor, President of the Senate, and Speaker of the House of Representatives by December 31, 2001. At a minimum, the report must include a prioritization of the types of resources to be preserved or protected, the location of privately owned ranch and timber lands containing such resources that could be preserved or protected by easements or agreements pursuant to this act, and the funding needs for the program.