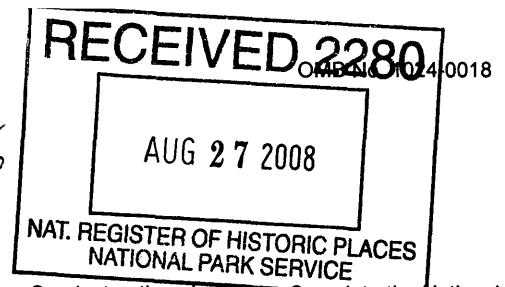


United States Department of the Interior  
National Park Service

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 Stanbury Cottage

other names/site number Gingerbread House/ 8SJ1914

2. Location

street & number 232 St. George Street n/a  not for publication

city or town St. Augustine n/a  vicinity

state Florida code FL county St. Johns code 109 zip code 32084

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 E. Mattick / DSHPO 8/28/2008  
Signature of certifying official/Title Date

Florida Department of State, Division of Historical Resources, Bureau of Historic Preservation  
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) \_\_\_\_\_

for  
Edson W. Beall Signature of the Keeper 10-8-08 Date of Action

**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	
0	1	buildings
0	0	sites
0	0	structures
0	0	objects
0	1	total

**Name of related multiple property listings**

(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**

1

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions)

Domestic: Single Dwelling

**Current Functions**

(Enter categories from instructions)

Domestic: Single Dwelling

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

Mid-19<sup>th</sup> Century: Gothic Revival, Carpenter Gothic

**Materials**

(Enter categories from instructions)

foundation brick pier  
walls Wood: Weatherboard  
roof Composition Shingle  
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

**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**

c1869

**Significant Dates**

c1869

**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

# \_\_\_\_\_

Stanbury Cottage  
Name of Property

St. Johns Co., FL  
County and State

## 10. Geographical Data

Acreege of Property Less than one acre

### UTM References

(Place additional references on a continuation sheet.)

1	1	7	4	6	9	8	1	0	3	3	0	6	5	2	0
	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 Murray D. Laurie/ Consultant; Robert O. Jones, Historic Preservationist; Barbara E. Mattick, DSHPO

organization Bureau of Historic Preservation date August 2008

street & number R.A. Gray Building, 500 S. Bronough Street telephone 850-245-6333

city or town Tallahassee state FL 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 Robert W. Harper III and Alicia A. Harper

street & number 232 St. George Street telephone \_\_\_\_\_

city or town St. Augustine state FL zip code 32084

**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 **STANBURY COTTAGE**  
**St. Augustine, St. Johns Co., FL**

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**SUMMARY**

The Stanbury Cottage is a two-and-one-half-story wood frame building with steeply pitched intersecting gables and hipped dormers. It is located at 232 St. George Street at the end of Cadiz Street, in St. Augustine, St. Johns County, Florida, and is a contributing resource in the St. Augustine City Plan Historic District. The Carpenter Gothic Style main block of the house was built c1869. Rear additions were made and/or modified over the decades, but the main block of the original house retains its Carpenter Gothic integrity to a large degree. Also called The Gingerbread House because of its extensive decorative wood elements, the private residence has numerous double-hung diamond paned windows and a prominent second-story balcony on the east façade. A wide variety of door types and door hardware can be observed throughout the house. Most of the floors throughout the house are painted, as is the woodwork. Beaded wood baseboards about six inches high can be seen in some of the rooms. The Stanbury Cottage is in very good condition. Also, to the rear of the property is a noncontributing two-story concrete block garage first built in 1947 and rebuilt in the 1980s after a fire.

**SETTING**

St. Augustine was established by the Spanish in 1565, and is the oldest continuously occupied European settlement in the United States. The Stanbury Cottage faces east on St. George Street at the corner of Cadiz Street, in the oldest part of St. Augustine. The narrow brick streets and small lots drawn during the sixteenth century by the Spanish are still evident (Photo 1). The house stands three blocks west of the Matanzas River and two blocks south of King Street, the major east-west thoroughfare through the city. Narrow sidewalks, some of concrete and some of brick, line St. George Street. There is a high concentration of seventeenth- and eighteenth-century buildings in this section of the city. A narrow yard separates the house from the sidewalk that runs along the street. An ornate iron fence runs along the edge of the sidewalk. This sidewalk is paved with distinctive dark brown double-bulls-eye bricks that were introduced to St. Augustine during the Flagler Era of the late nineteenth-early twentieth century.<sup>1</sup> Granite curbing runs along the edge of the street, which is also paved with brick. Several large trees shade the front of the house.

Immediately to the north of the Stanbury Cottage is Palm Row, built in 1904 as a row of two-story wood-frame cottages (see Sanborn Maps for 1910 and later). The cottages are aligned with a narrow brick walkway that leads west from St. George Street. Across the street, and south of Cadiz Street, is the convent of the Sisters of St. Joseph, surrounded by a wall of coquina stone.<sup>2</sup> This was the site of the St. Joseph's Academy, built in the

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<sup>1</sup> Personal communication from David Nolan, May 4, 2006.

<sup>2</sup> Coquina is a building material quarried near St. Augustine and used by the Spanish to build, among other structures, the fort, Castillo de San Marcos. It is composed of shells of marine animals cemented into a hard mass.

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**NATIONAL REGISTER OF HISTORIC PLACES  
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Section number 7 Page 2 **STANBURY COTTAGE**  
**St. Augustine, St. Johns Co., FL**

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1870s, and demolished in 1982.<sup>3</sup> The lot to the north of Cadiz Street is a parking lot. To the immediate south of the Cottage is Villa Flora at 234 St. George Street. It was built of coquina stone and yellow brick in 1898 as a winter residence for O.A. Weenolsen, but has been owned by the Sisters of St. Joseph since 1940.<sup>4</sup> A small garden with a large camphor tree is located on the south side of the house. Beside the tree is a coquina well approximately three feet high and five feet across (Photo #5), possibly used as a cistern. It is probably original to the house. Archaeological testing of the well and the entire lot would likely yield more information concerning when the cottage was built, but that potential is not addressed in this nomination. Just west of the house is another garden that is bordered with high wood fencing that runs along the northern boundary from the northwest corner of the house.

An unpaved driveway to the south of the house provides access to the garage and parking in the rear of the property. The low masonry wall enclosing the adjacent Villa Flora marks the south boundary of the lot. Wood fencing runs along the west and north boundaries of the narrow (approximately 60 x 168 foot) town lot.

**PHYSICAL DESCRIPTION**

The Stanbury Cottage has an irregular foot print derived from a west/front rectangular main block and a narrower extension on the rear is offset to the north. The two-and-one-half-story wood frame building is clad in weatherboard with rounded corner boards. Rain gutters are exterior cast iron pipes, and some drain into the stone well in the small garden to the west of the side porch. There are two exterior brick chimneys, one on the north side and one on the southwest side of the building. The Cottage rests on low brick piers, although there is at least one coquina rock pier, which suggests that this local stone was originally used to support the house. Fenestration on the façade is symmetrical, with irregular placement of windows on the other elevations. Most principal windows are double-hung, wood frame with diamond-shaped panes. In the west (rear) extension several aluminum awning windows have been added.

The east façade of the Stanbury Cottage, facing St. George Street, features a second-story balcony supported by decorative wood brackets, with a balustrade of pointed arches (Photo #2). A central front gable is steeply pitched and ornamented with decorative verge boards. Elaborate saw-cut "icicle" decoration is applied to the lower edge of the roof in front and on the side gables. Hip-roofed dormers flank the front gable, and spiked finials appear at the peak of the roof gables. Three windows are evenly spaced across the first story. The main

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<sup>3</sup> The Sanborn Map of St. Augustine, 1884 (the earliest Sanborn map of the city), shows the footprint of St. Joseph Academy as well as that of the Stanbury Cottage. At that time Cadiz Street was named Green Street. Sister Thomas Joseph McGoldrick, *Beyond the Call: The Legacy of the Sisters of St. Joseph* (n.p.: Xlibris, 2008), 453.

<sup>4</sup> David Nolan, *The Houses of St. Augustine*. (Sarasota: Pineapple Press, 1995), 54. Photographs and a discussion of the Stanbury Cottage also appear in this book, 34-37, 89.

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**NATIONAL REGISTER OF HISTORIC PLACES  
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Section number 7 Page 3 **STANBURY COTTAGE**  
**St. Augustine, St. Johns Co., FL**

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entrance originally was in the central window's location, as is evidenced by repairs in the exterior siding. Aligned with the first story windows are two windows and a door onto the balcony on the second story.

The south elevation has a one-story porch with a flat roof supported by six-sided wood columns with bases and capitals and saw-cut corner brackets (Photo 3). The side porch is further ornamented with a frieze or valance of the icicle decoration used on the eaves.

For many years the house was painted all white, but it was recently repainted using period paint colors that set off the steep gables and dormers, and the saw-cut wood trim that defines the eaves and details of the side porch and balcony.<sup>5</sup> There are movable wood shutters on most of the windows. The main entrance door has a screen door and a single door with glass panes that leads into the entrance hall. To the west of the door is a narrow window that was formerly an additional doorway opening on to the porch. Two light fixtures of the Arts-and-Crafts era illuminate the porch. Two windows are within the second story gable. Two windows are in the wall that continues to the west beyond the porch, and two windows are on the second story above them (Photo #4). A hip roofed dormer is on the roof.

On the north side of the house, an exterior brick chimney rises above the side gable, which is ornamented with the same decorative "icicle" trim and spiked finial (Photo 6). The west, rear, wing of the house has the same kind of weatherboard siding as found on the east side of the house. The north elevation has an exterior wood staircase leading to the landing on the second floor, giving access to a second floor apartment. Most of the windows are diamond-paned, double hung windows, as seen on the rest of the house.

On the first floor of the west (rear) elevation, a canvas awning shades the rear door of the sunroom leading to the private garden, and fenestration consists of aluminum frame jalousie windows. On the second floor, the screened porch is shaded by a canvas awning also (Photo #14). On the south elevation of the rear wing, jalousie windows mark the sunroom on the first floor and screened windows mark the second floor porch. A set of aluminum frame windows is set midway on the first floor where the kitchen is located, and a double hung sash window is set on the second floor above the kitchen window. At the east end of the south elevation is a set of concrete steps that lead to the entrance to the rear wing. A small gable roof supported with brackets shelters the single door of this entrance (Photo #5).

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<sup>5</sup> David Nolan, , p. 35. See also photo taken in 1936 for HABS documentation (FLA,55-SSUG, 22) by Thomas T. Waterman. Waterman published books on historic buildings in Virginia and other southeastern states. Some of his books were illustrated with photographs by Frances Benjamin Johnston, who also photographed historic structures in St. Augustine in the 1930s. Waterman was an architect with the National Park Service Historic American Building Survey between 1933 and 1942.

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St. Augustine, St. Johns Co., FL**

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**INTERIOR DESCRIPTION**

First Floor

The front door, located on the south elevation, opens into a formal foyer with floors painted in a diagonal patterned black and white square design. The plaster walls are painted red over the original wallpaper and a light fixture is set in the center of the plaster ceiling. The foyer opens directly into the living room.

A decorative wood mantelpiece in the Eastlake style is placed on the north wall of the living room (Photo 7). The walls are painted-over wallpapered plaster surfaces, and a chandelier hangs from the center of the ceiling. The floors are painted. Four double-hung sash windows with diamond shaped panes are set in the east and north walls. The older windows in the foyer and living room have simple mullions. (Photo 8) Those of a later date elsewhere in the house have a more elaborately shaped molding influenced by Colonial Revival woodwork. The original exterior entrance on the east wall has been replaced with a window matching others in the front of the house.

The living room opens on the west wall to the central hallway with a staircase leading to the upper chambers. A storage closet has been built into the space below the stairs (Photo 9). To the south is the library, formerly the pantry or kitchen, with a narrow window with diamond panes that opens to the side porch. Because of damage to the ceiling in this room, occasioned by a leak in the bathroom on the second floor, part of the ceiling was removed, and exposing details of early construction, including wooden pegs inserted into hewn-and-pegged joints (Photo 10).

The dining room opening off the central hall to the west is wallpapered and has a replacement, wooden mantle on the west wall. The fireplace is now inoperable, although the original marble base is still in place. A door in the southwest corner of the dining room opens to the side garden, and a double-swing door in the northwest corner leads to the pantry and kitchen. A small guest bathroom is next to the pantry. A wooden door that appears to be older than other doors in the house leads to a mechanical room and an enclosed stairway to a private apartment on the second floor in the rear of the house. The kitchen, which has painted wood floors, and beadboard walls and ceiling, was modernized in 1959 (Photo 11). To the west of the kitchen is the sunroom, which also has painted wood floors and beadboard walls and ceiling. An exterior door opens from the sunroom to the west to the private garden area between the house and the garage. The kitchen and sunroom have aluminum frame awning windows on the south and west walls, but diamond-paned windows are set in the north wall of the kitchen.



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**St. Augustine, St. Johns Co., FL**

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Second Floor

The stairway leading to the second floor from the front hall has simple balusters and wooden posts with chamfered sides and a chamfered wood cap (Photo 9). At the top of the stairs, there is a bathroom off the central hall. To the east are the two front bedrooms. In the southeast corner of the large bedroom on the northeast corner of the house is a floor-length window that can be pushed up into a casing to form a door that provides access to the wooden balcony that is such a prominent feature on the east elevation (Photo 12). The smaller front bedroom occupies the southeast corner. The master bedroom (Photo 13) opens from the hall to the west. It has a bathroom and closets.

The front stairs leading to the attic from the second floor hallway are narrow and less detailed than the lower stairs, and the two attic bedrooms are also less finished. Front and side dormers, provide light to this space. The walls are not plastered, but are covered with horizontal wood painted a cream color. Each attic room has a closet and a small bathroom.

Above the kitchen, is a private apartment accessed by an open staircase on the north elevation, and from an interior stairway between the kitchen and the pantry. It has a living room, a bathroom, and a kitchen and a screened porch that overlooks the rear walled garden and the garage. Floors are varnished wood, except for the tiled floor in the bathroom. The walls are a combination of beaverboard and wood beadboard. Based on Sanborn maps, this section appears to have been made into an apartment in the early 1900s, but it may have originally been used as servant's quarters, as evidenced by remnants of an electric bell system discovered in this section of the house during refurbishing work done by the present owner.<sup>6</sup>

**ALTERATIONS**

The main entrance was originally on the east elevation, directly below the balcony, as evidenced by repairs in the exterior siding. Sometime before 1930, the year of the HABS photograph, that door was replaced by a window, and the new, off-street entrance was moved to the side porch on the south elevation of the house.<sup>7</sup> The tall, narrow window on the front porch, west of the entrance, was once an additional doorway opening on to the porch from the former pantry, now the library. These were historic changes. Sanborn maps (1884, 1893, 1899, 1910, 1917 1924, and 1930) show extensions to the west of the two-and-a half-story main block of the house and a small, separate structure to the west were modified over time.<sup>8</sup> An upstairs rental apartment was

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<sup>6</sup> Personal Communication from Robert Harper, February 13, 2007.

<sup>7</sup> 1936 HABS photo

<sup>8</sup> See attached Sanborn maps

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Section number 7 Page 6 **STANBURY COTTAGE**  
**St. Augustine, St. Johns Co., FL**

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developed in the rear extension early in the 1900s, and, in 1959, the enclosed screen porch was added to the upstairs apartment.<sup>9</sup> The original Carpenter Gothic cottage, the most visible part of the house, however, remains with few alterations. The exterior of the house was recently repainted in the original colors, stone for the structure and dark green for the shutters.

Interior alterations include the additions of bathrooms and closets over time, and the removal of the operating fireplace in the dining room. The kitchen, sunroom and second floor apartment to the rear of the house were renovated in 1959.

**GARAGE/APARTMENT**

A noncontributing concrete block garage to the west the house was built in 1947 (Photo 14). Above the garage is a 316-square-foot apartment. The apartment is accessed by exterior stairs on its west (rear) elevation, and there is a screened porch supported by three brackets above the garage door which faces south. In the 1970s, the building was damaged by a fire. It was gutted and rebuilt shortly after the fire.<sup>10</sup>

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<sup>9</sup> Sanborn Maps, St. Augustine, 1884, 1893, 1899, 1904, 1910. Personal communication, Margaret Edmiston, October 26, 2006.

<sup>10</sup> Personal communication from Margaret Ann Edmiston, October 26, 2006.

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CONTINUATION SHEET**

Section number 8 Page 1 **STANBURY COTTAGE**  
**St. Augustine, St. Johns Co., FL**

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**SUMMARY**

The Stanbury Cottage at 232 St. George Street in St. Augustine is a contributing resource in the St. Augustine City Plan Historic District, but it is also individually eligible for listing in the National Register under **Criterion C** at the **local level** in the area of **Architecture** as the city's oldest and best example of an ornate Carpenter Gothic residence. The two-and-a-half story, wood frame house was built c1869 and modified with rear additions over the decades, but the original part of the house still possesses a high degree of its distinctive Carpenter Gothic character.

**HISTORIC CONTEXT**

The Colonial Period: Florida's colonial era has three distinct periods: First Spanish Period (1513-1763), British Period (1763-1783), and Second Spanish Period (1783-1821). The Stanbury Cottage faces east on St. George Street at the end of Cadiz Street (formerly Green Street), about two blocks south of King Street, the major east-west thoroughfare through St. Augustine, in the oldest section of the colonial city. The narrow streets and small blocks of the original settlement pattern are still evident, although the earliest structures built after the city was laid out by the Spanish in 1565 were destroyed during the 1702 siege of the city by British forces led by Governor James Moore of Carolina. Within the next fifty years, the Spanish built the Rosario defense line along what is now Cordova Street, a block to the west of this site, and rebuilding in the city was well underway.<sup>1</sup> In addition to residences, government buildings, a Catholic church, a school, a jail, and a hospital were erected in the eighteenth century. The highest number of extant colonial buildings from the two Spanish and one intervening British periods can be seen in this section of the city.<sup>2</sup>

The Territorial and Civil War Period: By the time the Stanbury Cottage was built during the mid-nineteenth century (probably c.1857-1869), St. Augustine was a 300-year-old city whose citizens had survived bombardment, fire, hurricanes, epidemics, and Indian wars. When Florida became a Territory of the United States in 1821, the transition from Spanish to American rule was fairly smooth. The Ancient City settled into

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<sup>1</sup> Kathleen Deagan. "St. Augustine: First Urban Enclave in the United States. *North American Archaeologist*. 3 (3), 1982, 183-205. Deagan concludes from extensive archaeological and historical investigations that the founders of St. Augustine followed the typical Spanish approach to colonial city planning: a boundary of fortified walls, a central square, and a grid of streets with the lots measuring 44' x 88'. The slightly higher ground in this neighborhood made it a desirable one for residential use. A diagram of a typical colonial Spanish house in this study shows a house built on the street with a loggia or porch on the south side, a well, kitchen and outbuildings in the rear, and a garden wall along the edge of the lot.

<sup>2</sup> Albert Manucy, *The Houses of St. Augustine, 1565-1821*. (St. Augustine: St. Augustine Historical Society, 1962), 22-25, 41-47. See also Florida Master Site File Form 8SJ1914, prepared by David Nolan. Master Site File Form 8SJ10 provides further information on the archaeological significance of the walled colonial city.

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Section number 8 Page 2 **STANBURY COTTAGE**  
**St. Augustine, St. Johns Co., FL**

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the role of a tranquil health resort and quaint seaside tourist destination with genuine Old World charm. Historic preservation got its first toehold in Florida in St. Augustine in 1832, when its citizens requested that Congress fund repairs to Fort Marion, the old Castillo de San Marcos built by the Spanish in the seventeenth century, not for its defensive qualities, but as a historic monument (and tourist attraction). The Magnolia Hotel opened in the 1850s to cater to northerners, and when its rooms were full, visitors lodged in private homes.<sup>3</sup> The outbreak of the Civil War in April of 1861 brought significant changes. Florida joined the Confederacy, but was not able to protect its harbors and extensive coastline. By March of 1862, St. Augustine was in the hands of Union forces and remained under Federal control for the remainder of the Civil War, escaping armed conflict, but with its economy in shambles. As in other Florida towns, the decades after the war and during Reconstruction were difficult, but gradually improvements in transportation and an influx of new residents, many of them northerners drawn by the mild climate, brought better times and set the stage for St. Augustine's Golden Age as a premier American resort.<sup>4</sup>

Late Nineteenth Century: The Flagler Era: Henry Flagler, who had amassed a fortune as a partner in the Standard Oil Company, came to St. Augustine for the first time in the winter of 1876-1877 with his wife, Mary, who suffered from bronchitis. The journey by steamboat to Jacksonville and thence down the St. Johns River to transfer to a jolting trip overland to the seaside resort city left a bad impression; Flagler found the city dull and the accommodations inadequate. However, in 1883 Flagler decided to give St. Augustine a second chance. Mary Flagler died in 1881, and Flagler had married Ida Alice Shrouds, Mary's nurse. He chose St. Augustine for their honeymoon and found the old city more to his liking this time. Although it lacked the kind of amenities that he and his wealthy friends had come to expect, Flagler thought he could improve the situation by building a few new hotels and making it easier for tourists to reach them by building a railroad to the Ancient City.<sup>5</sup> When Flagler's Ponce de Leon and Alcazar hotels opened a few years later, they set a new standard of elegance and service, and changed the skyline of the little colonial city forever.

Twentieth Century: When Flagler later extended his railroad line southward and built new hotels further down Florida's East Coast, St. Augustine's luster as a tourist Mecca faded. Reports written in the early twentieth century indicate that although the city had fallen into a "gentle and wholly delightful shabbiness," it attracted movie-makers for its Andalusian ambiance, and tourism still ruled the economy. A new bridge to Anastasia Island, set off with majestic statues of lions, opened in 1927, and the real estate boom promised a brighter

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<sup>3</sup> George E. Baker, "The Americanization of St. Augustine, 1821-1865," in *The Oldest City, St. Augustine: Saga of Survival*, edited by Jean Parker Waterbury. (St. Augustine: St. Augustine Historical Society, 1983) 171-172, 174.

<sup>4</sup> Thomas Graham, "The Flagler Era: 1865-1913," *The Oldest City*, 192. See also. Sidney Lanier. "St. Augustine in April." *Lippincott's Magazine*, November 1875, 537-550.

<sup>5</sup> David Leon Chandler. *Henry Flagler*. (New York: Macmillan, 1986), 85-97, 100-106.

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future, only to be dimmed by the Great Depression in the 1930s.<sup>6</sup> Hoping to revive the economy, the city fathers invited a team from the Carnegie Institution to transform St. Augustine into another Williamsburg, attesting to the city's importance to the nation's history. Much of St. Augustine's past was reassembled in maps, documents, church records, and pictures as a basis for restoring (or recreating) the "oldest city." Frances Benjamin Johnston photographed about 150 of the oldest buildings for the Carnegie survey in the 1930s.<sup>7</sup> Through the next few decades, St. Augustine focused on its Spanish colonial legacy as tourism and historic preservation formed an uneasy alliance. It was not until the 1970s and 1980s that an appreciation for other aspects of the city's architectural and cultural development, such as the Flagler hotels, received significant attention.<sup>8</sup>

The Stanbury Cottage Occupants

The Stanbury Cottage is located on Lot 5, Block 36 on St. George Street. The lot was owned by Bartolo Masters between 1854 and 1867. The 1850 and 1860 census records list several individuals with that name, members of the Minorcan community of St. Augustine. Among the occupations listed by members of the Masters family were carpenter and mason, indicating that they were engaged in construction. There were many other carpenters in the city as well.<sup>9</sup> The Masters were descendents of a colony of immigrants from the Greek Isles and the Mediterranean rim brought to Florida by British physician Andrew Turnbull in 1768 to work his indigo plantation at his Smyrna Colony, present day New Smyrna. When this enterprise unraveled and the workers complained of cruel treatment, they left and walked north to St. Augustine and sought refuge, remaining after the British left Florida in 1783 and adapting to their new home. Most settled near the Castillo, north of King Street, but some Minorcans purchased lots in other parts of town. Francis and Drusilla Triay, also Minorcans, purchased the property on St. George Street in 1867.<sup>10</sup> The Triays sold part of the land containing

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<sup>6</sup> Thomas Graham. *The Awakening of St. Augustine*. (St. Augustine: St. Augustine Historical Society, 1978 ), 220, 232. Also see William Dean Howells. "A Confession of St. Augustine, Part II. *Harpers Magazine*, May 1917, 877-885. Howells rented a room on St. George Street, near the Stanbury Cottage.

<sup>7</sup> Verne E. Chatelain, *The St. Augustine Historical Program*, Carnegie Institution of Washington, 1937. 372-376. Miss Johnston had photographed many historical buildings in the South. Her photographs are in the collection of the Library of Congress.

<sup>8</sup> William Adams, Robert Steinback, Michael Scardaville, David Nolan, and Paul Weaver, "Historic Sites and Buildings Survey of St. Augustine, Florida." October 1980, 11-12, 141, 184.

<sup>9</sup> Florida Census rolls, 1850, 1860, 1870, St. Johns County.

<sup>10</sup> Patricia C. Griffin. *Mullet on the Beach: The Minorcans of Florida, 1768-1788*. (Gainesville, University of Florida Press, 1991), 198. The Masters and the Triays were among the Minorcan families that survived and eventually prospered in the city in the years after their arrival.

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“a pleasant cottage residence” to William S. Pendleton, a retired merchant from New York, for \$2,000 in 1869, twice what they had paid for it.<sup>11</sup> Because the 1869 newspaper article is the first definitive reference to a building on the lot, c1869 is used as the date of construction in this nomination.

Pendleton owned the property until 1873, when he sold it to Joshua Downing Stanbury, who was a Justice of the Peace and the Assistant Registrar of the 1870 census. Born in England, Stanbury came to St. Augustine after the Civil War.<sup>12</sup> He was an attorney and had an office in the St. Johns County courthouse. He also held the office of St. Johns County Treasurer.<sup>13</sup> Some time in the early 1870s, Stanbury met a widow, Sarah Campbell Ruggles, from Williamsport, Pennsylvania, who had come to St. Augustine with her children.<sup>14</sup> Records indicate that he sold the property on St. George Street to her in 1873.<sup>15</sup> In December of 1874, Mrs. Ruggles married Mr. Stanbury (referred to as Col. Stanbury) in her home town, and they made their residence in the cottage on St. George Street with her two daughters, Jennie and Kittie Ruggles.<sup>16</sup> In 1875, their first child, Maud, was born.<sup>17</sup> The Stanbury's second child, a boy named Downing Hayden, was born in March of 1877, but he died the next year. Unfortunately, Joshua Downing Stanbury also died in 1877, in November. His widow, Sarah Stanbury, remained in the house at 232 St. George Street and raised her three daughters there.

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<sup>11</sup> St. Johns County Deed Records, Book R, pages 632, 621, Book P, page 325. *St. Augustine Examiner*, April 3, 1869.

<sup>12</sup> Trinity Episcopal Church parish records list Joshua Stanbury as a member in 1868. Microfilm 292A, P. K. Yong Library of Florida History, University of Florida, Gainesville. The 1870 Census of St. Johns County lists England as his place of birth. He was 28 years old, a lawyer by profession with assets of \$2000, apparently a bachelor at the time the census was taken.

<sup>13</sup> Mr. Downing is buried in St. Augustine's Huguenot Cemetery. His date of death is November 23, 1877. No record of his obituary has been located, but his activities were reported in the *St. Augustine Examiner* in December of 1866, March of 1869 and December of 1871.

<sup>14</sup> St. Johns County Deed Records (Book U, Page 482) reveal the sale of the property by Mr. Stanbury to Mrs. Ruggles on November 20, 1873, for a sum of \$5, 500. The property value had steadily risen after each transfer of ownership.

<sup>15</sup> Sarah (sometimes called Sallie) Campbell Ruggles is listed in the 1870 census of Lycoming County, PA, as a 34-year-old widow, living with her daughters Jennie (age 5) and Kittie (age 1). The entry indicates her assets as more than \$30,000.

<sup>16</sup> Mrs. Ruggles married Mr. Stanbury in Williamsport, PA on December 12, 1874, according to a report in the *Lycoming Gazette*.

<sup>17</sup> Maud Campbell Stanbury was baptized in August, of 1875 at Trinity Episcopal Church.

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The house at 232 St. George Street appears on the 1884 Sanborn Map and on the 1885 bird's eye view of St. Augustine.<sup>18</sup> The "pleasant cottage residence" was known locally as the Stanbury Cottage, and the Stanbury ladies were mentioned often on the pages of the *St. Augustine Tatler*, a newspaper that reported on the parties and social events of the winter tourist season. The Stanburys were year-round residents of the city and members of the Trinity Episcopal Church. They took part in social and charitable life as befitted their station, entertaining family and friends, including visiting relatives, who were also part of Flagler-era society. "The cottage, always bright and cheery, was made more beautiful with handsome roses, fragrant jessamine and the pretty gowns and bright faces of the lovely women in attendance," noted one report of an afternoon tea and reception held in February of 1894 that included a lengthy and detailed guest list.<sup>19</sup>

Photographs taken in 1887, during the construction of the Alcazar Hotel, show the roofline of the Stanbury Cottage, standing a block to the east of Flagler's new resort complex and a block west of the bayfront. The neighborhood was booming. St. Joseph's Academy, run by the Catholic Sisters of St. Joseph, had opened in the 1870s across the street, and Trinity Episcopal Church stood on the corner of King Street and St. George Street. Prominent and wealthy individuals built fashionable residences along St. George Street as the old Spanish city became a vibrant winter resort thanks to Flagler's magnificent hotels. Mrs. Stanbury and her daughters entertained Henry Flagler and his wife at their cottage, as well as some of the artists who had studios on the grounds of the Ponce de Leon Hotel, Martin J. Heade, W. Staples Drown, and George Seavey. In 1900, Maud Campbell, Mrs. Stanbury's youngest daughter, died of pneumonia at age twenty-five, leaving her mother and sisters grief-stricken. Mrs. Stanbury lived in the cottage until her own death in 1924. Her widowed daughter, Jenny Ruggles MacGonigle, occupied the house in 1924-25.<sup>20</sup>

The Gingerbread House may have lost some of its social luster in the 1930s, but it was still recognized for its distinctive architectural charm. A striking black and white photograph was taken by architectural historian Thomas T. Waterman in 1936 for the Historic American Buildings Survey (HABS). The image is in the HABS collection in the Library of Congress<sup>21</sup> (See attached HABS Photo). During the 1930s and World War II, the

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<sup>18</sup> Sanborn Map of St. Augustine, 1884. This was the earliest Sanborn Map for St. Augustine. This and subsequent Sanborn Maps show the footprint of the house changed little over time. St. Augustine "View of the City" published by Norris, Welige, and Swift, of Brockton, MA, 1885, shows the house with its distinctive front balcony on St. George Street.

<sup>19</sup> *The Tatler*, February 17, 1894, 2.

<sup>20</sup> St. Johns County Deed Records (Book X, page 514) indicate that Mrs. Stanbury sold the property to her daughter Catherine Ruggles Jamison in December of 1878 for the sum of \$5000. When Mrs. Stanbury became infirm in 1920, she named her daughter Jennie MacGonigle as her legal representative. (Book 43, Page 305).

<sup>21</sup> HABS FL-139. Waterman included only one black and white photograph and one handwritten data page of the Stanbury Cottage at this time, but made several photographs and measured drawings of Trinity Episcopal Church. Thomas Waterman worked for the Historic American Buildings Survey (HABS) between 1933 and 1942 and had a distinguished career as an architectural historian.

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house had several different short-term residents or was vacant until 1945, when it was purchased by the Harry and Gracie Gibson, who sold it to Anna Gibson (no relation) a few years later. For the next four decades, the house was occupied by members of the Gibson and Young families.<sup>22</sup> The present owners, Robert and Alicia Harper, have owned the house since 1987.

**ARCHITECTURAL CONTEXT**

The Gothic Revival style emerged in England in the early eighteenth century with the interest in picturesque medieval buildings that spread from High Gothic used in ecclesiastical structures to homes and cottages built of stone and brick. The salient features of the style are steep gables, pointed arches, multi-paned windows, and elaborate ornamentation applied to the fabric of the building. Alexander Jackson Davis (1803-1892), an American architect, and landscape architect Andrew Jackson Downing (1815-1852) are credited with introducing the Gothic Revival to the United States in the early nineteenth century with the publication of plan books that popularized the style, particularly for rural dwellings, with such titles as *Cottage Residences* and *The Architecture of Country Houses*. Americans were impressed with the romantic novels of Sir Walter Scott set in days of crusades and castles and welcomed the picturesque Gothic style as interpreted by A. J. Davis in Lindhurst Mansion in 1838 in Tarrytown, New York, and Richard Upjohn's (1802-1878) designs for Episcopal churches.<sup>23</sup>

The term Carpenter Gothic is used to describe wood-frame structures embellished with decorative wood trim made available by the new technology of machine-powered scroll saws. With its abundant timber resources, builders in America could produce the desired Gothic effects quickly and inexpensively.<sup>24</sup> Calvert Vaux, one of the nation's leading architectural designers, stated in his 1857 book, *Villas and Cottages*, "The Art of Building

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Fay Campbell Kaynor, "Thomas Tileston Waterman: Student of American Colonial Architecture." *Winterthur Portfolio*, Vol. 20, no. 2/3, Summer-Autumn, 1985. 103-105.

<sup>22</sup> Florida Site File Form 8 SH1914. Anna Gibson was the widow of Robert L. Gibson, a retired capitalist and inventor who designed and manufactured a number of parts used by the Victor Talking Machine Company. (*St. Augustine Evening Record* obituary of Robert Gibson, December 1928). Mrs. Gibson and her daughters Sarah Gibson and Dorothy Gibson Young and members of their family resided in the house until the 1980s. Personal Communication from Margaret Ann Edmiston, granddaughter of Anna Gibson, September 12, 2006.

<sup>23</sup> McAlester, 200: see also Calder Loth and Julius Trousdale Sadler, Jr. *The Only Proper Style: Gothic Architecture in America*. (Boston: New York Graphic Society, 1975), 3-6, 42, 54, 66, 75.

<sup>24</sup> Ben Karp. *Ornamental Carpentry in the Nineteenth Century American House*. (New York: Dover, 1981); McArdle and McArdle., 15-18. Numerous examples illustrate the variety and exuberance of Carpenters Gothic homes across the country.



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faithfully portrays the social history of the people to whose needs it ministers...<sup>25</sup> His book and those published by others, were circulating throughout the country, providing builders with the latest designs and models. Promoted as “cottages for the common man,” the style moved from England to America at a time when the classic Greek and Roman architectural styles came to be regarded as “pagan” and “heathen.” Not only was the Gothic style considered more Christian and morally uplifting, but it also satisfied Victorian taste for elaborate embellishment.<sup>26</sup> It was popular in the United States from circa 1840-1880.

Trinity Episcopal Church and its parish house, built on St. George Street in the 1830s, probably introduced the Gothic Revival style to St. Augustine during the Territorial Era.<sup>27</sup> Although the church, with early twentieth-century additions, still stands, the parish house and most other residences in the Ancient City with Gothic ornamentation were either decayed and demolished or destroyed by fire. A number of Carpenter Gothic-style churches were built for Episcopal congregations in Florida after the Civil War, particularly in the northeast part of the state where many northerners spent the winters or, like the Stanbury family, settled as year-round residents. Most of these churches have survived and many throughout the state are listed on the National Register of Historic Places.

**ARCHITECTURAL SIGNIFICANCE OF THE STANBURY COTTAGE**

The Stanbury Cottage is a contributing resource to the St. Augustine Town Plan Historic District, a National Register and National Historic Landmark district that encompasses the site of the oldest continuously occupied European settlement in the United States. Victorian-era Carpenter Gothic style houses like the Stanbury Cottage were the height of comfort and convenience in this country by the middle to late nineteenth century. With a flexible layout of rooms, plenty of windows, and its fashionable ornamentation, the Gingerbread House was, at the time it was built, one of the most “modern” homes in St. Augustine. The jigsaw-cut decorations in the icicle pattern that lavishly embellish the front and sides of the house, the finials set at the peaks of the high gables, the gothic arches on the balustrade of the balcony that projects from the front façade, and the many windows with small diamond-shaped panes clearly define the character of this stylish residence. Once there were numerous examples of homes in St. Augustine like the Stanbury Cottage that were influenced by the nationwide interest in the Gothic Revival style. However, they were not valued as architectural examples, as evidenced by the lack of interest in documenting and preserving them. During the 1930s, when much attention

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<sup>25</sup> Alma deC. McArdle and Diedre Bartlett McArdle. *Carpenter Gothic: Nineteenth Century Ornamented Houses in New England*. (New York: Whitney Library of Design, 1978), 11.

<sup>26</sup> John Maass. *The Gingerbread Age: A View of Victorian America*. (New York: Bramhall House, 1957) 12, 24, 64.

<sup>27</sup> Thomas Graham, editor. *St. Augustine, 1867: Drawings by Henry J. Morton*. (St. Augustine: St. Augustine Historical Society, 1996), 6, 88.

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was focused on colonial-era architecture in St. Augustine, the only Carpenter Gothic house recorded on the Historic American Building Survey was this one, captured in just one photograph taken by an architectural historian with a discerning eye.<sup>28</sup> The fact that the Carpenter Gothic aspects of this house have survived and have been preserved by its owners virtually unchanged, despite that fact that it was out of fashion for many decades, strengthens its architectural significance.

A preliminary study of the preservation of St. Augustine's architecture conducted in the early 1970s, pointed out that the early efforts were directed to colonial period structures, principally the Castillo de San Marcos and thirty or so other buildings predating 1821. A fire in 1914 destroyed many of the oldest buildings and the Castillo became a national monument under the U. S. Park Service in 1924. By the 1960s, the St. Augustine Historical Commission was concentrating on rebuilding a colonial era historical village between the town square and the Castillo, and there was little protection for historic buildings in other parts of the city. The study concluded, "Anything created after 1821 is in trouble."<sup>29</sup> This attitude gradually changed; an architectural survey of buildings in St. Augustine conducted in 1980, that led to the nomination of the historic district, concluded that the Stanbury Cottage "represents the highest development of the [Carpenter Gothic] style in St. Augustine. It is literally dripping with gingerbread and could well serve as a textbook example of Carpenter Gothic architecture."<sup>30</sup>

In addition to its ornate Carpenter Gothic details that make it an outstanding example of the style in St. Augustine, Stanbury Cottage is significant as an example of the transition of building technology from braced-frame construction using commercially cut timber beams and hewn-and-pegged or mortise-and-tenon joints to the lighter balloon frame construction that came into dominance in the United States by the mid-1800s.<sup>31</sup> The exposure of wood pegs in the beams in the ceiling of the downstairs library provides this evidence, as does closer examination of the variety of types of nails used in the construction of the house.

The Gingerbread House is included in David Nolan's book, *The Houses of St. Augustine*, as a "classic example of the Carpenter Gothic style of architecture that ushered in the age of Queen Victoria and reflected the technological changes brought about by the jigsaw and by balloon-frame house construction."<sup>32</sup> The house and

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<sup>28</sup> See HABS photo taken by Thomas Waterman.

<sup>29</sup> Terry Hunter, "Architectural Preservation in St. Augustine, Florida." Student paper, College of Architecture, University of Florida, Fall, 1973.

<sup>30</sup> Adams, et al. 141.

<sup>31</sup> David Nolan. *The Houses of St. Augustine*. (Sarasota: Pineapple Press, 1995) 35: McAlester, 36-37.

<sup>32</sup> Nolan, 35.

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its period furnishings were featured in a 1997 article as a “splendid example of beautifully maintained Carpenter Gothic architecture.”<sup>33</sup> Stanbury Cottage remains the best example of mid-nineteenth century Carpenter Gothic architecture in St. Augustine.

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<sup>33</sup> Esther and Franklin Schmidt. “Gothic Cottage Florida Style.” *Victorian Homes*, June 1997, 54-60.

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**Verbal Boundary Description**

All that property contained in parcel number 199460-0000 in Township 7 South, Range 30 East, and Section 18 of the City of St. Augustine, St. Johns County, Florida. The legal description is City of St. Augustine, Lot 5, Block 36 (except west 111.4 feet), as found in OR 768/0628.

**Boundary Justification**

The boundary encompasses the original property of the Stanbury Cottage, also known as the Gingerbread House, purchased by Joshua Stanbury in 1873. The lot has retained the original configuration historically associated with the building.

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1. Stanbury Cottage, 232 St. George Street, St. Augustine
2. St. Johns County, Florida
3. Murray D. Laurie
4. October 2006
5. Murray D. Laurie
6. View of St. George Street, photographer facing north
7. Photo 1 of 14

NOTE: Information in numbers 1-5 is the same for all photographs.

6. View of front façade, photographer facing west
7. Photo 2 of 14
  
6. View of side porch, photographer facing west
7. Photo 3 of 14
  
6. View of south façade, driveway and side garden, photographer facing east
7. Photo 4 of 14
  
6. View of side garden, rear side entrance, old well, photographer facing east
7. Photo 5 of 14
  
6. View of north side of house, photographer facing south
7. Photo 6 of 14
  
6. View of living room, photographer facing north
7. Photo 7 of 14
  
6. View of window in front entrance hall, photographer facing east
7. Photo 8 of 14
  
6. View of front hall, closet under stairs, and front stairway, photographer facing northeast
7. Photo 9 of 14
  
6. View of ceiling detail in downstairs study showing wooden peg used in beam, photographer facing west
7. Photo 10 of 14



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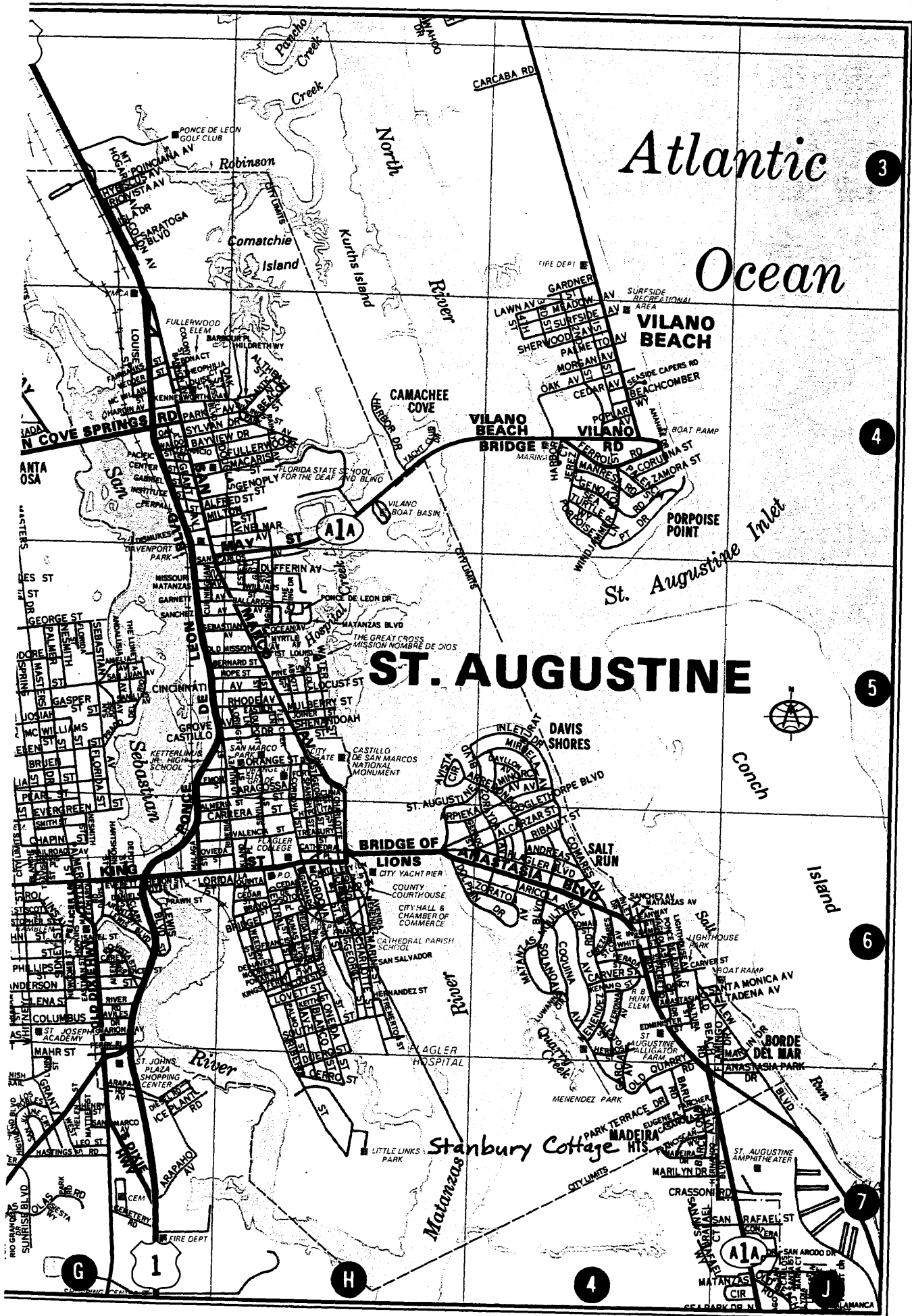
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- 6. View of kitchen, photographer facing southeast
- 7. Photo 11 of 14
  
- 6. View of north front bedroom on second floor showing doorway to balcony, photographer facing southeast
- 7. Photo 12 of 14
  
- 6. View of master bedroom on second floor, photographer facing west
- 7. Photo 13 of 14
  
- 6. View of garage apartment and rear of house, photographer facing northeast
- 7. Photo 14 of 14



Atlantic Ocean

# ST. AUGUSTINE



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Stanbury Cottage HTS

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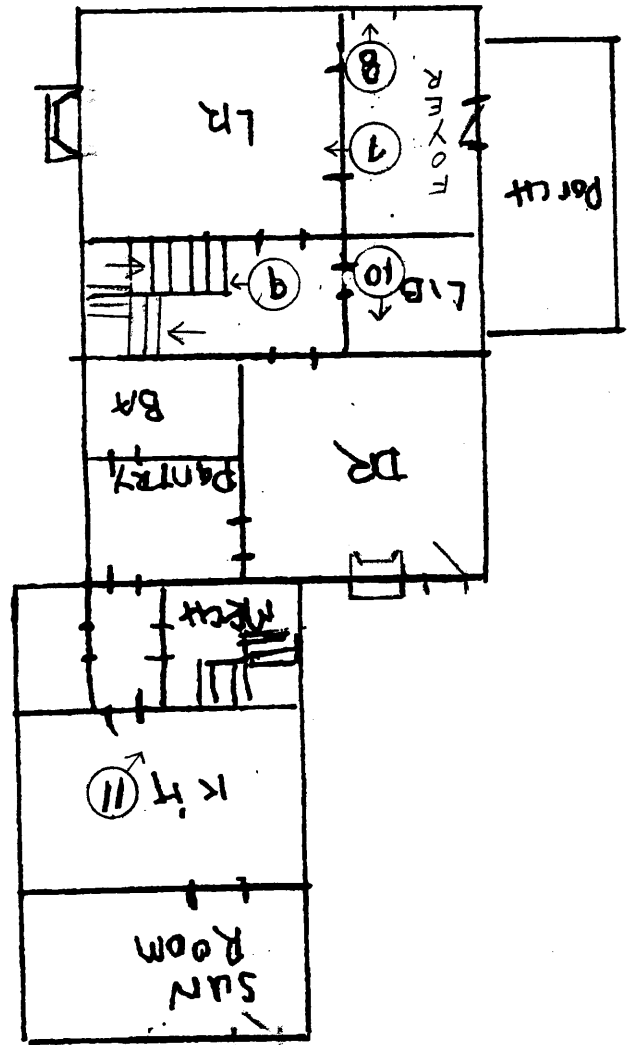
KEY TO PHOTOGRAPHS: Part 2

232 St. George Street, St. Augustine, FL

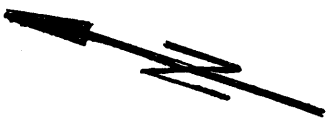
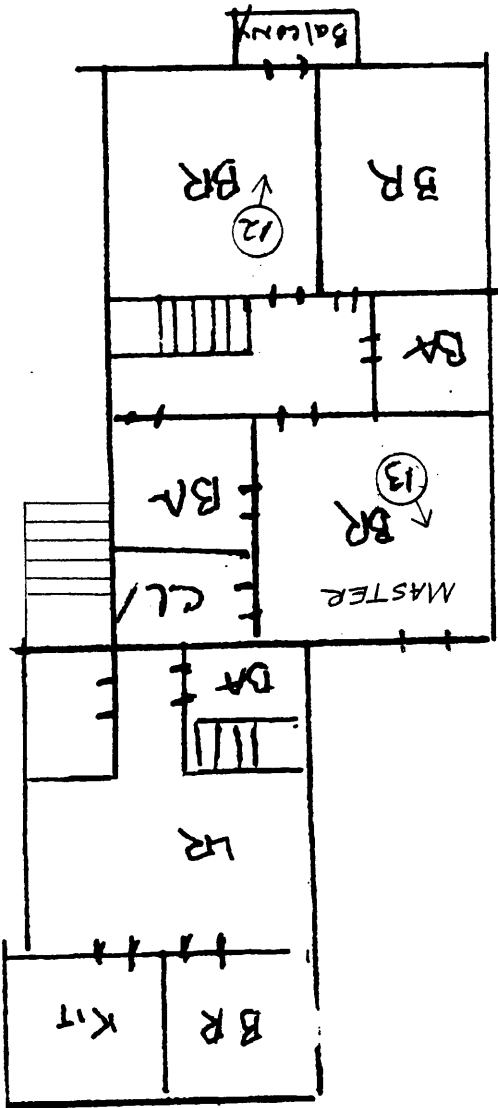
Stanbury Cottage

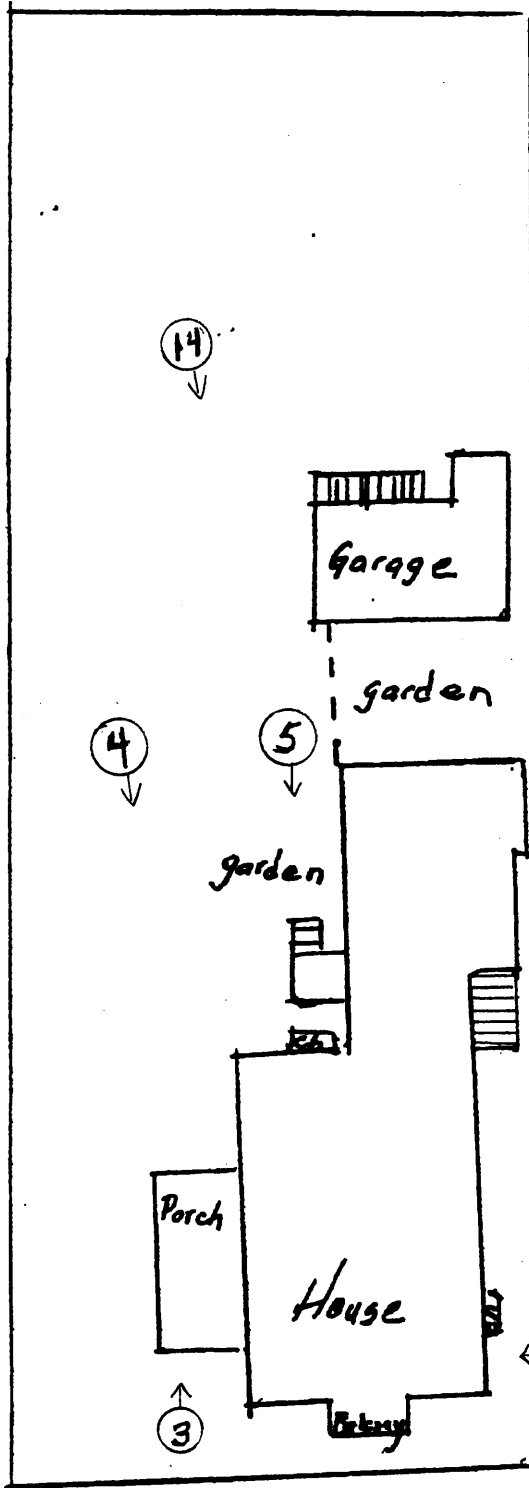
Ⓢ → Photo Key

First Floor



Second Floor





⊕ → Photo Key

St. George Street

⊕ →

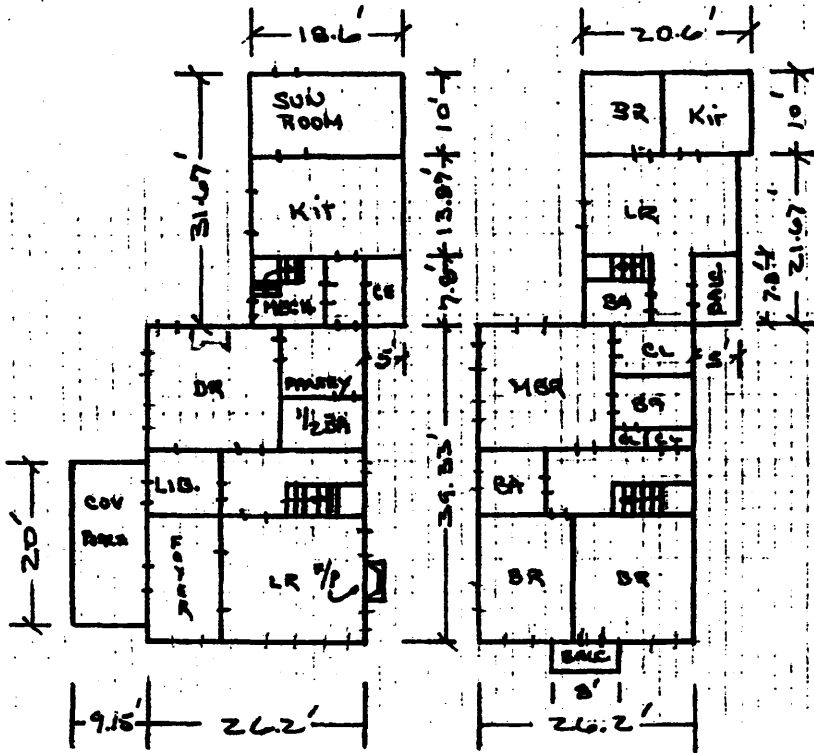
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**Stanbury Cottage**

232 St. George Street, St. Augustine, FL

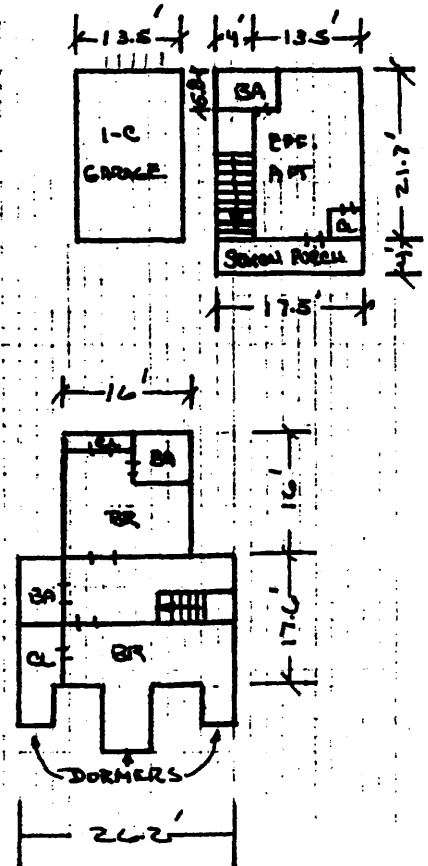
KEY TO PHOTOGRAPHS: Part 1

Garage Apartment  
Garage Second Floor



First Floor

Second Floor

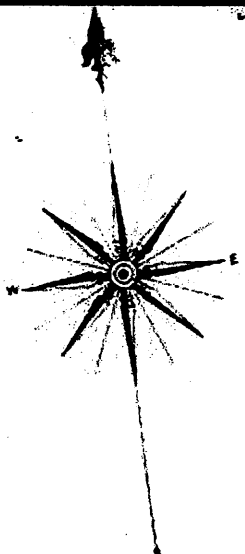


Attic

Stanbury Cottage

232 St. George Street, St. Augustine, FL

FLOOR PLAN

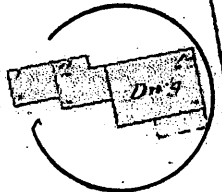


ST. GEORGE

13

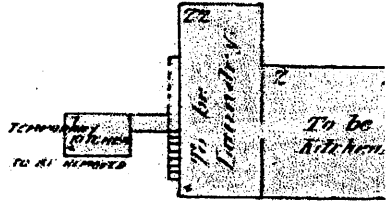
GREEN

11



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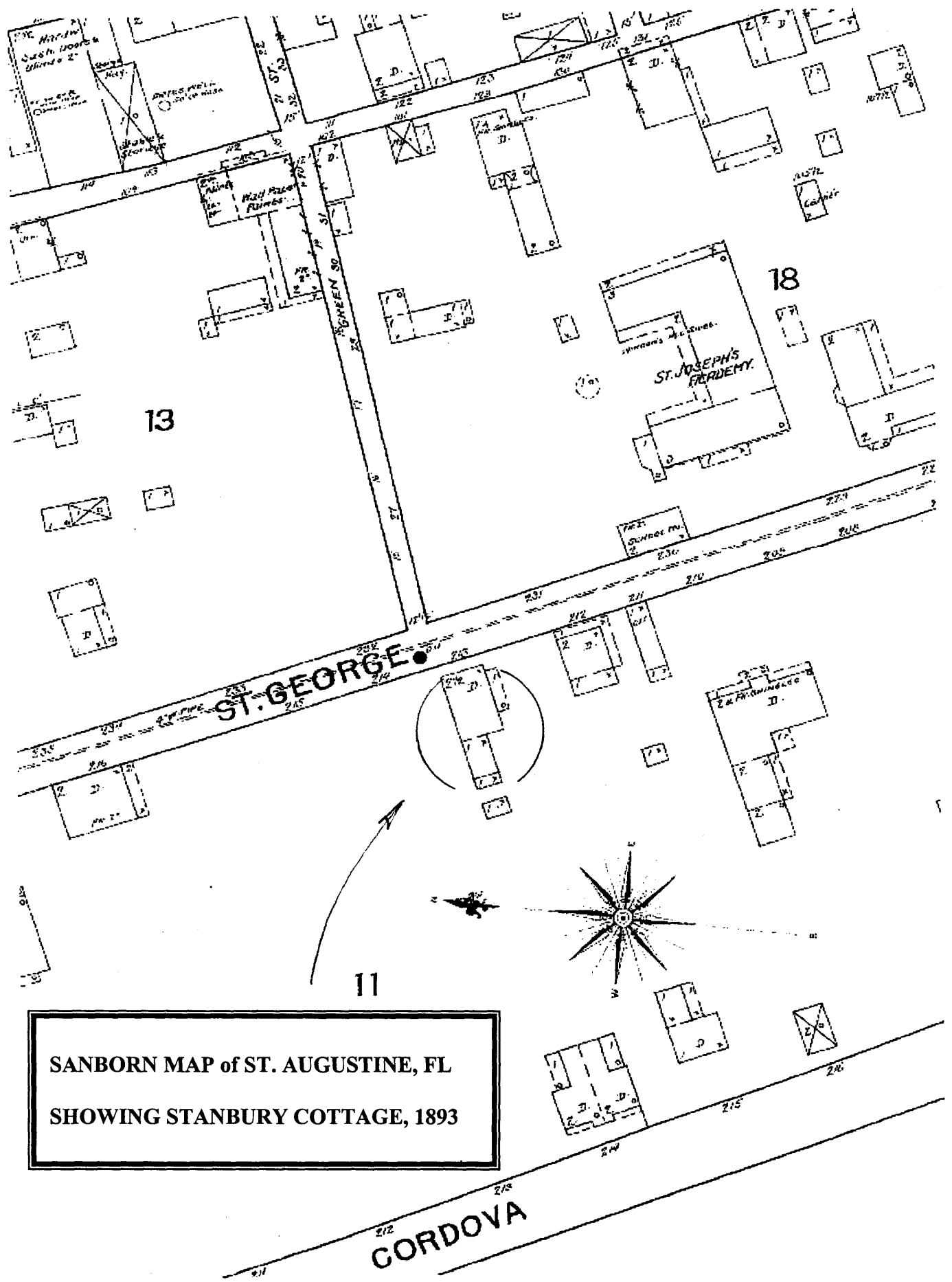


BOILER TO A  
2 PEOPLE FOR  
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PURE PURPOSE

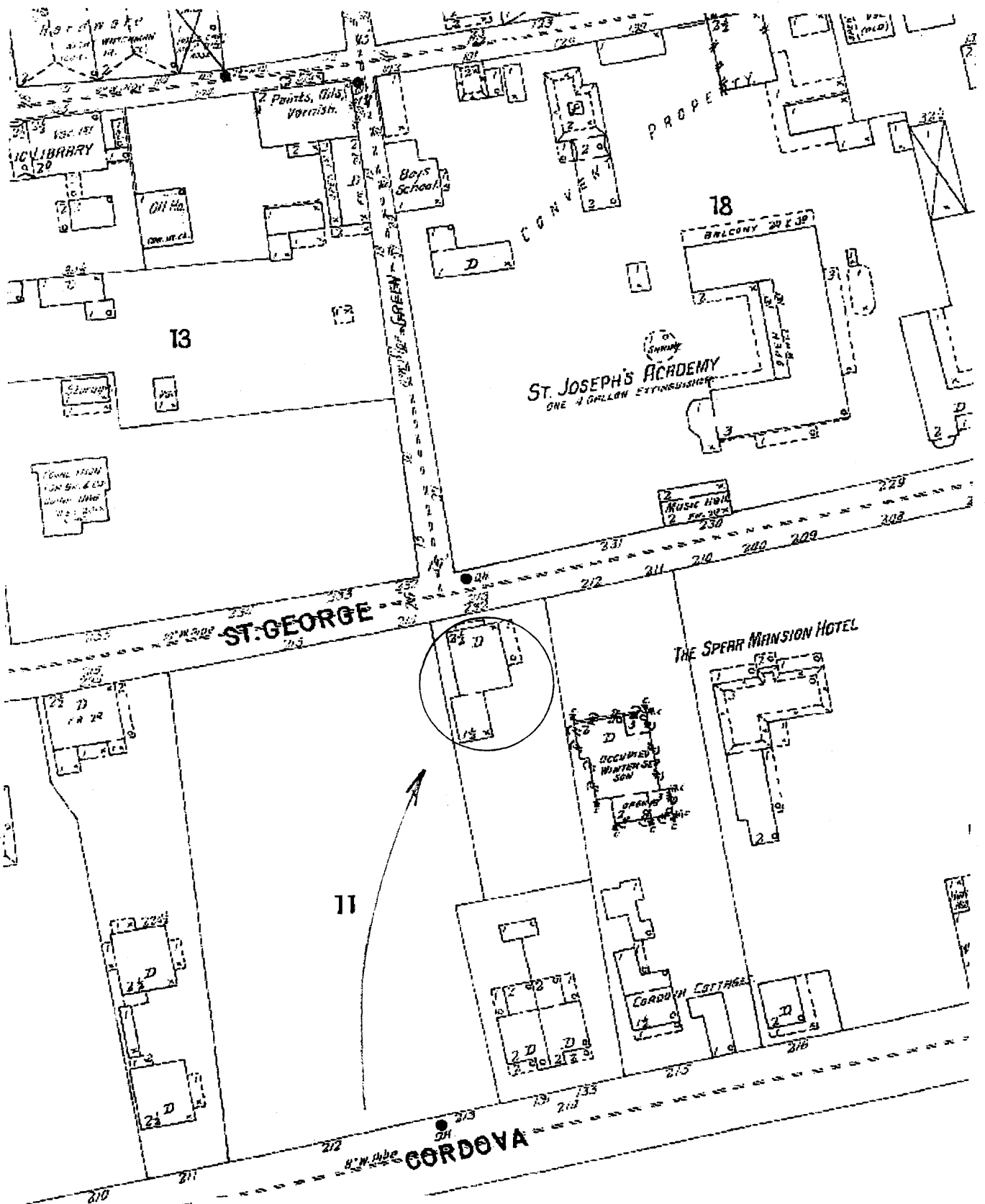
SANBORN MAP of ST. AUGUSTINE, FL  
SHOWING STANBURY COTTAGE, 1884

TO ST. JOSEPH'S  
PARISH

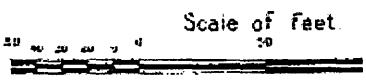
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TO BE REMOVED



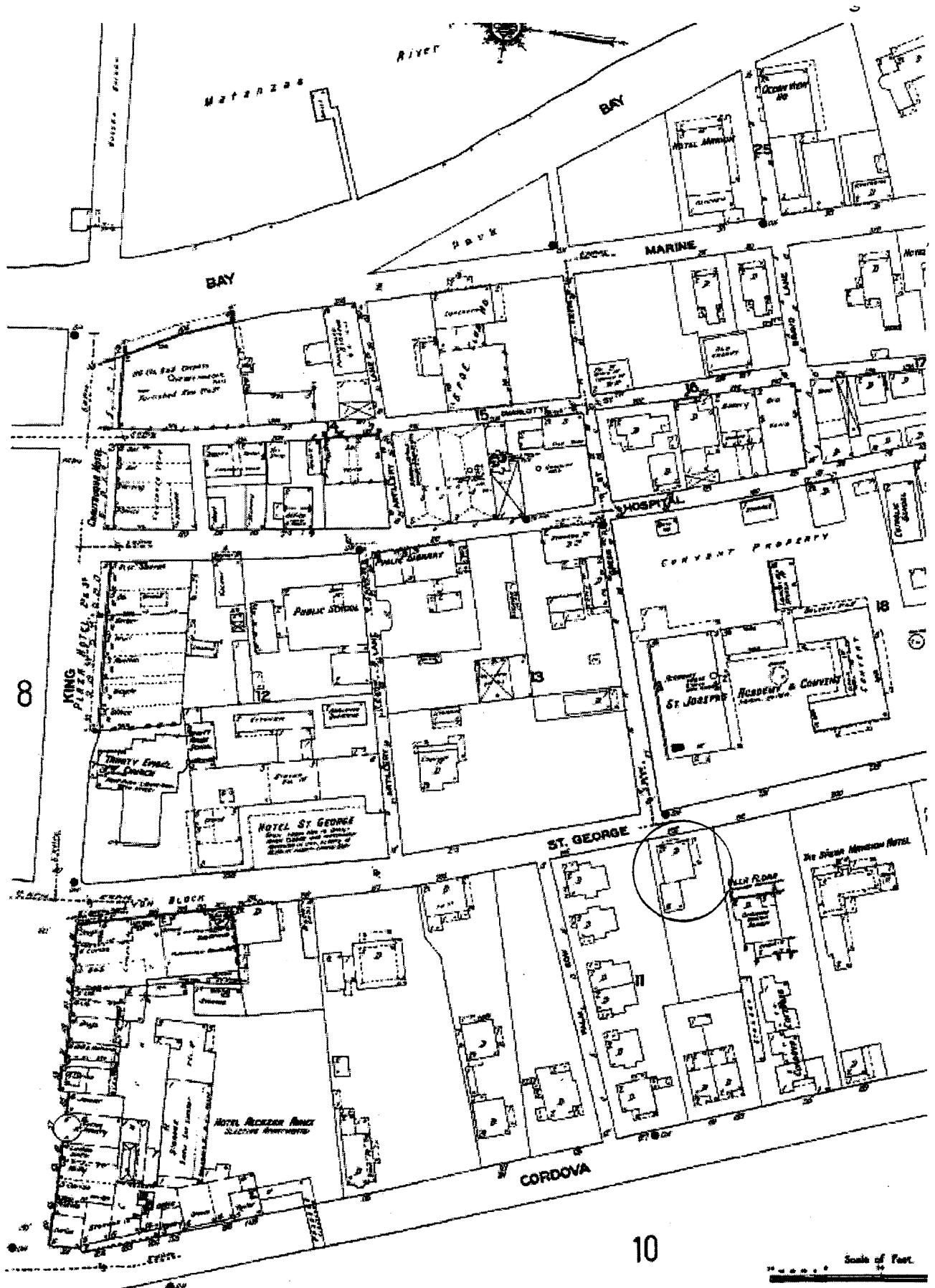
**SANBORN MAP of ST. AUGUSTINE, FL  
SHOWING STANBURY COTTAGE, 1893**



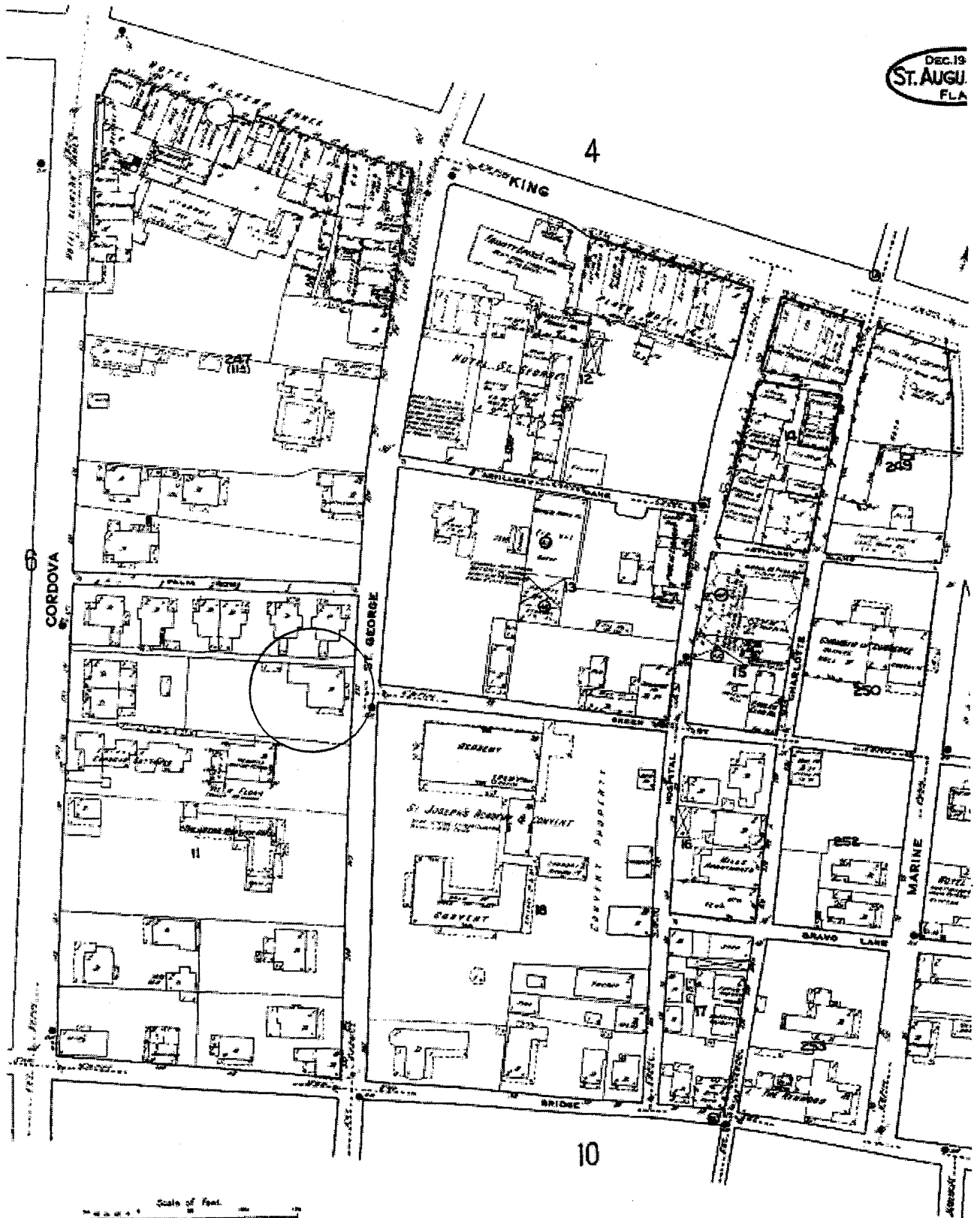
**SANBORN MAP of ST. AUGUSTINE, FL  
SHOWING STANBURY COTTAGE, 1899**



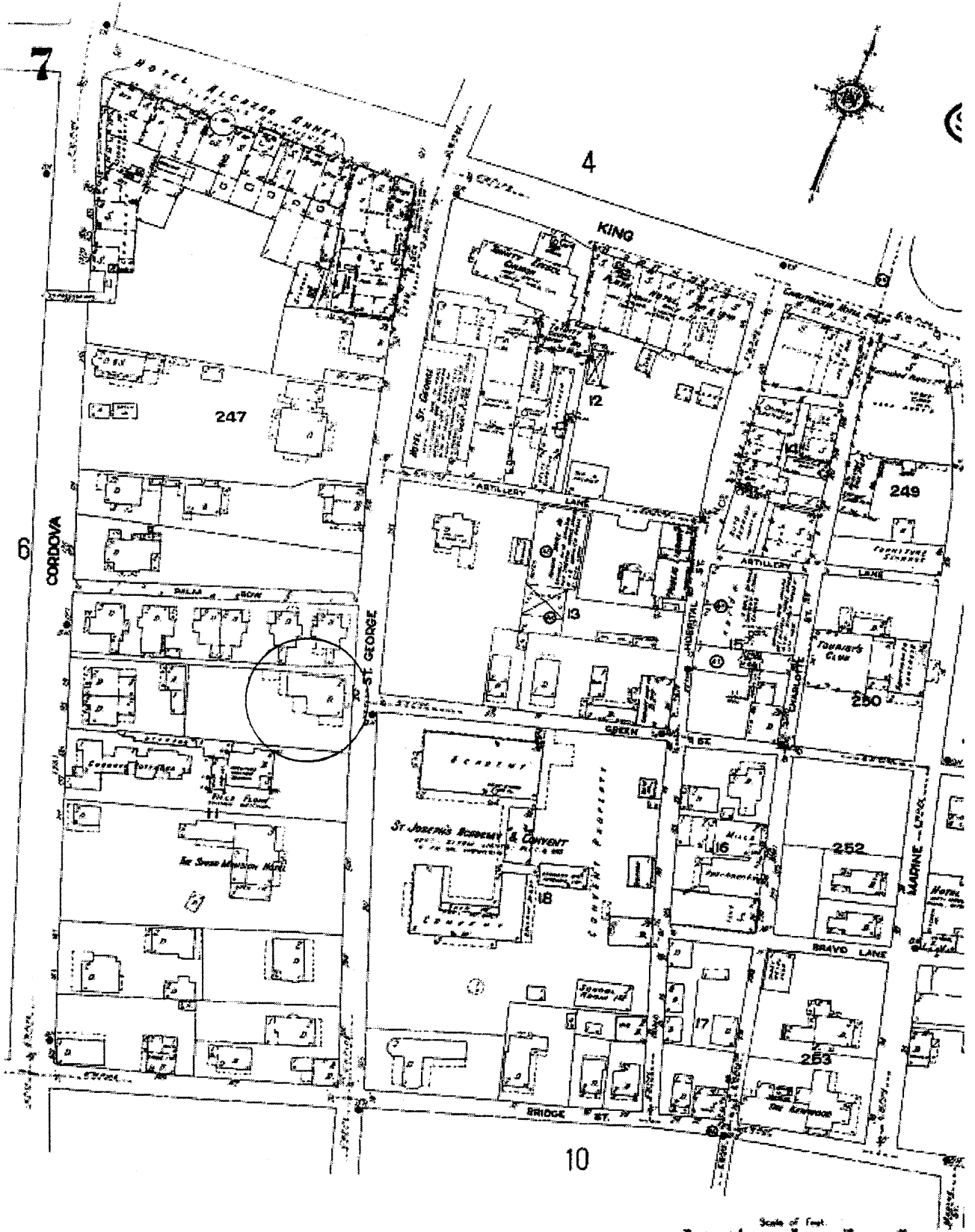




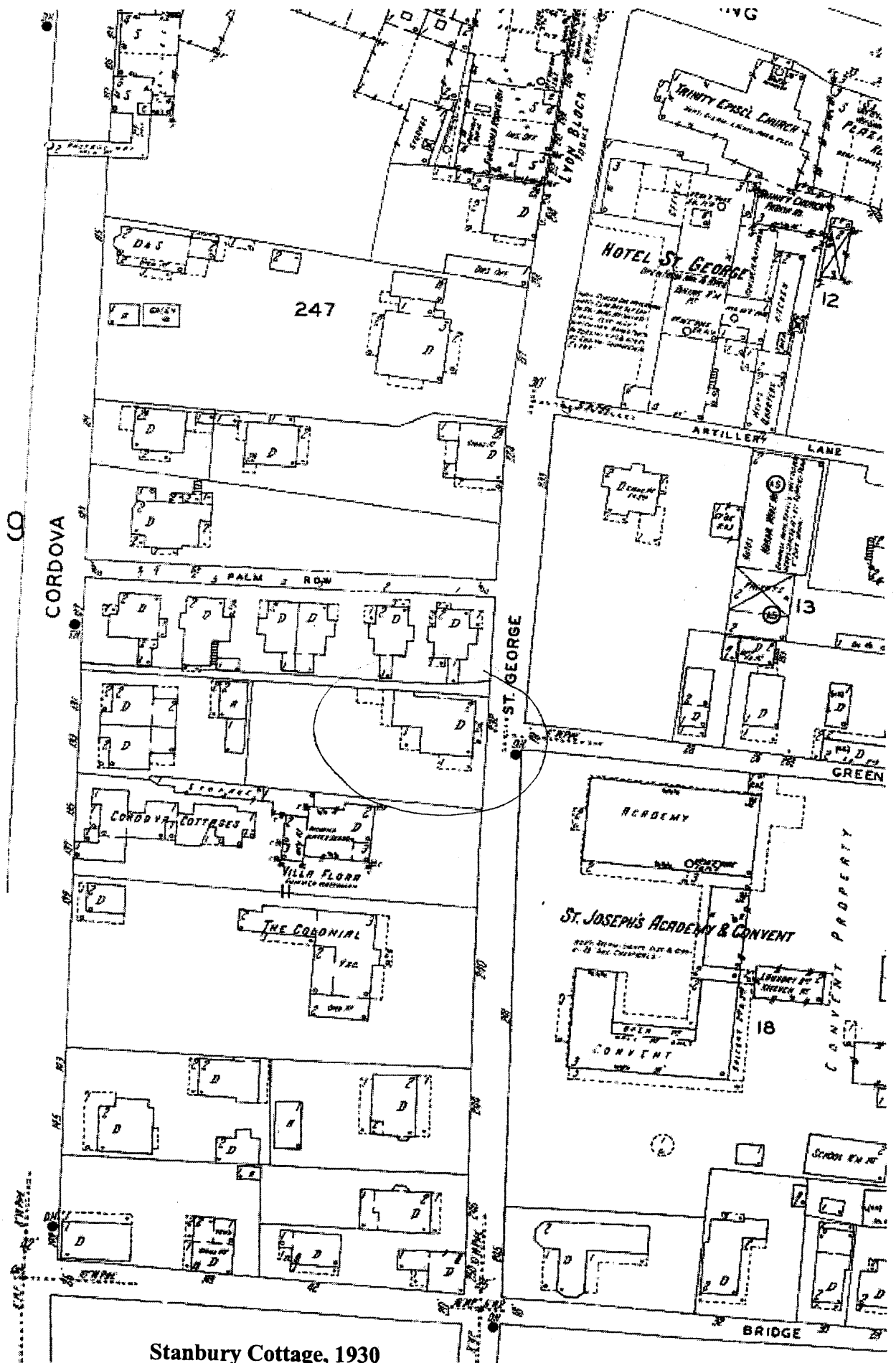
Stanbury Cottage, 1910



Stanbury Cottage, 1917



Stanbury Cottage, 1924



Stanbury Cottage, 1930