

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

**National Register of Historic Places  
Continuation Sheet**

Section number \_\_\_\_\_ Page \_\_\_\_\_

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 88002808

Date Listed: 12/20/88

San Jose Estates Gatehouse

Duval

FL

Property Name

County

State

San Jose Estates Thematic Nomination

Multiple Name

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This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

*Cory Schlager*  
Signature of the Keeper

12/20/88  
Date of Action

=====  
Amended Items in Nomination:

The gatehouse is classified as an object, but rather should be classified as a structure. It served as the entrance gate into the San Jose Estates development.

Discussed and concurred in by Florida SHPO.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)

2808

United States Department of the Interior  
National Park Service

RECEIVED

National Register of Historic Places  
Registration Form

NOV 7 1988

NATIONAL  
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name San Jose Estates Gatehouse  
other names/site number N/A

2. Location

street & number 1873 Christopher Point Road, North N/A  not for publication  
city, town Jacksonville N/A  vicinity  
state Florida code FL county Duval code 031 zip code 32217

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	<u>0</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ structures
	<input checked="" type="checkbox"/> object	_____	_____ objects
		<u>1</u>	<u>0</u> Total

Name of related multiple property listing:  
San Jose Estates Thematic Group

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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.  See continuation sheet.

*Clayton W. [Signature]* Date 11/2/88  
Signature of certifying official  
State Historic Preservation Officer, Florida Department of State  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.

\_\_\_\_\_  
Signature of commenting or other official Date  
\_\_\_\_\_  
State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register.  
 See continuation sheet.

determined eligible for the National Register.  See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:)

*Amy Schaefer* 12/20/88  
\_\_\_\_\_  
Signature of the Keeper Date of Action

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**6. Function or Use**

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Historic Functions (enter categories from instructions)

Current Functions (enter categories from instructions)

Landscape - street object, entrance gate

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Landscape-- street object

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**7. Description**

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Architectural Classification

Materials (enter categories from instructions)

(enter categories from instructions)

foundation Concretewalls Hollow tileStuccoroof N/A - missingother Ceramic tile

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Spanish Colonial Revival

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**Describe present and historic physical appearance.**

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Summary:

The San Jose Gatehouse is the last of four original gatehouses which marked the north and south entrances to San Jose Estates, a late Florida Boomtime development in Jacksonville, Florida. In keeping with the architectural style of the development, the parapeted, flat-roofed, two story, trapeziform gatehouse has Spanish Colonial Revival elements, such as stucco over hollow tile walls, and glazed tiles.

The gatehouse, like all of the San Jose Estates structures, is located within a four square mile area on the east bank of the St. Johns River, about four miles south of Jacksonville. It is located at 1873 Christopher Point Road, North, at the northwest corner of the intersection of this road and San Jose Boulevard, State Road 13. It faces east, fronting on San Jose Boulevard. The northeast gatehouse on the east side of this road was demolished when San Jose Boulevard was widened in the 1970s. A portion of it remains and has been incorporated into a garden wall. The two southern gates suffered the same fate, and portions of rubble and debris from them have been located in ditches south of the San Jose Estates Country Club.

Present Appearance:

This two story gatehouse is built of stucco over hollow tile with fenestration points framed in common brick. The original roof, now missing, was flat with a built-up parapet. The remaining parapet is crowned with cyma reversa stone molding, and each of the four corners is stuccoed over tile which directs water to cast stone downspouts just above each of the corner buttresses. The lower story fenestrations are small rectangular openings on three sides. The front (east) arched doorway is limestone with random quoin surrounds.

**8. Statement of Significance**

Certifying official has considered the significance of this property in relation to other properties:

nationally     statewide     locally

Applicable National Register Criteria     A     B     C     D

Criteria Considerations (Exceptions)     A     B     C     D     E     F     G

Areas of Significance (enter categories from instructions)

Architecture

Community Planning & Development

Period of Significance

1925-1926

Significant Dates

1925

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Marsh & Saxelbye/O.P. Woodcock

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

Summary:

One of the remaining 25 original structures of the San Jose Estates development built 1925-1926, this gatehouse is the last of the original four gatehouses that marked the north and south entrances to the development. Although in need of restoration, the gatehouse maintains its integrity of location, design, setting, materials, workmanship, feeling, and association, and is locally significant under Criteria A and C.

Context:

In an attempt to take advantage of the speculative land boom sweeping through Florida during the euphoric 1920s, a group of local Jacksonville businessmen formed the San Jose Estates Corporation. San Jose Estates Corporation purchased a tract of land which had once been an eighteenth century plantation call San Jose. Nationally known city planner, John Nolen, laid out the development, and in 1925 San Jose Estates Corporation began to sell lots. Construction was begun on a number of structures including a resort hotel, administration office, country club with full golf course, gatehouses, shops, gas station, and approximately thirty residences, some grand winter residences and other more modest houses.

All of the original San Jose Estates structures are visually linked by the elements of Spanish Revival architecture which was the prevailing style of the Florida Boom in similar developments throughout Florida, largely due to the influence of Addison Mizner and his works in South Florida. These common elements include thick stucco exteriors, painted pastel colors; barrel  See continuation sheet

**9. Major Bibliographical References**

Previous documentation on file (NPS):

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

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: \_\_\_\_\_

**10. Geographical Data**

Acreeage of property Less than 1 acre

UTM References

A 

1	7
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4	3	8	2	0	0
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3	3	4	7	0	0	0
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Zone Easting Northing

C 

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B 

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Zone Easting Northing

D 

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See continuation sheet

Verbal Boundary Description

The boundary encloses the gatehouse and the area defined by, but not including the wall, as drawn on the attached map.

See continuation sheet

Boundary Justification

The boundary includes the tower itself and the immediate area surrounding it.

See continuation sheet

**11. Form Prepared By**

name/title Barbara E. Mattick, Historic Sites Specialist  
organization Bureau of Historic Preservation date October 1988  
street & number R.A. Gray Bldg., 500 S. Bronough Street telephone (904) 487-2333  
city or town Tallahassee state Florida zip code 32399-0250

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A cartouche incised with SJE is set over the keystone. The second story fenestrations are small arched openings framed and surrounded with multi-colored glazed tiles which extend into the cornice line and form a frieze line all the way around. The gatehouse is partially surrounded by a six foot stucco wall.

Alterations:

Until 1984, the gatehouse and wall remained virtually untouched, aside from vandalism and neglect. At that time, the owners, Mr. and Mrs. LeRoy Richardson, granted easement rights to San Jose Estates Preservation with the stipulation that restoration of the gatehouse be completed within three years. The organization stabilized the gatehouse and repaired the wall around the structure, but failed to completely restore the property within the three year time frame; ownership reverted to the Richardsons. Blueprints are available from the original design firm, and restoration, including replacement of the now missing roof, is possible.

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polychrome glazed tile on ambulatories and porches; wood casement windows placed randomly; pecky cypress wood in beams, ceilings and doors; and ornamentation of tile; cast stone columns, cartouches, sills and frontis pieces and wrought iron balconies, window grilles and light fixtures. Interiors have thick plaster walls, cast stone fireplaces, pecky cypress wood doors, beams and paneling. Glazed tiles are used on some floors and wrought iron in lighting fixtures.

A group of skilled craftsmen are responsible for the construction of the original San Jose Estates structures. The builder, O.P. Woodcock, built a number of landmark buildings, including the St. James Building and Morocco Temple. The architects, Marsh and Saxelbye, have numerous buildings to their credit, including the Lane-Towers house and Epping Forest (related to San Jose Estates). The buildings named above are listed in the National Register of Historic Places.

Less than a year after the start of the development, title to the property was questioned, and the San Jose Estates Corporation was forced to buy back many of its lots. Building lagged far behind schedule. Another large investor, Vanderbilt Hotels, canceled plans to build, and San Jose Estates Corporation was unable to meet the first of its promissory note payments to the San Jose Company, or even to pay its taxes. Then in 1926, Alfred I. DuPont bought the sixty acre Vanderbilt site. Using architects Marsh and Saxelbye, he began construction of his winter estate, Epping Forest, using the full vocabulary of Spanish Revival architectural style. But even the infusion of DuPont money could not ease the plight of the San Jose Estates Corporation and financial woes continued. In 1927, the San Jose Company signed over its interests to the Florida National Bank which was controlled by the interests of Alfred I. DuPont. San Jose Estates was never completed as envisioned by its original developers.

Significance:

This gatehouse, at the northwest corner of the San Jose Boulevard and Christopher Point Road, is one of the remaining 25 structures of the original San Jose Estates development, designed by Marsh and Saxelbye, and built by

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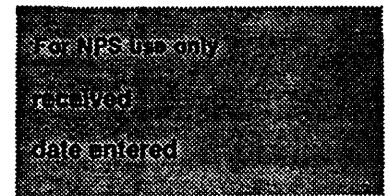
O.P. Woodcock. Originally there were four such gatehouses, one on either side of the north and south entrances to the development at San Jose Boulevard. The northeast gatehouse was demolished when San Jose Boulevard was widened in the 1970's. A portion of it remains and has been incorporated into a garden wall. The two southern gates suffered the same fate, and rubble from them was located in ditches south of the San Jose Estates Country Club. This gatehouse, therefore, is the last intact part of the grand entrances to San Jose Estates.

This gatehouse was not included in the original nomination of the San Jose Estates Thematic Group only because plans to move the structure were pending at that time. It is now known that the gatehouse will remain on its original site. Because it is one of the original San Jose Estate structures which has retained its integrity, and because of the architectural and historical events which link these buildings together, the gatehouse should be added to the National Register of Historic Places as part of the San Jose Estates Thematic Group.



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Continuation sheet Nine

Item number 9

Page 1

Public Records

Duval County Courthouse House:

Building Permits  
Index to Spanish Land Grants  
Property Appraisers Ownership Maps  
Property Appraisers Tax Rolls  
Probate Files

Title and Trust Company of Florida:

Deed Books  
Grantee/Grantor Books  
Mortgage Books  
Plat Books

Private Records

Appriaisal done for Woodcock Estate  
Photographs  
San Jose Corporation Sale Brochure with Photograph  
(Owned by Peggy Fountain)

Brochure from Sales Department of San Jose Estates  
Photographs  
San Jose Hotel Brochure  
(Owned by Carol Truman)

Maps

San Jose, 1925  
San Jose, 1944  
State of Florida Plat Map, 1849

Interviews

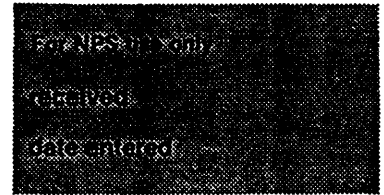
Mr. Davis by Carol Truman, April 1984.  
Mr. Ira Koger by Gloria Roberts, September 1979.  
Mr. Norman Young by Carol Truman, April 1984.

Books

Allen, Frederick Lewis, Only Yesterday. New York, 1931.  
Blumenson, John J.G. Identifying American Architecture: A Pictorial Guide to Style and Terms, 1600-1945. Nashville, 1977.

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Continuation sheet Ten

Item number 9

Page 2

Davis, T. Frederick. History of Jacksonville, Florida and Vicinity 1513-1924. Jacksonville, 1925.

Florida Historic Dramatic Contemporary. New York, 1952. Vol. III.

Gold, Daniel Pleasant. History of Duval County. St. Augustine, 1928.

Gwilt, Joseph. Encyclopedia of Architecture Historical Theoretical Practical. New York, 1982.

Harris, Cyril M. Historic Architecture Sourcebook. New York, 1977.

Hallam, George W. Bolles the Standard Bearer. Jacksonville, 1984.

History Chapter Bylaws, San Jose Country Club. Jacksonville, 1983.

McAlester, Virginia and Lee. A Field Guide to American Houses. New York, 1984.

Mizner, Addison. Florida Architecture. New York, 1928.

National Encyclopedia of American Biography. Michigan, 1937.

Polk, R.L. City of Jacksonville Directory. 1983.

Tebeau, Carlton. A History of Florida. Coral Gables, 1971.

Vest, Banks B., Jr. Florida: Historical and Contemporary Life in the Sunshine State, Tampa, 1974.

Ward, James Robertson. Old Hickory's Town: An Illustrated History of Jacksonville. Jacksonville, 1982.

Whiffen, Marcus. American Architecture Since 1780: A Guide to the Styles. Cambridge, 1969.

Articles

"Flappers Danced at the Opening Party", Florida Times Union-Journal, Jacksonville, Florida, May 24, 1981.

"Mizner Not the Only One to Use Spanish Colonial Revival Style", Florida Times Union, March 13, 1984, p. D1.

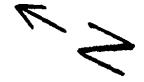
Parsons, Sydney, "San Jose Was to be a Northern Miami", Times Union-Journal, Jacksonville, Florida, May 24, 1981.

Ross, Lila, "San Jose Is a Bit of Old Spain", Florida Times Union, Jacksonville, Florida, February 11, 1980.

San Jose section, Florida Times Union, Jacksonville, Florida, August 30, 1925.

SAU

JOSE BOULEVARD



Scale: 1 in. = approx. 20 ft.

POINT OF BEGINNING

8" STUCCO BLK. WALLS WITH 16" BLK. COLUMNS

24" CURB & GUTTER

5' CONC. WALK

R = 5779.65'

8" STUCCO BLK. WALLS WITH 16" BLK. COLUMNS

CONC. DRIVE

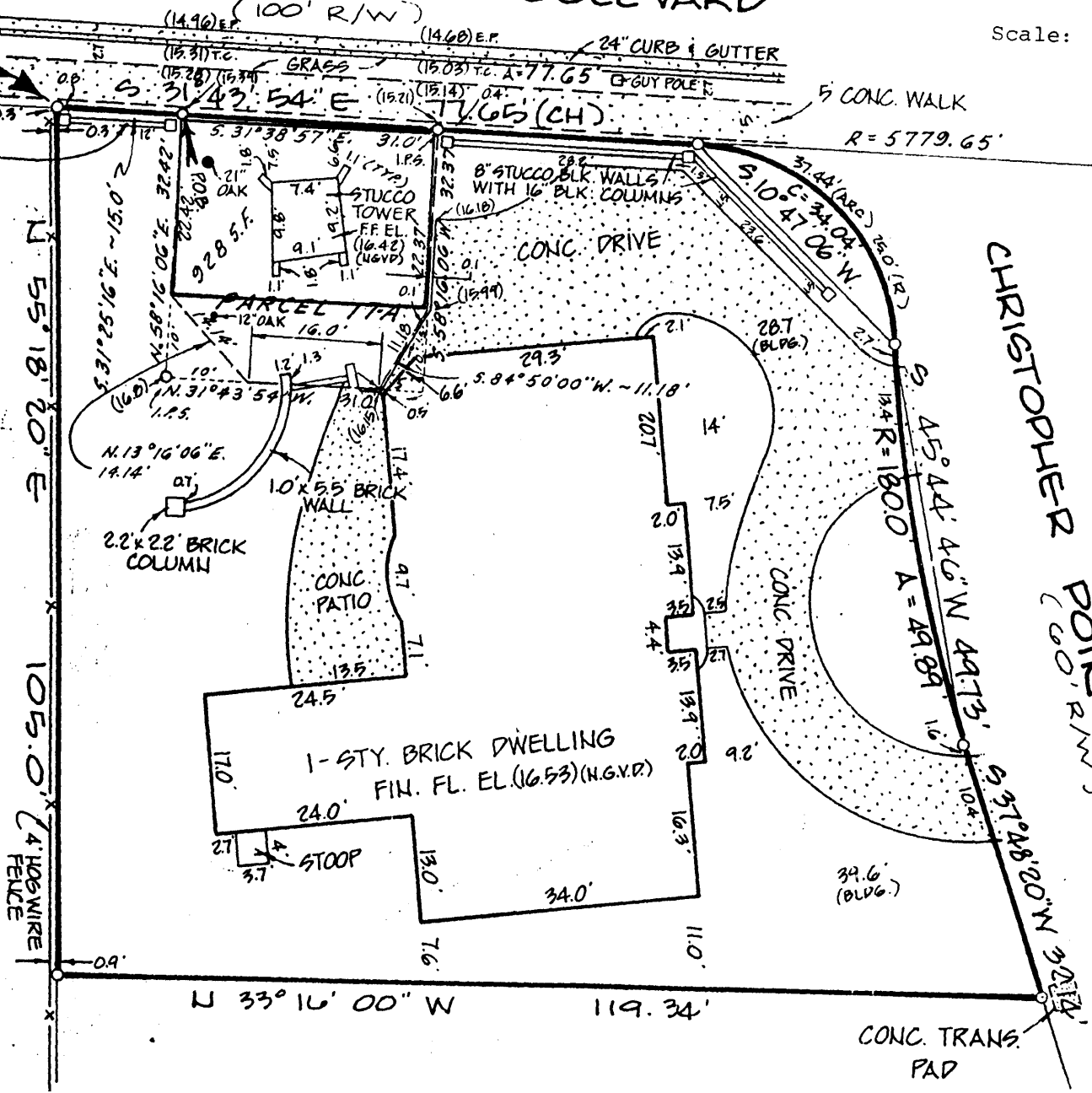
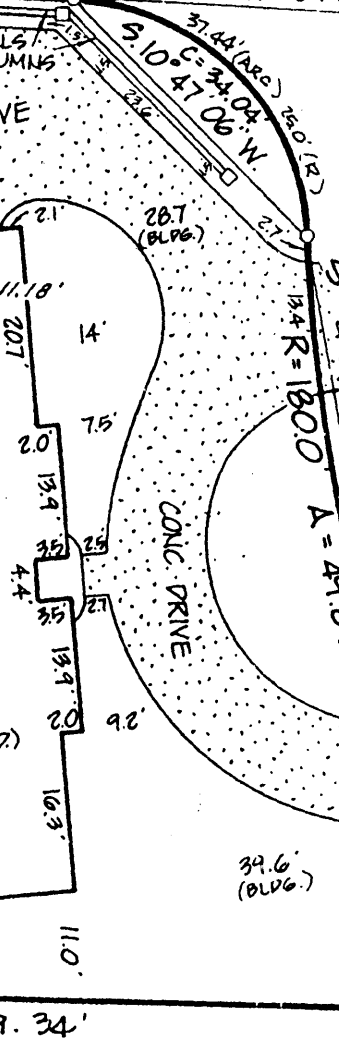
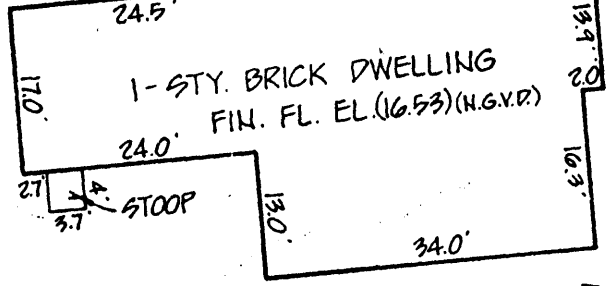
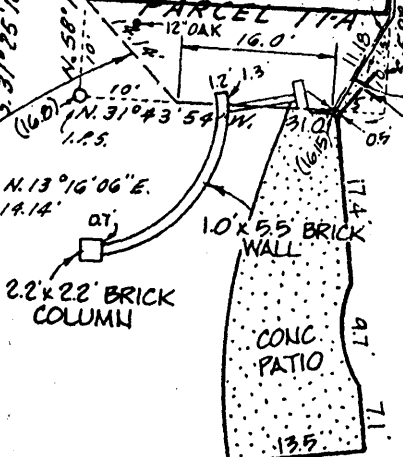
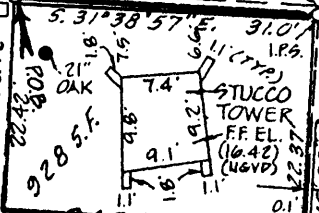
CHRISTOPHER POINT ROAD (60' R/W)

N 55° 18' 20" E  
105.0'

N 33° 16' 00" W

119.34'

CONC. TRANS. PAD



3, PG. 1097