**NATIONAL REGISTER OF HISTORIC PLACES**

**INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

---

**NAME**

**HISTORIC**

The González-Alvarez House

**AND/OR COMMON**

The Oldest House, The González-Alvarez House

---

**LOCATION**

**STREET & NUMBER**

271 Charlotte Street

**CITY, TOWN**

St. Augustine

**STATE**

Florida

---

**CLASSIFICATION**

<table>
<thead>
<tr>
<th>CATEGORY</th>
<th>OWNERSHIP</th>
<th>STATUS</th>
<th>PRESENT USE</th>
</tr>
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<td><em>OCCUPIED</em></td>
<td><em>AGRICULTURE</em></td>
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<td>X <em>PRIVATE</em></td>
<td><em>UNOCCUPIED</em></td>
<td><em>COMMERCIAL</em></td>
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<td><em>BOTH</em></td>
<td><em>WORK IN PROGRESS</em></td>
<td><em>EDUCATIONAL</em></td>
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<td><em>SITE</em></td>
<td>PUBLIC ACQUISITION</td>
<td>ACCESSIBLE</td>
<td><em>ENTERTAINMENT</em></td>
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<tr>
<td><em>OBJECT</em></td>
<td>IN PROCESS</td>
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<td><em>REligious</em></td>
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<tr>
<td><em>BEING CONSIDERED</em></td>
<td></td>
<td><em>YES: UNRESTRICTED</em></td>
<td><em>GOVERNMENT</em></td>
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</tbody>
</table>

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**OWNER OF PROPERTY**

**NAME**

The Saint Augustine Historical Society

**STREET & NUMBER**

271 Charlotte Street

**CITY, TOWN**

St. Augustine

**STATE**

Florida

---

**LOCATION OF LEGAL DESCRIPTION**

**COURTHOUSE, REGISTRY OF DEEDS, ETC.**

Clerk of the Circuit Court

**STREET & NUMBER**

P.O. Drawer 299

**CITY, TOWN**

St. Augustine

**STATE**

Florida

---

**REPRESENTATION IN EXISTING SURVEYS**

**TITLE**

Historic American Buildings Survey

**DATE**

1961, 1962

**DEPOSITORY FOR SURVEY RECORDS**

Division of Prints and Photographs, Library of Congress

**CITY, TOWN**

Washington

**STATE**

D.C.
The Gonzalez-Alvarez House was erected sometime between 1703 and 1727, possibly in 1723, on the occasion of Tomas Gonzalez Hernandez's marriage. Documentary evidence indicates that the house was the home of Gonzalez, a fusilier and artilleryman of the St. Augustine garrison, in 1727. When Spain ceded Florida to England in 1763, Gonzalez and his family left for Cuba. The house then stood vacant until 1775, when it was purchased by Major Joseph Peavett, a wealthy Englishman, who enlarged and improved the structure between 1775 and his death in 1786. Geronimo Alvarez, a native of Spain who had come to St. Augustine in 1784, acquired the house in 1790, enlarged it, and the property remained in the possession of his family until 1882. The Gonzalez-Alvarez House then passed through the hands of four owners.

In 1918 the St. Augustine Historical Society purchased the Gonzalez-Alvarez House and in 1959-60, after extensive archeological, architectural, and historical research, carefully restored the structure to its late 18th-century appearance.

As originally constructed, this was a one-story rectangular-shaped stone dwelling with thick coquina walls that were lime plastered inside and out and whitewashed. Covered by a wood shingle gabled roof, the house contained two large rooms arranged end to end. There were no fireplaces and the floors were composed of tabby (a mixture of oyster shell or coquina chippings and lime). The large windows, without glass, were covered by close gratings of wood called rejas and were protected on the inside by double-leaf solid shutters.

In the period 1775-1786, Major Peavett doubled the size of the structure by adding the second story of frame construction with clapboard siding. The roof was hipped at the west end and a chimney and fireplace was introduced at the northeast (rear) corner. The interior shutters and rejas were removed and replaced by double hung, glazed windows with exterior solid shutters.

The next owner, Alvarez, brought the house to its final 18th-century form by adding a two-story tier of six rooms to north or rear side of the dwelling. This addition was constructed entirely of coquina; the wood shingle gable roof was extended over the new section and also hipped at the west end. At the east end was added a covered two story frame porch which rested on a one-story, one-room, coquina-walled addition. The new rooms on the rear included: on the first floor, a chapel at the west end, a loggia in the center, and a pantry at the east end. Over these, on the second floor, were three new bedrooms. No further alterations were made to the structure until 1886, when a tower was added to the northeast rear corner and a fireplace and chimney installed at the west end; the final changes were made in 1900, when a two-story addition was attached to the west end.

**Condition**

In the 1959-1960 restoration, the 1886 tower was demolished and the missing northeast corner reconstructed on the original foundations that were found to be still in place. The work at this corner also required reconstruction of the roof framing, the tabby floor at ground level, and the joists and flooring for the second floor. At the west
Probably constructed about 1723 and reaching its present form by 1790, the Gonzalez-Alvarez House is an excellent restored example of an organic growth house that reflects both Spanish and English architectural influences. In its final form the Gonzalez-Alvarez House is illustrative of a colonial town house built on the "St. Augustine" plan. The "St. Augustine" type of dwelling was developed by the Spanish between 1703 and 1763 to meet the special local climatic needs of Florida. Accepted by the English, the plan was further refined in the period 1763-1783.

The basic "St. Augustine" residence was a simple rectangular structure of two to four rooms, with a loggia or a porch, and often a street balcony. The plan was used in two forms. The more popular one had a loggia (an open-sided room) as an integral part of the plan, centered on the side. The other version of the plan, of which the Llambias House is an excellent example, substituted a sheltered porch for the loggia. In both cases, the main entrance was through either the loggia or porch, which opened onto the garden in the rear. Houses constructed on the "St. Augustine" plan were usually oriented with the open areas facing south or east, so that in summer the prevailing southeast winds ventilated the large rooms and made the loggia or porches cool and pleasant. Thick masonry walls of the houses insulated against summer heat and held out the cold in the winter.

In the Gonzalez-Alvarez House, however, the central loggia is facing north.
MAJOR BIBLIOGRAPHICAL REFERENCES

Albert Manucy, The Houses of St. Augustine (Notes on the Architecture from 1565 to 1821) (St. Augustine, Fla., 1962).

GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY

UTM REFERENCES

ZONE 10 10 10
EASTING 10 10 10
NORTHING 10 10 10

VERBAL BOUNDARY DESCRIPTION

The González-Alvarez House is in the center of the south side of the block of St. Francis Street between Marine and Charlotte Streets. It is part of a complex of buildings now owned by The Saint Augustine Historical Society, whose address is 271 Charlotte Street. While the sympathetic stylistic integration of a number of old Spanish, and new Spanish-colonial buildings serves to preserve the historic atmosphere of the early eighteenth century González-Alvarez House, it is of course only the architectural merit (cont'd).

FORM PREPARED BY

NAME / TITLE
Boundary information by James Dillon, NPS, Other data from a special report by Charles Snell, NPS, 1969

ORGANIZATION
National Historic Landmarks

STREET & NUMBER
1100 L Street NW

CITY OR TOWN
Washington

STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

FEDERAL REPRESENTATIVE SIGNATURE

[Signature]

TITLE

DATE

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST:

KEEPER OF THE NATIONAL REGISTER
end, the demolition of the 1900 apartment addition revealed the original west hip of the roof. The rafters were still in place, with a few hand-split shingles attached. The entire roof was reshingled with fire-resistant, hand-split cedar shingles, in replacement of existing modern surfacing. Taking down the west apartment and the 1886 chimney also exposed original painted weather boards. Examination of the successive coats of paint indicated that a low-key green was the original color, and this hue was used in the restoration. An upstairs doorway, which gave access to the apartment, was returned to its original function as a window.

All openings in the house required attention. Windows and doors were repaired or reconstructed as necessary. Most woodwork was in poor condition. Removal of old work often brought forth significant evidence, and in some instances the evidence made it possible to restore openings that had been modified in recent times. On the east end, the posts and rails of the second floor porch were rebuilt.

Inside the house, one concession was made to visitor safety and convenience. According to evidence in the southeast corner of the main room, there had been an extremely cramped and narrow stairway. For public use in a house museum, a more utilitarian structure was substituted for the missing original stairway.

The restored house is maintained in excellent condition and is open to visitors; the structure is furnished with late 18th century period pieces.

Addendum:

Description of the three other buildings in the complex.

Webb Memorial Building was constructed in 1937. It is a two-story build in the St. Augustine style with a hip roof and made of concrete stone covered with plaster. It is used as a museum to illustrate the history of St. Augustine.

Tovar House was constructed in the pre 1763 period. It is a two-story building of coquina stone in the St. Augustine style. It is also used as a museum.

David Rose Duham Memorial Library was constructed in 1964 in the St. Augustine style. It is a two-story building of concrete block covered with plaster.

These buildings help preserve the historic atmosphere of the Gonzalez-Alvarez house.
of that building which contributes to the national significance of the landmark. Happily, we are able to point to very early maps of Saint Augustine to understand the historical boundary of the property.

From the city plan of St. Augustine, by Mariano de la Rocque, 25th April, 1788, with the land parcels shown and numbered, we can see that parcel 251 consisted of the house, three other buildings, and land as far east as Marine Street.

Approximating the eighteenth century lines then, the boundary of this landmark extends from the Northwest corner of Marine and Saint Francis Streets, west along the North curb of St. Francis St., to a point just West of the Gonzalez-Alvarez House, thence north, along a line parallel to Marine Street, to a point just North of the more northerly of two 1788 buildings on the lot. From there, the line turns East directly to a point on the West curb of Marine Street, just south of the building shown there on lot 252. From that point, the line returns to the starting point, along the West curbline of Marine Street.

The site is approximately 2 acres, and is indicated in red pencil on the accompanying U.S.G.S. 7.5 minute series map, St. Augustine Quad, as well as on a photocopy of the pertinent section of the Mariano de la Rocque map.
Memorandum

To: Secretary of the Interior
   Through: Assistant Secretary for Fish and Wildlife, Parks, and Marine Resources

From: Director, National Park Service

Subject: National Historic Landmark recommendations, 61st meeting of the Advisory Board on National Parks, Historic Sites, Buildings and Monuments

Enclosed herewith is the memorandum of the Advisory Board on National Parks, Historic Sites, Buildings and Monuments summarizing its findings and recommendations on the National Survey of Historic Sites and Buildings partial theme study of "Colonial Architecture." This memorandum makes two principal recommendations: (1) That 77 sites encompassed by this study be declared eligible for National Historic Landmark status. These are listed under Sections A, B, C, and D of the memorandum; (2) That 41 of these sites be given further consideration in long range plans for addition to the National Park System.

We recommend that you approve the Advisory Board's memorandum, and that it be returned to this office to become a part of the permanent record of actions recommended by the Board and approved by you.

[Signature]

Enclosure

Approved: APR 15 1970

[Signature]

Secretary of the Interior
Memorandum

To: Secretary of the Interior

From: Chairman, Advisory Board on National Parks, Historic Sites, Buildings, and Monuments

Subject: National Survey of Historic Sites and Buildings: Partial study of "Colonial Architecture" comprising sites in eighteen States and the District of Columbia

The Advisory Board on National Parks, Historic Sites, Buildings, and Monuments, at its 61st meeting in Washington, D.C., October 6-9, 1969, having carefully evaluated the partial study of "Colonial Architecture," submits the following statements with recommendations:

A. Of the sites included in the study, the following are recognized as nationally significant in illustrating or commemorating the history of the United States, and it is recommended that they be declared eligible for designation as Registered National Historic Landmarks with boundaries, as appropriate, described in attachments:

Alaska

1. Church of the Holy Ascension, Unalaska
2. Church of the Assumption of the Virgin Mary, Kenai

California

3. Anza House
4. Jose Castro House
5. Estudillo House
6. Fort Ross Commander's House
7. Fort Ross Russian Orthodox Church
8. Guajome Ranchhouse
9. Los Alamos Ranchhouse
10. Los Cerritos Ranchhouse
11. Monterey Old Town Historic District
12. Petaluma Adobe
13. San Diego Mission Church
14. San Juan Bautista Plaza Historic District
15. San Luis Rey Mission Church
16. Vhay House
Delaware
17. Aspendale

Florida
18. Llambias House
19. Oldest House
20. St. Augustine Town Plan Historic District

Illinois
21. Church of the Holy Family
22. Pierre Menard House

Louisiana
23. Keller (Homeplace) Plantation House
24. Lafitte's Blacksmith Shop
25. Mayor Girod House
26. Madame John's Legacy
27. Parlange Plantation House
28. Presbytere

Maryland
29. Brice House
30. Chase-Lloyd House
31. Chestertown Historic District
32. His Lordship's Kindness
33. London Town Publik House
34. Montpelier
35. Mount Clare
36. Resurrection Manor
37. Tulip Hill
38. West St. Mary's Manor
39. Wye House

Missouri
40. Louis Bolduc House
New Mexico
41. San Estevan del Rey Mission Church
42. San Francisco de Assissi Mission Church
43. San Jose de Gracia Church

North Carolina
44. Chowan County Courthouse
45. Cupola House
46. Palmer-Marsh House
47. Single Brothers' House

South Carolina
48. Brick House Ruin
49. William Gibbes House
50. Hampton Plantation
51. Heyward-Washington House
52. Middleburg Plantation
53. Pompion Hill Chapel
54. St. James' Episcopal Church, Goose Creek
55. St. James' Episcopal Church, Santee
56. St. Stephen's Episcopal Church

Texas
57. Mission Concepcion
58. Spanish Governor's Palace

Virginia
59. Brandon
60. Bruton Parish Church
61. Carter's Grove
62. Christ Church, Alexandria
63. Kenmore
64. Sabine Hall
65. James Semple House
66. Shirley
67. Waterford Historic District
68. Wythe House
69. Yeocomico Church
Washington

70. Fort Nisqually Granary

B. Three sites included in the portion of Colonial Architecture that considered the Middle Colonies are recognized as nationally significant and it is recommended that they be declared eligible for designation as Registered National Historic Landmarks:

1. William Trent House, New Jersey
2. Christ Church, Pennsylvania
3. Carpenters' Hall, Pennsylvania

C. Two sites included in this study are recognized as nationally significant in Theme IV, "Spanish Exploration and Settlement." It is recommended that they be declared eligible for recognition as Registered National Historic Landmarks:

1. La Purisima Mission, California
2. Cathedral of St. Augustine, Florida

D. Two sites not originally included within this study are recommended for designation as National Historic Landmarks within Theme XX, Subtheme, "Architecture."

1. El Santuario de Chimayo, New Mexico
2. Peyton Randolph House, Virginia

E. Other Recommendations:

1. That the following sites be placed in the category of "Other Sites Considered;"

California

(1) Avila House
(2) La Casa de Cota de la Cuesta
(3) La Casa de Eduardo de la Cuesta
(4) Covarrubias Adobe
(5) De La Guerra Adobe
(6) El Cuartel
(7) Guadalupe (Olivera) Ranch House No. 1
(8) Hill-Carrillo Adobe
(9) Ortega House
(10) Plaza Church
(11) Rocha House
(12) San Diego Old Town Historic District
(13) San Juan Capistrano Mission Church

District of Columbia

(14) Alva Belmont House

Illinois

(15) Cahokia Courthouse
(16) Cahokia Historic District

Louisiana

(17) Darby Plantation House
(18) Ormond Plantation

Maryland

(19) Emmanuel Protestant Episcopal Church
(20) Genesar
(21) Hammond Manor House
(22) Kilmarock (Burleane Hall)
(23) Ogle Hall
(24) Otterbein Church
(25) Patuxent Manor House
(26) St. John's Episcopal Church, Broad Creek
(27) St. Paul's Episcopal Church, Kent County
(28) Talbot County Court House
(29) Third Haven Meeting House
(30) Trinity Episcopal Church, Dorchester County

Missouri

(31) Jean Baptiste Valle House

New Mexico

(32) San Geronimo de Taos Mission Church
North Carolina

(33) Bath Historic District
(34) St. Paul's Episcopal Church, Edenton
(35) St. Thomas Episcopal Church, Bath
(36) Tryon Palace, Original (West) Wing

South Carolina

(37) Branford-Horry House
(38) Fenwick Hall
(39) Medway Plantation
(40) Thomas Rose House
(41) Col. John Stuart House
(42) Sword Gate House

Virginia

(43) Berkeley Plantation
(44) Brafferton Hall, College of William and Mary
(45) The Glebe House
(46) Noland's Ferry House
(47) Pohick Church
(48) President's House, College of William and Mary
(49) Smithfield Plantation
(50) Tazewell House

West Virginia

(51) Crane (Lord Fairfax) House
(52) Mordington (Happy Retreat)
(53) Governor Tiffin House

2. That the following sites be given further study under this theme:

California

(1) Olivas Adobe
(2) San Gabriel Mission Church

Colorado

(3) Baca House
Connecticut

(4) Hatheway House

Delaware

(5) Christ Church, Laurel
(6) Prince George's Chapel

Florida

(7) Spanish Treasurer's House

Louisiana

(8) African House, Melrose Plantation
(9) Creole Cottage
(10) Louis Arceneaux House
(11) E. D. White Memorial Cottage
(12) Voisin Plantation House
(13) Spanish Custom House
(14) Erariste Blanc House
(15) Montegut House
(16) Bank of the United States
(17) Absinthe House
(18) Cathedral of St. Louis

Maryland

(19) Carroll Mansion
(20) Providence Plantation
(21) Queen Anne's County Courthouse
(22) Horatio Sharp (Rideout) House
(23) Scott House
(24) St. John's Episcopal Church, Hillsboro
(25) St. Luke's Episcopal Church, Church Hill
(26) St. Luke's Episcopal Church or Tuckahoe Chapel, Queenstown
(27) Old Wye Church
(28) Doughoregan Manor

New Mexico - Florida

(29) Pascual Martinez Ranch House
(30) Santa Fe and Albuquerque and Pensacola town plans
North Carolina

(31) Breezeway type of Colonial House
(32) Edenton Historic District
(33) Hayes Plantation House
(34) Sycamore Plantation

South Carolina

(35) Edward's House
(36) Edisto Hall

Virginia

(37) Battersea
(38) Blandfield
(39) Carlyle House
(40) Dulaney House
(41) Elmwood
(42) Hanover Tavern
(43) Hanover Courthouse
(44) King William Courthouse
(45) Long Bridge Ordinary
(46) Marmion
(47) Powhatan Courthouse
(48) Powhatan Tavern
(49) Three-story wooden row houses, south side of 200 block of Prince Street in Alexandria
(50) Smithfield Courthouse
(51) Washington Historic District
(52) Wetherburn's Tavern
(53) Fincastle Historic District

West Virginia

(54) Harewood
(55) Sweet Springs

F. The National Park System includes the following structures that are Importantly Related to this study:

1. Tumacacori National Monument, Arizona
2. Castillo de San Marcos National Monument, Florida
3. Fort Matanzas National Monument, Florida
4. Hampton National Historic Site, Maryland
5. Nelson House, Colonial National Historical Park, Virginia
6. San Jose Mission Church, Texas

G. Forty-eight sites related to this theme have been classified as possessing national significance in other theme studies. These are:

Importantly Related to Colonial Architecture

1. Russian Mission Orphanage, Alaska
2. San Xavier del Bac Mission Church, Arizona
3. Carmel Mission Church, California
4. Larkin House, California
5. Old Custom House, California
6. Royal Presidio Chapel, California
7. Santa Barbara Mission Church, California
8. Sonoma Pueblo Historic District, California (with boundaries enlarged and defined in the attachments)
9. Savannah Historic District, Georgia
10. The Cabildo, Louisiana
11. Ursuline Convent, Louisiana
12. Vieux Carre Historic District, Louisiana
13. Jackson Square, Louisiana
14. Colonial Annapolis Historic District, Maryland
15. Hammond-Harwood House, Maryland
16. Maryland State House, Maryland
17. Whitehall, Maryland
18. Ste. Genevieve Historic District, Missouri
19. Palace of the Governors, New Mexico
20. Old Salem Historic District, North Carolina
21. Miles Brewton House, South Carolina
22. Robert Brewton House, South Carolina
23. Charleston Historic District, South Carolina (with boundaries enlarged and defined in the attachments)
24. Drayton Hall, South Carolina
25. Mulberry Plantation, South Carolina
26. St. Michael's Episcopal Church, South Carolina
27. Presidio de La Bahia, Texas
28. Alexandria Historic District, Virginia
29. Bacon's Castle, Virginia
30. Christ Church, Lancaster County, Virginia
31. Colonial Williamsburg Historic District, Virginia
32. Gadsby's Tavern, Virginia
33. Gunston Hall, Virginia
34. Mount Airy, Virginia
35. Mount Vernon, Virginia
36. St. Luke's Church, Virginia
37. Stratford Hall, Virginia
38. Adam Thoroughgood House, Virginia
39. Tuckahoe Plantation, Virginia
40. Westover, Virginia
41. Wren Building, College of William and Mary, Virginia

Also Related to Colonial Architecture

42. Erskine House, Alaska
43. St. Michael's Cathedral, Alaska
44. Commandant's House, Presidio of San Francisco, California
45. Las Trampas Plaza Historic District, New Mexico
46. Salem Tavern, Old Salem, North Carolina
47. The Alamo, Texas
48. Rising Sun Tavern, Virginia

H. The Board recommends that the Old State (Colony) House in Newport, Rhode Island, a Landmark previously placed in the category of Also Related to Colonial Architecture, be noted as being Importantly Related to Colonial Architecture.

I. The following sites are judged of such prime significance as to merit further study for possible addition to the National Park System. It is recognized that many, such as Colonial Williamsburg, are being adequately preserved at present and are not available. Because unforeseen contingencies may change present circumstances, such sites should nevertheless be identified as potential units of the system and noted for long-range consideration in the evolution of the National Park System Plan.

1. Russian Mission Orphanage, Alaska
2. San Xavier del Bac Mission Church, Arizona
3. Fort Ross, California
4. Guajome Ranchhouse, California
5. Los Alamos Ranchhouse, California
6. Monterey Old Town Historic District, California
<table>
<thead>
<tr>
<th>No.</th>
<th>Historic Site/Location</th>
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<tr>
<td>7.</td>
<td>Petaluma Adobe, California</td>
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<td>Royal Presidio Chapel, California</td>
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<td>Santa Barbara Mission Church, California</td>
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<td>10.</td>
<td>Church of the Holy Family, Illinois</td>
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<td>11.</td>
<td>Parlange Plantation House, Louisiana</td>
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<td>Vieux Carre Historic District, Louisiana</td>
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<td>Colonial Annapolis Historic District, Maryland</td>
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<td>Resurrection Manor, Maryland</td>
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<td>Tulip Hill, Maryland</td>
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<td>16.</td>
<td>Whitehall, Maryland</td>
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<td>Wye House, Maryland</td>
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<td>Ste. Genevieve Historic District, Missouri</td>
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<td>San Estevan del Rey Mission Church (Acoma), New Mexico</td>
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<td>20.</td>
<td>San Jose de Gracia Church (Las Trampas), New Mexico</td>
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<td>St. James Episcopal Church, Santee, South Carolina</td>
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<tr>
<td>27.</td>
<td>Mission Concepcion (San Antonio Missions Park Proposal), Texas</td>
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<td>28.</td>
<td>Presidio de la Bahia (Goliad Complex), Texas</td>
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<td>29.</td>
<td>Alexandria Historic District, Virginia</td>
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<td>Bacon's Castle, Virginia</td>
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<td>Colonial Williamsburg Historic District, Virginia</td>
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<td>Mount Airy, Virginia</td>
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<td>St. Luke's Church, Virginia</td>
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<td>Shirley, Virginia</td>
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<td>41.</td>
<td>Westover, Virginia</td>
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Approved: APR 15, 1970

Emil W. Haury
Secretary of the Interior