

**ST. AUGUSTINE INVENTORY
ST. JOHNS COUNTY, FLORIDA**

Prepared for

**The City of St. Augustine
St. Augustine, Florida**

and

**Florida Department of State
Division of Historical Resources
Tallahassee, Florida**



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St. Augustine National Register Historic District Survey Report

For the

City of St. Augustine



EXECUTIVE SUMMARY

Environmental Services Inc. of Jacksonville, Florida with assistance from Historic Property Associates of St. Augustine, Florida, conducted an inventory of structures within the St. Augustine National Register Historic District, for the City of St. Augustine, St. John's County, Florida from December 2015 through June 2016. The survey was conducted under contract number RFP #PB2016-01 with the City of St. Augustine to fulfill requirements under a Historic Preservation Small-Matching Grant (CSFA 45.031), grant number S1601.

The objectives of the survey was to update the inventory of historic structures within the St. Augustine National Register Historic District, and to record and update Florida Master Site File (FMSF) forms for all structures 45 years old or older, and for any “reconstructions” on original locations utilizing the Historic Structure Form and assess their eligibility for listing in the *National Register of Historic Places (NRHP)*. All work was intended to comply with Section 106 of the *National Historic preservation Act (NHPA)* of 1966 (as amended) as implemented by 36 CFR 800 (Protection of Historic Properties), Chapter 267 F.S. and the minimum field methods, data analysis, and reporting standards embodied in the Florida Division of Historic Resources' (FDHR) *Historic Compliance Review Program* (November 1990, final draft version). All work also conformed to the professional guidelines set forth in the *Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation* (48 FR 4416). Field survey methods complied with Chapter 1A-46 *Florida Administrative Code*.

The architectural survey consisted of pedestrian investigation to field verify all architectural resources within the project area constructed up to 1970. Data from the City of St. Augustine Property Appraiser and the Florida Master Site File (FMSF) was collected and cross referenced to insure the accuracy of information and the correlation with respective buildings. Research conducted at local and state repositories focused on historical context of the project area.

A total of three hundred forty-seven (347) resources were assessed during the field survey. Of those resources three hundred twenty-four (324) had been previously recorded; and twenty-three (23) are newly recorded. Three hundred thirteen (313) of the resources are considered to be contributing to a NRHD; and approximately sixty-two (62) are considered to be potentially eligible as contributing resources to a NHLD. An electronic copy of project GIS data layers showing all surveyed resources at least 50 years of age and a color overlay map depicting the newly surveyed structures and the previously recorded structures are on file with the City of St. Augustine and the Florida Department of State Division of Historic Resources.

An inventory of these resources can be found in Appendix A of this report; and the Survey Log Sheet can be found in Appendix B. A map of the survey area showing all associated data can be found in Appendix C.

TABLE OF CONTENTS

	Page
EXECUTIVE SUMMARY	i
TABLE OF CONTENTS	ii
LIST OF MAPS AND FIGURES	iii
ACKNOWLEDGEMENTS	1-1
I. INTRODUCTION	1-2
II. SURVEY CRITERIA	2-1
III. SURVEY METHOD	3-1
IV. HISTORICAL DEVELOPMENT OF THE COLONIAL CITY	4-1
V. ARCHITECTURAL REPORT AND SURVEY RESULTS	5-1
VI. CONCLUSIONS AND RECOMMENDATIONS	6-1
VII. BIBLIOGRAPHIC REFERENCES	7-1

APPENDICES

Appendix A: Inventory List

Appendix B: Survey Log Sheet

Appendix C: Map of the Survey Area

Appendix D: Current National Register Historic District Resources and National Historic Landmarks

Attachment E: Potential National Historic Landmark District Resources

LIST OF MAPS AND FIGURES

	Page
Map 1: St. Augustine Survey Area.....	3-3
Figure 1: 1564 French establish Fort Caroline on St. Johns River.....	4-1
Figure 2: Spanish Trade Route	4-2
Figure 3: 1565 Sept. 8: Pedro Menéndez de Avilés founds St. Augustine	4-2
Figure 4: 1566-1573 Town of St. Augustine is located on Anastasia Island	4-3
Figure 5: 1586 St. Augustine is sacked and burned by the English freebooter Francis Drake.....	4-4
Figure 6: San Agustin EN 1586 Por Boazio.....	4-5
Figure 7: 1598 Governor Gonzalo Méndez de Canzo reports that the city of St. Augustine is laid out according to Spanish royal ordinance of 1573 for establishing towns.	4-7
Figure 8: 1672 Spanish begin building Castillo de San Marcos	4-8
Figure 9: 1580 Spanish discover coquina stone on Anastasia Island.....	4-8
Figure 10: 1670 English begin settlement of Charles Town	4-9
Figure 11: 1702 English invaders from Carolina lay siege to Castillo for 52 days. English are not successful, but destroy the town as they withdraw.....	4-9
Figure 12: Castillo, Cubo Line and Northern Defenses of St. Augustine, C. 1763	4-10
Figure 13: 1733 James Oglethorpe leads founding of British colony of Georgia.....	4-10
Figure 14: St. Francis Barracks	4-11
Figure 15: Franciscan Missions to the West and North of St. Augustine	4-12
Figure 16: Typical Colonial Balcony	4-12
Figure 17: 1763 Great Britain receives Florida by Treaty of Paris at conclusion of Seven Years' War. Spanish residents leave for Cuba.....	4-13
Figure 18: King's Bakery, C. 1936	4-13

LIST OF FIGURES (continued)

Figure 19:	1768 Minorcans, Greeks and Italians arrive to work Andrew Turnbull's plantation at New Smyrna.....	4-14
Figure 20:	1783-84 Second Treaty of Paris, ending the American Revolution, returns Florida to Spain.....	4-15
Figure 21:	Cathedral of St. Augustine.....	4-16
Figure 22:	St. Augustine City Gates, 1808.....	4-16
Figure 23:	1813 Public square renamed Plaza de la Constitución to conmemórate Spain's Constitution of 1812. Monument to Spanish Constitution completed in Jan. 1814	4-17
Figure 24:	Transfer of Florida from Spain to United States, 1821.....	4-18
Figure 25:	US Government 1848 Update of Rocque Map of St. Augustine 1788.....	4-20
Figure 26:	St. Augustine Seawall, c. 1876	4-20
Figure 27:	Dade Pyramids, United States National Cemetery	4-21
Figure 28:	St. Augustine during the Civil War.....	4-22
Figure 29:	Casa Monica Hotel.....	4-23
Figure 30:	St. Augustine Cathedral with Bell Tower	4-24
Figure 31:	Lyon Building	4-25
Figure 32:	Exchange Bank Building	4-26
Figure 33:	Government House	4-27
Figure 34:	St. Augustine Served as a Major Coast Guard Training Center during World War II	4-28
Figure 35:	Seawall Expansion, 1959	4-31
Figure 36:	Restoration of City Gates, St. George Street	4-32
Figure 37:	Arrivas House 44 George Street	4-33

LIST OF FIGURES (continued)

Figure 38:	Vice President Lyndon Johnson Speaking on St. George Street March, 1963	4-35
Figure 39:	St. Augustine Miniature Golf Course, 1949 National Register Property	4-37
Figure 40:	Swim-In Monson Motor Lodge, June, 1964.....	4-38
Figure 41:	Dr. Martin Luther King, Dr. Ralph Abernathy Attempting to Desegregate the Monson Motor Lodge with Owner Jimmy Brock.....	4-38
Figure 42:	President Johnson, Signing 1964 Civil Rights Act.....	4-39
Figure 43:	Castillo de San Marcos	5-2
Figure 44:	Distribution of Colonial Buildings in the Colonial City.....	5-3
Figure 45:	Cubo Line, C 1763 Northern Boundary of the Colonial City HP-3	5-4
Figure 46:	Gonzalez House, Part of the Restoration Area, St. George Street HP-3	5-4
Figure 47:	Restoration Area, St. George Street HP-3	5-5
Figure 48:	Peña-Peck House, 143 St. George Street, HP-2.....	5-6
Figure 49:	Plaza De La Constitucion, 1855, John Horton Showing the Public Market, Cathedral, Government House and Trinity Episcopal Church HP-2	5-7
Figure 50:	Historic View, Aviles Street Fatio House, 22 Aviles Street HP-2.....	5-9
Figure 51:	St. Francis Street Looking West Showing Oldest House, Tovar House and Llambias House HP-1	5-11
Figure 52:	St. Francis Barracks Anchors the Portion of the Colonial City South of St. Francis Street HP-1.....	5-12
Figure 53:	Castillo De San Marcos 1672-1695 Oldest Standing Structure in St. Augustine	5-13
Figure 54:	St. Augustine Colonial Architecture Charlotte Street.....	5-13
Figure 55:	St. Augustine Cathedral 1869	5-14

LIST OF FIGURES (continued)

Figure 56:	Prince Murat, 250 St. George Street and Canova-Dow House (Now 42 Bridge Street) Showing Continuity between 2nd Spanish and Territorial Period Architecture	5-15
Figure 57:	Trinity Episcopal Church Gothic Revival.....	5-15
Figure 58:	Stansbury Cottage, 232 St. George Street Carpenter Gothic	5-16
Figure 59:	St. Francis Inn, 279 St. George Street Second Empire Style.....	5-17
Figure 60:	Casa Monica Hotel Moorish Revival Style	5-18
Figure 61:	Colonel Uppham Cottage, 268 St. George Street Queen Anne	5-19
Figure 62:	Bronson Cottage, 252 St. George Street Colonial Revival Style.....	5-20
Figure 63:	Bungalow, 173 Cordova Street.....	5-21
Figure 64:	Ponce De Leon Shopping Center, Woolworth's King Street Spanish Revival Style	5-22
Figure 65:	Drysdale Residence, 46 Avenida Mendendez St. Augustine First Reconstructed Building, 1888.....	5-23
Figure 66:	One Part Commercial Buildings St. George Street.....	5-24
Figure 67:	Frame Vernacular Architecture.....	5-25
Figure 68:	Coquina Blocks.....	5-26
Figure 69:	Coquina Walls.....	5-26
Figure 70:	Tabby Wall.....	5-27
Figure 71:	Coquina Concrete Block	5-28
Figure 72:	Coquina Concrete, Miniature Golf Course	5-28

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Thank you to Paul Weaver for his extensive knowledge of the history of St. Augustine and for his time developing the historic context for this report.

Lastly, I would like to thank the citizens of St. Augustine for their appreciation of the “Ancient City” and for allowing me the opportunity to work there.

I. INTRODUCTION

Until recent decades historic preservation occupied little attention in the nation's communities. Its advocates were until then often regarded as elitists joined to a cause reserved to people of wealth and leisure. Before the 1960s, moreover, federal and state government devoted few resources to historic preservation, leaving the field to municipal government and, largely, local effort. Since the late 1960's that situation has changed. The post-World War II flight to suburbia and commencement of the interstate highway construction program seriously undermined the nation's historic fabric and resources. A developing sense of historical consciousness and the hard economic realities of inner city decline, among other factors, inspired the development of a national historic preservation program that after three decades embraces thousands of local governments, neighborhoods, preservation groups, businessmen, and private citizens.

In every community where buildings, structures, or historic sites and objects have survived the passage of time preservation of a kind has occurred. We usually associate the term "historic preservation," however, with an organized effort to identify, evaluate, and protect buildings and sites that possess cultural or aesthetic value. The survey of historic buildings in the Colonial City of St. Augustine constitutes a necessary step in a rational program to preserve the community's significant cultural resources.

The 2016 survey of historic buildings is a follow-up to earlier surveys conducted from 1978 to 1981 and 1999. The Historic St. Augustine Preservation Board conducted the initial survey, entitled "Historic Sites and Buildings Survey of St. Augustine, Florida" (FMSF REPORT NO. 1015) It focused on the pre-1930 era, although some buildings, particularly on St. George Street, reconstructed under the auspices of the Preservation Board, were also included. The first survey of St. Augustine was one of the most thorough ever undertaken in Florida. It resulted in recording over 2,700 historic properties, the overwhelming majority of them buildings. It has become the source for all subsequent preservation studies and policies in the city. It resulted in the listing of the neighborhood known as the Abbott Tract, the oldest continuously settled area outside the colonial city of St. Augustine, being listed in the National Register of Historic Places.

The 1999 survey entitled "Historic Building Survey Up-Date, St. Augustine, Florida" (FMSF REPORT NO. 5705) was an attempt to document the development of the City of St. Augustine during the period between 1935 and 1953. That survey resulted in the recording of an additional 450 properties, almost all buildings, in the Florida Master Site File. Due to limited funding, the survey was restricted to the mainland portion of the city. Anastasia Island, where many post-1930 buildings were constructed, was excluded. However, the incorporated areas of Anastasia Island were surveyed in 2015 which resulted in 722 newly recorded resources and approximately 80 updates for previously recorded resources. The findings for the Anastasia Island Survey can be found in FMSF Manuscript 21986.

Another important preservation project was the 1986 Historic Preservation Element of the City of St. Augustine Comprehensive Plan. The purpose of the Preservation Element was to develop policies and processes to insure the retention of properties that are considered by responsible authorities and knowledgeable professionals worthy of preservation. All three studies recognized

the architectural and historical significance of the Colonial City area and contained specific recommendations as to how to recognize, preserve and protect its historic resources.

The purpose of the 2016 Survey is to update the inventory of historic structures within the St. Augustine National Register Historic District, and to record and update Florida Master Site File (FMSF) forms for all structures 45 years old or older, and for any “reconstructions” on original locations that have not been previously recorded. The principle objective of the present study is to provide an authoritative basis for updating the St. Augustine (National Register) Historic District, particularly the boundaries and period of significance. The St. Augustine Historic District was listed in the National Register of Historic Places in 1970 and updated in 1986. The survey will insure that there is data for all buildings that are at least fifty years old and may be considered contributing to the district. Historic contexts for the Colonial City have been defined and expanded to include the Depression/New Deal/World War II and Post-World War II eras. The district boundaries omit a portion of the Colonial City south of St. Francis Street and this omission is addressed. The difference between the St. Augustine Town Plan National Historic Landmark designation, also designated in 1970, and the St. Augustine Historic District is also analyzed.

The survey report and associated data provide a thorough analysis of all of the structural resources in the district and provides recommendations for updating the NR district and the proposed National Historic Landmark (NHL) district. The survey establishes the eligibility of structures for inclusion in the proposed St. Augustine Town Plan NHL district.

The updated St. Augustine National Register District will provide recognition for the post-World War II period of significance, particularly buildings and other properties associated with tourism, civil rights and historic preservation and limited protection from state and federal activities which could impact them. The updated and expanded National Register designation would further provide a source for financial incentives and protection of individual buildings from thoughtless destruction under the city’s demolition ordinance.

The survey was made possible by funds and services provided by:

- * City of St. Augustine
- * The Division of Historical Resources
- * Florida Department of State
- * The grant was recommended by the Florida Historical Commission

The project has also been financed in part with historic preservation grant assistance provided by National Park Service, U. S. Department of the Interior. The contents and opinions contained within do not, however, necessarily reflect the views and opinions of the U. S. Department of the Interior, the Florida Department of State or the City of St. Augustine. The mention of trade names or commercial products does not constitute endorsement or recommendation by the U. S. Department of the Interior, the Florida Department of State or the City of St. Augustine. This program receives federal financial assistance for identification and protection of historic properties. Under Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973, the U.S. Department of the Interior prohibits discrimination on the basis of race,

color, national origin, or handicap in its federally assisted programs. If you believe you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, you may write to: Office for Equal Opportunity, U.S. Department of the Interior, Washington, D.C. 20240.

All deliverables adhere to the state solicitation notice and conform to the survey requirements of 1A-46, Florida Administrative Code.

II. SURVEY CRITERIA

Surveys conducted in association with the Division of Historical Resources, Florida Department of State, use the criteria for placement of historic properties in the National Register of Historic Places as a basis for site evaluations. In this way, the survey results can be used as a data bank for those agencies required to comply with state and federal preservation regulations. The criteria are worded in a subjective manner in order to provide for the diversity of resources in the United States. The following is taken from criteria published by United States Department of the Interior to evaluate properties for inclusion in the National Register.

Criteria for Evaluation

The quality of significance in American history, architecture, archaeology, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, and association, and:

- A) that are associated with events that have made a significant contribution to broad patterns of our history; or
- B) that are associated with the lives of persons significant in the past; or
- C) that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D) that have yielded, or may be likely to yield, information important in pre-history or history.

Certain properties shall not ordinarily be considered for inclusion in the National Register. They include cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past fifty years. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- A) a religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- B) a building or structure from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- C) a birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his productive life; or

- D) a cemetery that derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- E) a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- F) a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historical significance; or
- G) a property achieving significance within the past fifty years if it is of exceptional importance.

It should be pointed out that the Florida Master Site File is not a state historic register, but an inventory intended for use as a planning tool and as a central repository of archival data on the physical remains of Florida's history.

III. SURVEY METHOD

Cultural resource management, or the preservation of architectural and archaeological sites that have historical value, involves a series of progressive activities. Preservation begins with a survey, which establishes the basis for subsequent work. Survey is a systematic, detailed examination of historic properties within either thematic or geographic limits. It is undertaken to determine the number and character of historic resources. Using the definition of the National Park Service, historic resources consist of buildings, structures, objects, sites, or districts that are significant in national, state, or local history or pre-history (pre-history is generally defined, in Florida, as the time before 1513).

There are several methods for conducting a survey. One approach, the thematic survey, identifies historic properties of a related type within a given area or period. A survey of county courthouses or Spanish mission sites in Florida are examples of thematic types. The second and more common survey is the geographic or area type. The area survey records all historic properties within established geographic boundaries. The geographic boundaries for a survey might be a subdivision, a downtown area, a residential neighborhood, or a political subdivision such as a town, city, or county limit.

The survey of Colonial City is an area survey. The boundaries for this area are well-defined. Colonial City extends from Orange Street on the north to the Colonial City limits of St. Augustine at San Salvador Street on the south. It is bound on the east by the Matanzas River and the historic sea wall and on the west by Cordova Street. This study has resulted in the survey of approximately (number) buildings not previously recorded in the Florida Master Site File.

The purpose of the 2016 Survey is to record additional buildings and sites in Colonial City constructed between 1953 and 1970 and any other resources at least fifty years old not recorded in previous surveys. Every building that appeared on the basis of documentary and visual evidence or testimony to be fifty years of age and included in the street index of the 1970 *St. Augustine City Directory* was recorded. The condition of the buildings surveyed was evaluated by standards established by the National Register and the Florida Master Site File. The year 1970 was chosen as the cut-off date for the survey because it falls close to the fifty year criterion used by the National Register.

The present study, together with previous studies, is intended to provide a basis for updating the St. Augustine National Register District and provide data for other preservation planning matters relating to the Colonial City. The survey will insure that there are data for all buildings that are at least fifty years old, retain integrity under National Register and National Historic Landmark Criteria and may be considered contributing to the districts. As part of the survey report historic contexts for the area have been developed. Particularly important, was the development of a context for the Depression/New Deal/World War II and Post-World War II eras, largely omitted from previous studies.

The survey began with documentary research to establish a chronological history of the area and reveal the major developments and individuals associated with settlement of the Colonial City. The next step consisted of field survey to identify the buildings that met the criteria for survey

and record their architectural characteristics. The 1970 St. Augustine City Directory list of addresses for the streets in the area was employed as the base for determining the buildings the survey team recorded. Building Permit records proved a source for dating buildings constructed from the 1950s to 1970 and for cross-verifying the accuracy of city directories. Additional sources of information included the files of the City of St. Augustine Planning Department, previous studies of the area completed in the course of similar surveys, and, Florida Master Site Files. St. Johns County property records provided the principal source of research material. General historical research was conducted at the St. Augustine Historical Society Library.

Following preliminary historical research, each building was field inspected. Buildings were identified on a Property Appraiser's plat map, providing a legal description for the property. The building was photographed and its architectural characteristics recorded. The standards for recording are those established by the National Register, which is supervised by the U.S. Department of the Interior and the Division of Historical Resources of the Florida Department of State. As part of the field survey, the condition of each building was assessed on the basis of a visual inspection, using the architectural and physical integrity of the building as the criteria.

The architectural and historical information were recorded on Florida Master Site File forms. The consultant employed a data base processing program specifically designed to conform to computerization codes established for the Florida Master Site File by the Bureau of Historic Preservation. The forms were updated as additional information was generated and then were printed in hard copy. Analysis of the data, particularly the results of the field survey, was facilitated by the data base program. Information about historic properties was recorded on a computer disk filing system. The inventory in this report contains a list of buildings judged potentially significant to the city's history.

After recording the architectural and historical information, the consultant evaluated each building for listing in the National Register of Historic Places or as a contributing building to the St. Augustine National Register District. The Conclusions and Recommendations section of this report identifies potential National Register and National Historic Landmark District properties and each potential contributing resource is recorded on the inventory list.

The development of a historical context for evaluating properties relied greatly on the 1980 and 1999 surveys. However, both studies focused on the pre-1930 period of St. Augustine's development. The present survey updates the contexts to include the Depression/New Deal and Post-World War II eras. The latter context is particularly important for understanding and evaluating the properties from the post-1930 period.

Based on the visual reconnaissance, information gleaned from cartographic sources, city directories, and other primary and secondary source materials, discussions with informants, and city records, the survey team established a date of construction for each standing structure. In most cases, it proved impossible to establish a firm date of construction. In those cases, the survey team entered an approximate date with a "c." for circa before it. As a rule, the date of construction for the post 1950 era that the Property Appraiser assigned each property was found to be accurate. The results of the architectural and historical research have been incorporated into this report and on the Florida Master Site File forms.

Map 1: St. Augustine Survey Area



IV. HISTORICAL DEVELOPMENT OF THE COLONIAL CITY

Pedro Menendez de Aviles, one of Spain's greatest seaman and naval officers, founded Saint Augustine on September 8, 1565. Menendez named the settlement *San Agustín*, as he and his expedition first sighted Florida on August 28, 1565, the feast day of St. Augustine of Hippo. St. Augustine served as the capital of Spanish Florida from 1565 until 1763 and remained the capital of East Florida during the British Period (1763-1784) and the Second Spanish Period (1784-1821). It was designated the capital of the Florida Territory until Tallahassee was made the permanent capital in 1824. Since the late 19th century, St. Augustine's distinct historical character has made the city a major tourist attraction. It is also the headquarters for the Florida National Guard.

St. Augustine is the site of the oldest continuously occupied settlement in the United States. Juan Ponce de Leon, governor of Puerto Rico, was the first European known to have explored the coasts of Florida in 1513. Prior to the founding of St. Augustine, several attempts at Spanish colonization in what is now Florida were made. However, all failed. The French began exploring Florida in 1562, under the command of a French Protestant or Huguenot, Captain Jean Ribault. Ribault explored the St. Johns River to the north of St. Augustine. In 1564, Ribault's former lieutenant Rene de Laudonnière headed a new colonization effort. Laudonnière explored St. Augustine Inlet and the Matanzas River, which the French named *Rivière des Dauphins* (River of Dolphins). There they made contact with the local Timucua chief, Seloy, a subject of the powerful Saturiwa chiefdom before heading north to the St. Johns River and establishing the settlement of Fort Caroline¹ (**Figure 1**).

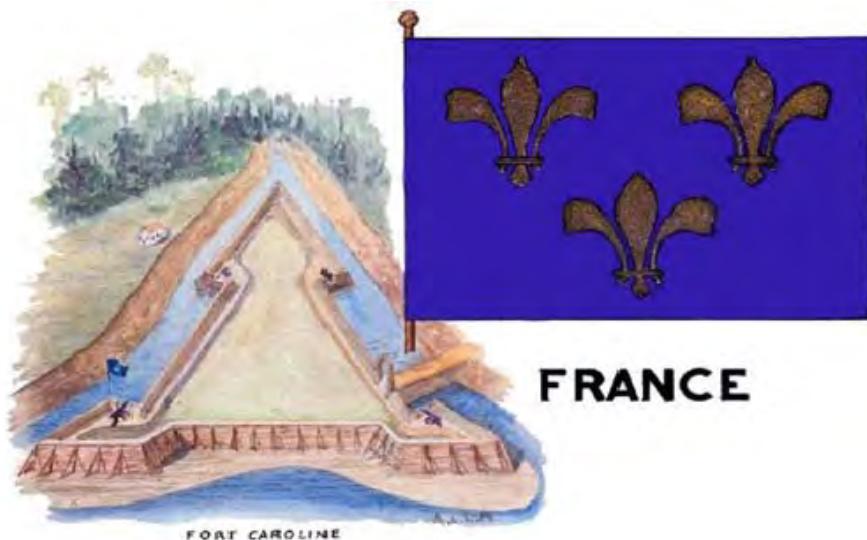


Figure 1: 1564 French establish Fort Caroline on St. Johns River

¹ Pickett, Margaret F.; Pickett, Dwayne W. (8 February 2011). *The European Struggle to Settle North America: Colonizing Attempts by England, France and Spain, 1521-1608*. McFarland. p. 69. Laudonnière decided to call it the River of Dolphins (today known as the Matanzas River, near St. Augustine); Waterbury, Jean Parker. *The Oldest City, Saga of Survival*, St. Augustine Historical Society, pp. 22-25.

Motivated by the French presence, the Spanish founded St. Augustine because of its strategic military location. The military would be an important influence on the development of St. Augustine throughout the colonial period. The French presence in Florida was a threat to the Carrera de Indias, the shipping route that followed the Gulf Stream from the Florida Straits to the Atlantic Ocean and ultimately Spain (**Figure 2**). The Spanish feared Fort Caroline would serve as a base for attacks against Spanish shipping. King Philip of Spain quickly dispatched Pedro Menéndez de Avilés to Florida and to establish a center of operations from which to attack the French.

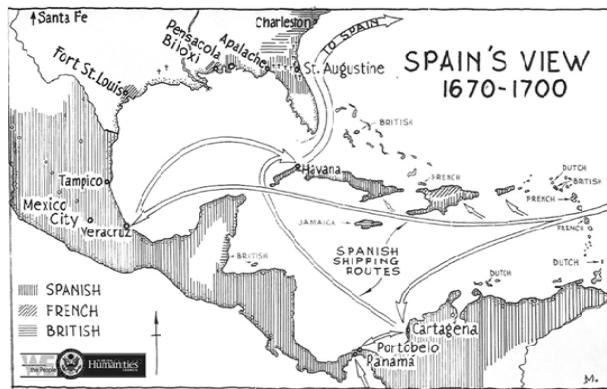


Figure 2: Spanish Trade Route

The Spanish sailed through the inlet into Matanzas River and disembarked near the Timucua town of Seloy on September 8, 1565 (**Figure 3**). Menéndez's immediate goal was to quickly construct fortifications to protect his settlers and supplies as they were unloaded from the ships, and then to make a proper survey of the area to determine the best place to erect a fort. With the establishment of a base of operations at St. Augustine the Spanish quickly located and destroyed Fort Caroline, massacred many of the French at the Matanzas Inlet south of St. Augustine and ended the French presence in the southeast portion of North America.²

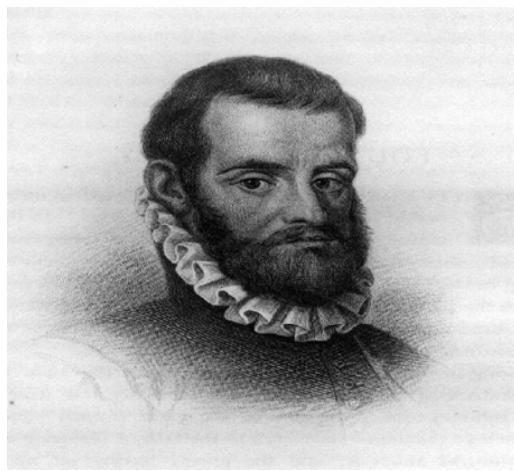


Figure 3: 1565 Sept. 8: Pedro Menéndez de Avilés founds St. Augustine.

²Waterbury, *The Oldest City*, pp. 27-29.

The location of the 1565 settlement and early fort has been confirmed through archaeological excavations directed by Dr. Kathleen Deagan, professor of archaeology at the University of Florida. The settlement is located north of the present Colonial Town on the grounds of the Fountain of Youth Archaeological Park.³ The settlement includes at least part of the settlement of Seloy. It is known that the Spanish occupied several Native American structures in Seloy village, whose chief was Seloy. It is possible, but not yet demonstrated by any archaeological evidence, that Menéndez fortified one of the occupied Timucua structures to use as his first fort at Seloy. In 1566, the Saturiwa burned St. Augustine and the settlement was relocated. Traditionally it was thought to have been moved to its present location, though some documentary evidence suggests it was first moved to a location on Anastasia Island⁴ (Figure 4). At any rate, the Colonial Town was certainly in its present location by 1586 and likely by the 1570s.

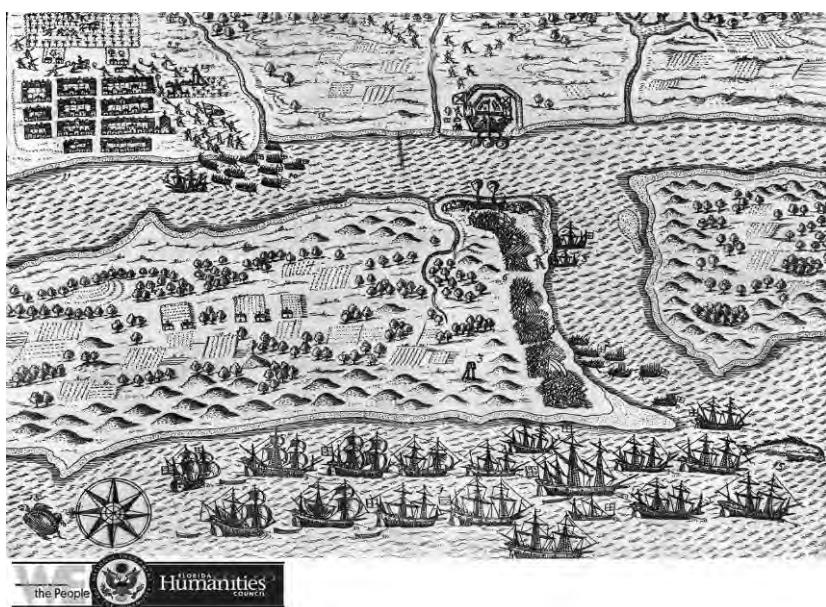


Figure 4: 1566-1572/73 Town of St. Augustine is located on Anastasia Island.

Other than the Castillo de San Marcos National Monument the Spanish Town Plan is arguably the most important feature of the Colonial City of St. Augustine. The present colonial city was laid out in 1598 and the plan was the basis of a National Historic Landmark designation in 1970. Spanish towns in the New World have long been recognized as significant to urban history. To a far greater degree than any other colonial power in the New World, the Spanish followed a system of land settlement and town planning formalized in written rules and regulations. In contrast to the more organic English system, their towns were uniform and centrally planned. From Florida to northern California there extends an area once subject to Spanish rule, within which are vestiges of Spanish town plans, including the one at St. Augustine.⁵

³ "Menéndez Fort and Camp". *Historical Archaeology*. Florida Museum of Natural History. pp. 1-2. Retrieved May 29, 2011. Kathleen A. Deagan, "The Archeology of First Spanish Period St. Augustine, 1565-1702", *El Escribano*, 15 (1978), pp. 1-23.

⁴Hann, John H. (1996). *A History of the Timucua Indians and Missions*. University Press of Florida. pp. 55-57;

As Spain extended its rule into increasingly larger areas, new towns were establishing through individual orders and instructions prior to the promulgation in 1573 of the Spanish Laws of the Indies. In 1598 Spanish Governor Mendez-Canzo ordered the layout of the present Colonial City based on the Laws of the Indies. Although largely ignored, the 1598 town plan was in fact a partial overlay of an earlier town plan laid out by the successors to Spanish *adelantado* Pedro Menendez.⁶

The pre-1600 town layout is documented through physical, archaeological and cartographic evidence. On June 6, 1586, English privateer Sir Francis Drake raided St. Augustine burning it and driving surviving Spanish settlers into the wilderness (**Figure 5**). Giovanni Battista Boazio was an Italian draftsman and cartographer. He mapped Drake's voyage to the West Indies and America. His map of St. Augustine clearly shows a grid pattern town plan with the parish church located just south of the present Plaza de la Constitution (**Figure 6**).⁷ The c. 1586 town is distinguished by its smaller blocks and is physically discernable from the remainder of the Colonial City. It is bounded by the plaza on the north, Bridge Street on the south, the Bayfront on the east, and Cordova Street on the west. The accuracy of the Boazio Map has been corroborated by archaeological excavations which have located the cemetery associated with the church in the vicinity of Aviles Street.⁸ The early town plan of St. Augustine appears to be unique in the United States and one of few pre-Law of the Indies town sites outside of Cuba, Puerto Rico, Mexico and Central America. It has the potential to yield important information about Spanish settlements and town planning prior to the Law of the Indies, during the pre-1573 period of Spanish settlement.

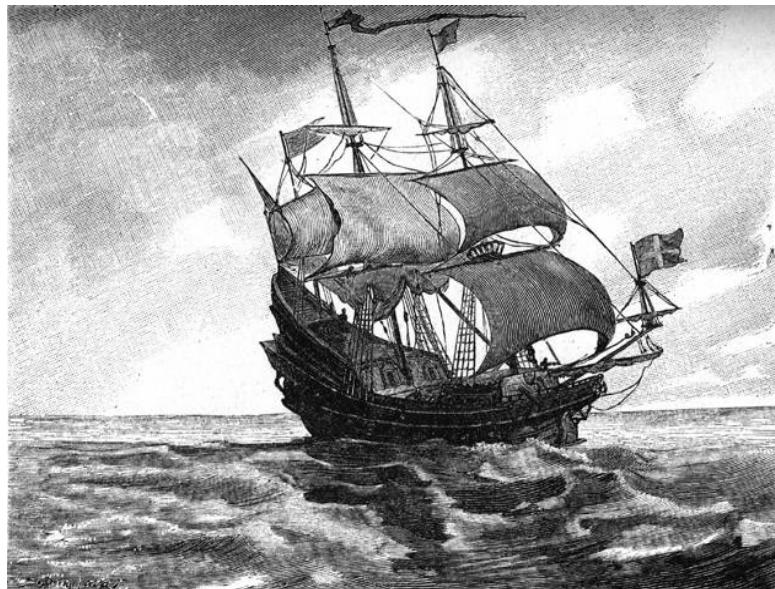


Figure 5: 1586 St. Augustine is sacked and burned by the English freebooter Francis Drake.

⁶Waterbury, *The Oldest City*, pp. 33.

⁷ Sir Francis Drake (1 January 1981). *Sir Francis Drake's West Indian Voyage, 1585–86*. Ashgate Publishing, Ltd. p. 39; Baptista Boazio, Map of St. Augustine, 1589. This engraved hand-colored map or view-plan by Baptista Boazio depicts Sir Francis Drake's attack on Saint Augustine on May 28-29, 1586.

⁸ Waterbury, *The Oldest City*, pp. 33.

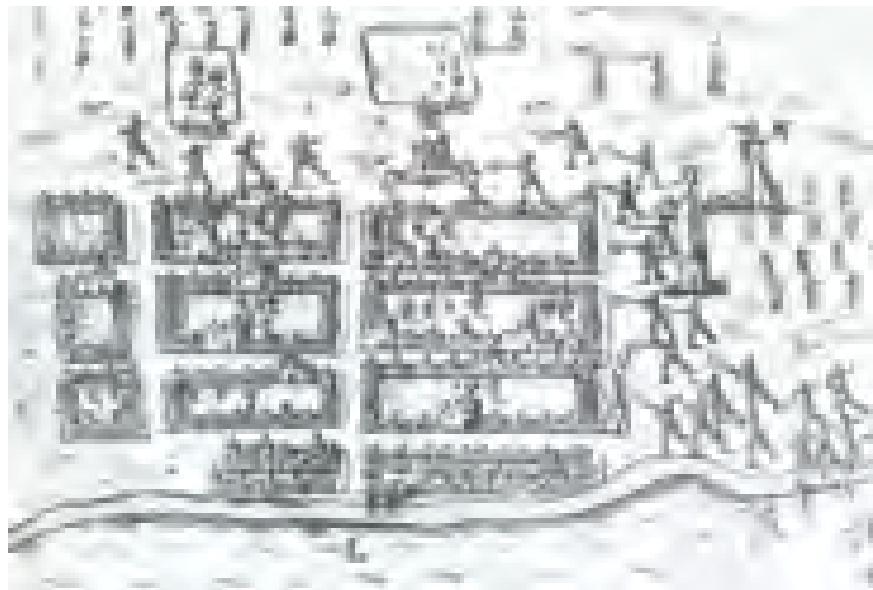


Figure 6: San Agustín EN 1586 Por Boazio

Governor Gonzalo Méndez de Canzo is credited with laying out the present colonial city of St. Augustine in 1598; Méndez de Canzo was an admiral who served as the seventh governor of the Spanish province of Florida (1596-1603).⁹ In 1573 the Laws of the Indies established uniform standards for colonial administration, including procedures for planning new towns. They represented a codification of principles of town planning which had been developed through practical experience dating to the Spanish re-conquest of the Iberian Peninsula. There were more than three dozen specifications set forth in the Laws. One was that a plan was to be decided upon before any construction, and it was to be ample in scope to allow for future growth. Sufficient space was to be allowed so that if the town grew, it could do so in a symmetrical fashion. Another identifying feature of the Spanish-American town plan was the plaza. For coastal towns, the regulations prescribed a location for the plaza near the shore and for inland cities in the center of town. The length of the plaza was to be at least one and a half times its width. Maximum and minimum dimensions for the plaza were also set forth. Another distinctive feature of the Spanish town plan were streets running parallel and perpendicular to the central plaza. The resulting pattern took the form of a gridiron or checkerboard with straight streets intersecting at right angles.¹⁰

The regulations also provided precise guidelines for the location of important buildings. The main church of a coastal city was planned to reside near the harbor and face the plaza. Other sites around the plaza were to be assigned for the town hall, the customs house, arsenal, a hospital and other public buildings. The remaining lots around the plaza were provided for shops and dwellings for merchants.¹¹

⁹ Ibid, 38-40; Charles W. Arnade (1959). *Florida on trial, 1593-1602*. University of Miami Press. p. 5.

¹⁰ John W. Reps. The Making of Urban America. A History of City Planning in the United States (Princeton, M. J., 1965), p. 26; 2elia Nuttall, "Ordinances Concerning the Laying Out of New Towns." *The Hispanic American Historical Review*. 4 (November, 1921), pp. 743-753.

¹¹ Reps, p. 30.

The Laws of the Indies regarding town planning remained virtually unchanged during the entire period of Spanish rule in the Western Hemisphere. Even beyond that time they influenced the plans of towns laid out by the Mexican government in the southwest during the post-independence period (1821-1845) literally hundreds of towns in the Western Hemisphere were planned in conformity with the Laws--a phenomenon unique in modern history.¹²

St. Augustine had been a Spanish settlement for more than 30 years when Méndez de Canzo took office. The governorship had been monopolized by the Menéndez family or members of the 1565 founding élite. Pedro Menéndez Marquez, nephew of Pedro Menéndez de Avilés, had refused yet another appointment as governor in 1594. The administration of Governor Méndez de Canzo symbolized the transition of St. Augustine from a licensed private settlement to direct administration by the Spanish Crown and with the formal implementation of crown law and policy.

One of the consequences of this change in administration was that Governor Méndez de Canzo reported in February of 1598 that he had made certain that St. Augustine adhered to Spain's town planning regulations. Among measures that he made was the establishment of a marketplace in the town's main square (Plaza). It is clear that Méndez de Canzo incorporated existing streets and landscapes into the new town plan rather than starting over. The c. 1573 settlement was already in place, private property had been established, and improvements, including the original parish church and cemetery had been undertaken. Méndez de Canzo relocated his executive residence from a site near the Matanzas Bay to a higher and drier site adjacent to the city's Plaza, where Government House is now located. He bought the land and its house from María de Pomar, a relative of Pedro Menendez.¹³

The plan of St. Augustine credited to Governor Méndez de Canzo is a good example of Spanish plans for coastal towns. It's most characteristic feature is the plaza, oriented toward the water. Before the early eighteenth century only the governor's house actually fronted the plaza. During the eighteenth and early nineteenth centuries, the plaza became surrounded by a cluster of civic and religious buildings, including the Bishop's House (later the British Statehouse and Spanish provisional church), the Accountancy and Treasury Building, the public school, and the parish church (now the Basilica-Cathedral). The plaza itself contained several colonial structures, most notably the non-extant stone guardhouse and the still standing Constitution Monument. Furthermore, the regularity of the St. Augustine town plan contrasts greatly with the plan of English colonial towns which were generally laid out using a monument survey system. The latter towns were consequently highly irregular and organic rather than centrally planned. Maps from the end of the First Spanish Period depict the Town Plan as it appeared in 1763 (**Figure 7**).

During the First Spanish Period (1565 to 1763) two themes--the military and religion--dominated the history of St. Augustine. St. Augustine was a classic example of a Spanish presidio or military settlement. Under Spanish rule neither St. Augustine nor the surrounding geographic area that became Spanish Florida were densely settled or intensively developed. The area contained none of the attractions which brought settlers to other regions of the Spanish colonial empire. There were no gold or other precious metals, no highly fertile agricultural land, and no

¹² Ibid, p. 29.

¹³ Waterbury, The Oldest City, p. 39.

large, sedentary Indian population available as a source of labor. Instead of a mining, agricultural or commercial settlement, St Augustine served as a military outpost and a point of departure for Spanish missionaries seeking to Christianize Indians living in what today is the southeast United States.

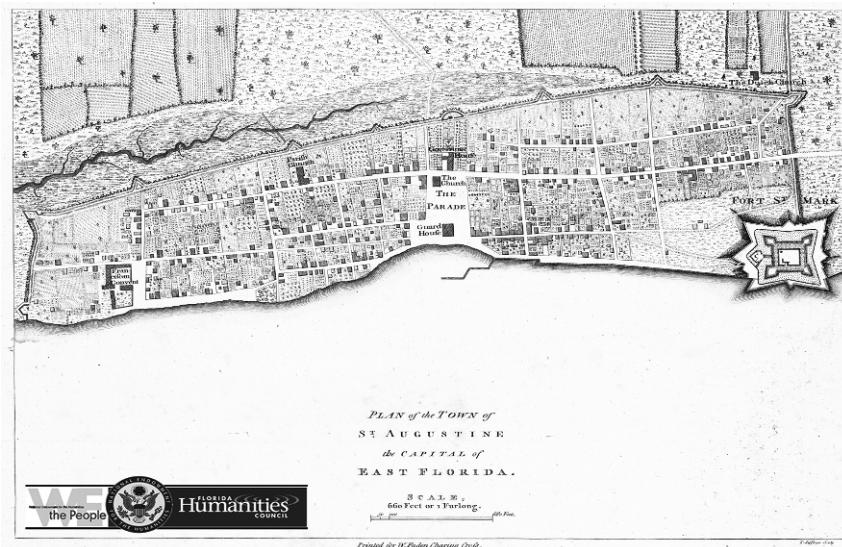


Figure 7: 1598 Governor Gonzalo Méndez de Canzo reports that the city of St. Augustine is laid out according to Spanish royal ordinance of 1573 for establishing towns.

St. Augustine was first and foremost a strategically important outpost in the Spanish Caribbean defense system. Spain retained St. Augustine and the surrounding province of Florida as a buffer against foreign intrusion into more economically valuable areas of its colonial empire. The town served as a military base for protecting the Spanish treasure fleet as it sailed homeward annually along the Gulf Stream laden with gold, silver and other valuable cargo. It enabled the Spanish to prevent foreign encroachment into the Gulf of Mexico, the key to the riches of New Spain (present day Mexico). Following the founding of Virginia and the subsequent French exploration and settlement of the Mississippi River Valley, St. Augustine served Spain as a bastion against English and French expansion into the Southeast. Because of its strategic importance, it was attacked at various times by the English, the French, pirates, and British colonists from the north. In order to prevent the occupation of St. Augustine, the Spanish developed an elaborate system of defense.¹⁴

The bulwark of Spanish defenses and the most significant historic property in the Colonial City of St. Augustine is the Castillo de San Marcos, constructed during the late 17th century. The Castillo is a nationally significant property and as such is a National Monument. The Castillo de San Marcos is the oldest masonry fort in the continental United States. Its construction between 1672 and 1695 cemented the Spanish presence in Florida and ushered in a distinct period of construction in St. Augustine (Figure 8).

¹⁴ Charleton W. Tebeau, A History of Florida, (Coral Gables, 1971), pp. 29-42 passim.



Figure 8: 1672 Spanish begin building Castillo de San Marcos

From the founding of St. Augustine in 1565 to construction of the Castillo de San Marcos by 1672, the Spanish built nine wooden forts for the defense of the town in various locations. The need for fortifications was recognized after St. Augustine was attacked by Francis Drake and his fleet in 1586. Following the 1668 attack of the English pirate Robert Searles Mariana, Queen Regent of Spain approved the construction of a masonry fortification to protect the city.¹⁵

The Castillo is made of coquina a local shell-stone formed from ancient shells that have bonded together to form a type of stone similar to limestone. The coquina was quarried from Anastasia Island from the Castillo, and ferried across to the Matanzas Bay to the construction site. Construction began on October 2, 1672 and lasted twenty-three years, with completion in 1695. Prior to construction of the coquina most buildings were made of wood, a material that fared poorly in the harsh Florida climate. What nature did not destroy, man did. Invading forces burned the city to the ground in 1702 and 1740. The construction of the Castillo ushered in an era of masonry construction that has endured to the present (Figure 9).¹⁶

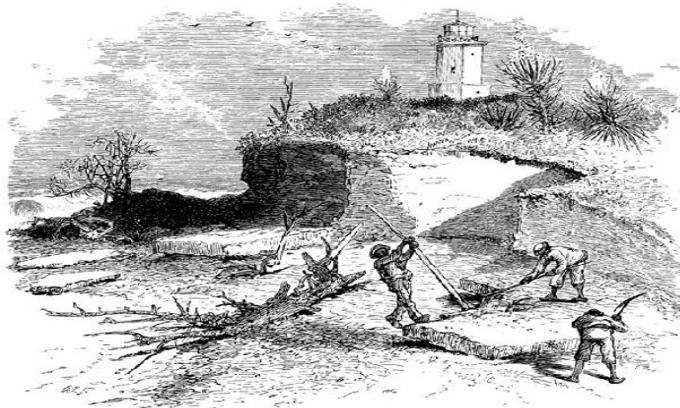


Figure 9: 1580 Spanish discover coquina stone on Anastasia Island.

¹⁵ Waterbury, *The Oldest City*, pp. 55-57..

¹⁶ Ibid, pp. 57-90 *passim*.

In addition to the Searles attack in 1668, construction of the Castillo was driven by a growing English presence in southeastern North America. In 1670, Charles Town, (modern-day Charleston, South Carolina) was founded by English colonists (Figure 10). As it was just two days' sail from St. Augustine, the English settlement and encroachment of English traders into Spanish territory spurred the Spanish in their construction of the Castillo. This concern was well-founded as in 1702 English forces under the command of Carolina Governor James Moore embarked on an expedition to capture St. Augustine early in Queen Anne's War.¹⁷



Figure 10: 1670 English begin settlement of Charles Town

The English laid siege to St. Augustine in November 1702. About 1,500 town residents and soldiers sought refuge in the Castillo de San Marcos during a two-month siege. The English cannon had little effect on the walls of the fort, because the coquina walls were very effective at absorbing the impact of the shells. The siege was broken when the Spanish fleet from Havana arrived, trapping some English vessels in the bay. The English were defeated and decided to burn their ships to prevent them from falling under Spanish control, and then marched overland back to Carolina. The town of St. Augustine was destroyed, in part by the Spanish and in part by the English, as a result of the siege (Figure 11).¹⁸

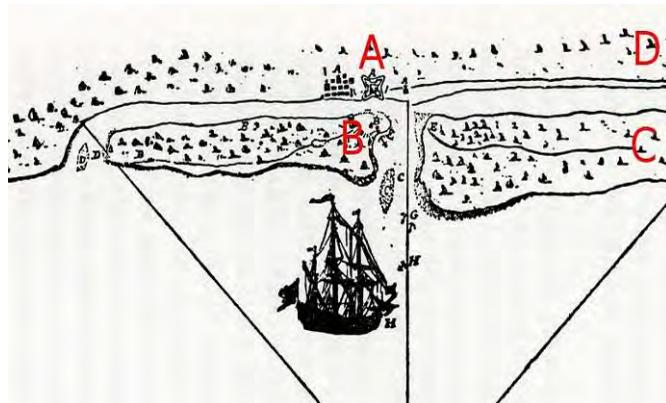


Figure 11: 1702 English invaders from Carolina lay siege to Castillo for 52 days. English are not successful, but destroy the town as they withdraw.

¹⁷Arnade, Charles W (1962). "The English Invasion of Spanish Florida, 1700–1702". *The Florida Historical Quarterly* (Florida Historical Society) (Volume 41 Number 1, July 1962): p. 31.

¹⁸Arnade, Charles (1959). *The Siege of Saint Augustine 1702*. University of Florida Monographs: Social Sciences #3. Gainesville, FL: University of Florida Press.

The Colonial City of St. Augustine took its final form following the 1702 siege. The northern limit was defined by the Cubo Line. Completed in 1704, the Cubo Line was a defense work extending west from the Castillo toward the St. Sebastian River and running along the north side of what today is Orange Street. The Rosario Line was built to the south of the Cubo Line along what was then Maria Sanchez Creek now Cordova Street. The Rosario Line ran south to what today is San Salvador Street and then closed east to the Matanzas Bay. Additional defense works were constructed north of the colonial city. Most prominent of these were the Hornabeque, a second defense line in 1719, Fort Mose in 1738, and the Fort Mose Defense Line in 1762¹⁹ (**Figure 12**).

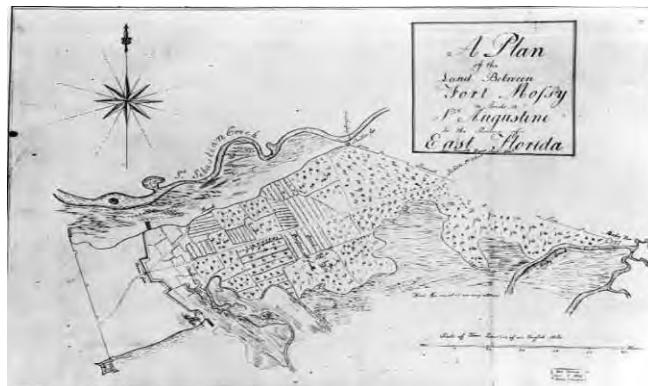


Figure 12: Castillo, Cubo Line and Northern Defenses of St. Augustine, C. 1763

During the War of Jenkins Ear, the British forces again attacked St. Augustine. In June, 1740 General James Oglethorpe, the founder of Georgia, and an English fleet of seven ships attacked St. Augustine. As in the 1702 siege, soldiers and residents found refuge within the Castillo. For 27 days the British bombarded the Castillo and St. Augustine but their cannons could not breach the Castillo's walls. With morale and supplies low among his forces, Oglethorpe withdrew and the Castillo remained unconquered (**Figure 13**).



Figure 13: 1733 James Oglethorpe leads founding of British colony of Georgia.

¹⁹ Pablo Castello, "Plano del Presidio de San Agustin de la Florida y Sus Contornos"; July 21, 1763; John Cambel, "A Sketch of St. Augustine Harbor." February 28, 1780; Charles Vignoles, "A Plan of the Harbour, Town and Fortification of St. Augustine, Florida." c. 1821.

A property embodying both religious and military themes with walls dating to the First Spanish Period is St. Francis Barracks located on Marine Street at the south end of the colonial city. St. Francis Barracks is the principal structure within the complex of buildings located upon the military reservation that houses the headquarters detachment of the Florida National Guard. The site occupied by the St. Francis Barracks has served religious or military purposes since it was first settled by Franciscan missionaries upon their arrival in 1577, twelve years after the founding of America's first permanent settlement. For the following two centuries the Franciscans maintained a convent and monastery on the site, before abandoning it to control of the British in 1764. During their twenty year period of occupation, the British converted the structure to military use. In subsequent order, the Spanish, who returned to occupy Florida in 1784, and the Americans, who assumed control of the peninsula in 1821, maintained military use of the site. Throughout the more than four centuries of occupation, St. Francis Barracks, a name conferred officially upon the structure about a century ago, has been damaged and rebuilt a number of times. The structure is one of the Ancient City's landmark buildings. Since 1907, it has served as the headquarters for the Florida National Guard (**Figure 14**).²⁰



Figure 14: St. Francis Barracks

In addition to its military function, the Colonial City had religious importance St. Augustine and its environs became a point of departure for Spanish missionaries seeking to Christianize Indians in surrounding regions. Most, if not all, mission sites and Indian settlements were located beyond the limits of the Colonial City. Nevertheless, the Colonial City has religious significance from the First Spanish Period through its association with St. Francis Barracks (**Figure 15**).

²⁰ Abbott Charles Mohr, "St. Francis Barracks; the Franciscans in Florida," *Florida Historical Quarterly*. VII (1929), 221; Charles P. Mowat, "St. Francis Barracks, St. Augustine," *Florida Historical Quarterly*, XXI (1943), 268-271. The best description of the use of building materials and techniques in the colonial era is provided in Albert Manucy, *The Houses of St. Augustine, 1565-1821* (St. Augustine, 1962); National Guard of the United States. State of Florida. *Historical Annual*, (no publisher, 1939), xxiii.

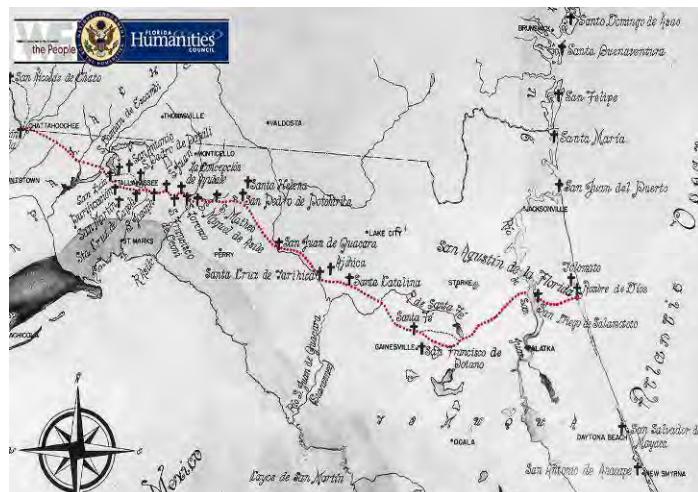


Figure 15: Franciscan Missions to the West and North of St. Augustine

The Castillo de San Marcos is the oldest surviving structure from the First Spanish Period. Every other remaining colonial building originated sometime after Governor Moore's invasion in 1702. The Menendez era plan and the 1598 plan laid out by Governor Mendez-Canzo and a few balconied houses are other vestiges of the Spanish presence. That any buildings, even greatly altered in form, remain from the period is due primarily to the use of masonry materials--coquina and tabby--in construction. Wars, fires, weather, and insects assured wooden structures in St. Augustine a short life. These structures, sites and buildings are the remnants of the Spanish presence in the Colonial City during the nearly two centuries prior to 1763 (**Figure 16**).



Figure 16: Typical Colonial Balcony

BRITISH PERIOD (1763-1784)

In 1763, the British gained control of St. Augustine and the rest of Florida but not by force. As a provision of the Treaty of Paris (1763), after the Seven Years' War, Britain gained all of Spanish Florida, in exchange for returning Havana to Spain. On July 21, 1763, the Spanish governor

turned St. Augustine over to the British, who established St. Augustine as the capital of the province of East Florida. With the change of government, most Spanish Floridians departed from St. Augustine for Cuba. A mere few remained to handle unsold property and settle affairs, including only three Spanish families (**Figure 17**).²¹

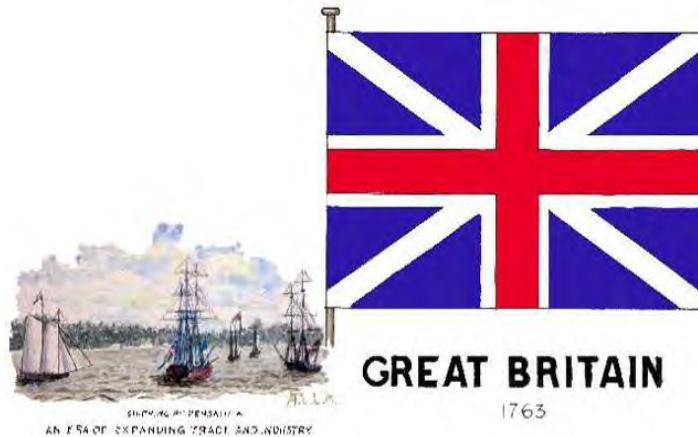


Figure 17: 1763 Great Britain receives Florida by Treaty of Paris at conclusion of Seven Years' War. Spanish residents leave for Cuba

James Grant was appointed the first governor of East Florida. He served from 1764 until 1771, when he returned to Britain due to illness. He was replaced as governor by Patrick Tonyn. During this brief period, the British converted the former Franciscan monastery into military barracks, which were re-named St. Francis Barracks. They also built The King's Bakery on Marine Street, which is believed to be the only extant structure in the Colonial City built entirely during the British period (**Figure 18**).²²



Figure 18: King's Bakery, C. 1936

²¹ Waterbury, *The Oldest City*, pp. 88-89..

²² Ibid., 91-124, *passim*. Kings Bakery, Florida Master Site File, 97 Marine Street.

During the British period, Andrew Turnbull, a friend of Grant, established the settlement of New Smyrna in 1768. Turnbull recruited indentured servants from the Mediterranean area, primarily the island of Minorca. The conditions at New Smyrna were so abysmal that the settlers rebelled en masse in 1777; they walked the 70 miles (110 km) to St. Augustine, where Governor Tonyn gave them refuge.²³ The Minorcans and their descendants stayed on in St. Augustine through the subsequent changes of flags, and marked the community with their language, culture, cuisine and customs. Many became involved in the construction industry, particularly masonry and carpentry, and contributed to the building tradition of St. Augustine well into the twentieth century (**Figure 19**).

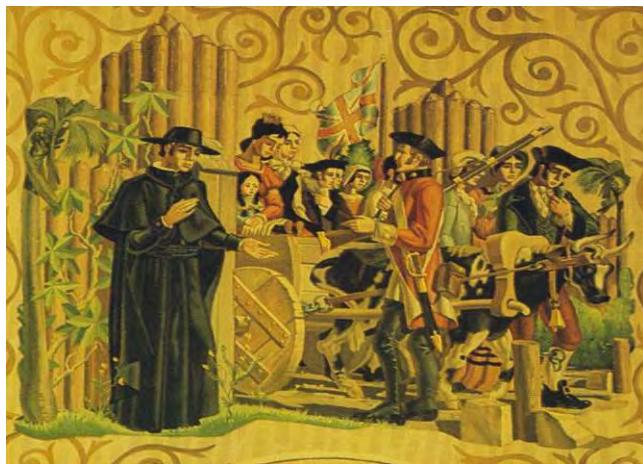


Figure 19: 1768 Minorcans, Greeks and Italians arrive to work Andrew Turnbull's plantation at New Smyrna

St. Augustine architecture is a mosaic with overlays of physical alterations associated with changes in sovereignty and the individual tastes of owners over generations. All extant First Spanish Period buildings have undergone considerable change. This process began with the arrival of the British in 1763. The Spanish architecture did not appeal to the new arrivals; according to one observer the Spanish consulted “convenience more than taste.”²⁴ Bernard Romans complained in 1775 about the narrow streets, described the church as “a wretched building” and regarded the town as a “fit receptacle for the wretches of inhabitants.”²⁵

The British exhibited no compunction about altering buildings to suit their tastes and needs. They introduced glass windows, interior fireplaces, chimneys, direct entrances into buildings, and steeply pitched multi-planed side gable roofs. A composite style was born such as that found on the Gonzalez-Alvarez (Oldest House) with a British Period wood frame second story added to a one story coquina dwelling house. What the British did not alter they destroyed. John Bartram reported two years after their arrival that half the town had been torn down for firewood.²⁶

²³ Ibid., 100, 106.

²⁴ William Stork, *A Description of East Florida with a Journal Kept by John Bartram of Philadelphia, Botanist to His Majesty for the Floridas* (London, 1769), p. 8.

²⁵ Bernard Romans, *A Concise Natural History of East and West Florida* (New York), 1775; facsimile edition with introduction by Rembert W. Patrick (Gainesville, 1962) . 264.

²⁶ William Darlington, *Memorials of John Bartram and Huhrey Marshall*, Description File, St. Augustine Historical Society Library.

SECOND SPANISH PERIOD (1784-1821)

East and West Florida were the 14th and 15th colonies and the only two that ultimately remained loyal to Great Britain during the American Revolution. The Treaty of Paris in 1783 gave the American colonies north of Florida their independence. Under its terms Britain retroceded Florida to Spain in recognition of Spanish efforts on behalf of the American colonies during the war (Figure 20).²⁷

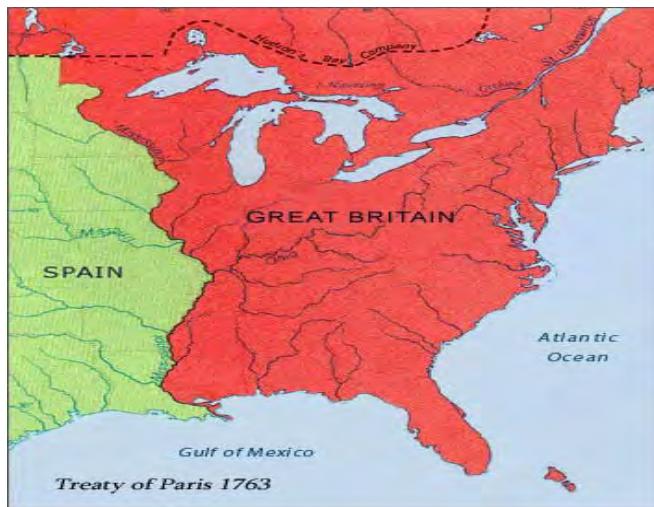


Figure 20: 1783-84 Second Treaty of Paris, ending the American Revolution, returns Florida to Spain.

Florida was under Spanish control again from 1784 to 1821. There was little new settlement, only small detachments of soldiers, and fortifications decayed. Spain itself was the scene of war between 1808 and 1814 and had little control over most of Florida.²⁸ St. Augustine was a melting pot of Spanish soldiers many of them of mixed ethnicity, Minorcans, former British loyalists and immigrants, many from Ireland and the United States. An oath of allegiance to the Spanish Crown and conversion to Catholicism were the only requirements for becoming a Spanish subject and a Florida resident. The Spanish instituted a generous land grant system designed to attract settlers and reward service to the government. Although of limited success in encouraging settlement and economic development, grants which complied with requirements would become the first private land holdings in Florida after 1821.

A number of important historic properties were constructed during the period. Foremost among them is the Cathedral of St. Augustine. The Cathedral is the seat of the Catholic Bishop of St. Augustine. It is located at Cathedral Street between Charlotte and St. George Streets. Constructed over five years (1793–1797), it was designated a U.S. National Historic Landmark

²⁷William M. Fowler Jr. (4 October 2011). *American Crisis: George Washington and the Dangerous Two Years After Yorktown, 1781–1783*. Bloomsbury Publishing. p. 119; Geoffrey S Holmes; Daniel Szechi (16 July 2014). *The Age of Oligarchy: Pre-Industrial Britain 1722–1783*. Taylor & Francis. p. 491.

²⁸Alejandro de Quesada (2010). *Spanish Colonial Fortifications in North America 1565–1822*. Osprey Publishing. pp. 14–16.

on April 15, 1970. It is the oldest church in Florida. It was designed by Mariano de la Rocque, who served as Royal Engineer from 1784 to 1793 (**Figure 21**).²⁹

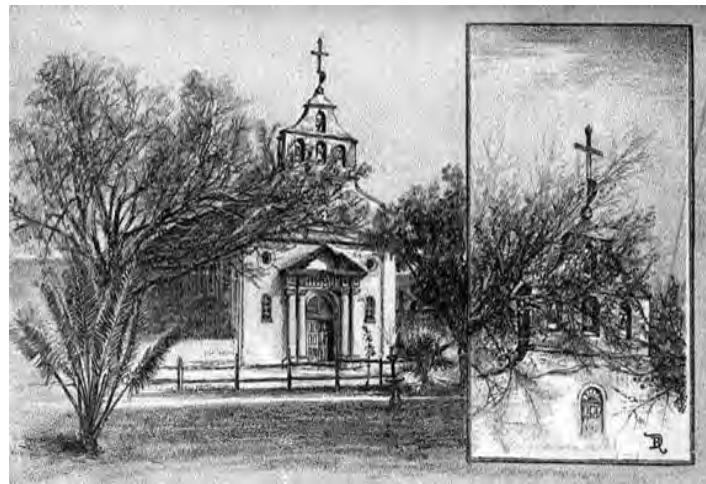


Figure 21: Cathedral of St. Augustine

Another important vestige of the Second Spanish Period is the City Gate. The Old City Gate is a noted landmark in St. Augustine. Constructed of coquina in 1808, it was built at the time of the last reconstruction of the Cubo Line. The gate columns still stand today and reconstructed sections of the earthworks adjoin it to the east and west. The gate opens onto the northern end of St. George Street which leads through the heart of the Colonial City (**Figure 22**).



Figure 22: St. Augustine City Gates, 1808

A final important remnant of the second period of Spanish rule is the Constitution Obelisk, a monument which stands in the town plaza (**Figure 23**). The Constitution Obelisk was erected as a direct result of the Spanish Constitution of 1812. The Spanish Constitution was promulgated

²⁹Basilica-Cathedral of St. Augustine, 36 Cathedral Place, Florida Master Site File, 8SJ63.

on March 19, 1812 by the Cadiz Cortes, the national legislative assembly of Spain. The Constitution of Cadiz, the first to be implemented in Spain, established principles of universal male suffrage, national sovereignty, constitutional monarchy, and freedom of the press.³⁰ The Constitution had immediate consequences for Spain, Spanish America and the Philippines, including East Florida. For the first time, the peoples of the Spanish dominions, including those living in East Florida and St. Augustine, became citizens, not subjects, with certain inalienable rights. One provision of the Constitution provided for the creation of a local government or town council (an *ayuntamiento*) for every settlement of over 1,000 people.



Figure 23: 1813 Public square renamed Plaza de la Constitución to commemorate Spain's Constitution of 1812. Monument to Spanish Constitution completed in Jan. 1814.

The Spanish Constitution was officially proclaimed in St. Augustine on October 17, 1812. One of the most immediate and direct consequences of the Constitution was the establishment of a local *ayuntamiento*.³¹ The constitutional *ayuntamiento* of St. Augustine governed from November 8, 1812 until January 18, 1815. The *ayuntamiento* consisted of the governor, a mayor, and five councilmen. One of the first acts of the newly formed St. Augustine *ayuntamiento* was to initiate a building program for the erection of the Constitution Obelisk.

The constitutional government of Spain was, however, short lived. On July 30, 1814, barely eight months after completion of the Obelisk, the crown issued a royal decree, restoring Ferdinand, VII to the Spanish throne.³² At a regular meeting of the St. Augustine *ayuntamiento*, on September 5, 1814, the governor, mayor and councilmen agreed to remove the tablets from the Obelisk following receipt from Havana of *Diarios del Gobierno*, the official crown newspaper. The *Diarios* reported that tablets proclaiming the Constitution had been removed from other plazas and some had been replaced with tablets proclaiming them "Plaza of

³⁰Richard Jones Shafer, *A History of Latin America* (Lexington, Massachusetts Toronto: D.C Heath and Company 1978), 306-307; Richard Herr, Richard, "The Constitution of 1812 and the Spanish Road to Constitutional Monarchy," 65-102 (notes on 374-380) in Isser Woloch, ed. *Revolution and the Meanings*

³¹Luis Rafael Arana, "The Municipal Council and the Constitution Monument," *El Escribano*, 4, No. 3, (July, 1967), 4.

³²Ibid., 4-5

Ferdinand, VII." Based on this information but without a direct order, the ayuntamiento instructed Councilman Francisco Pons to remove the tablets.³³ The royal decree of July 30, 1814 was not delivered to St. Augustine until January 18, 1815. Upon its receipt, the constitutional governmental system was abandoned and the local ayuntamiento was formally dissolved.³⁴

In 1820 Ferdinand, VII again swore allegiance to the Constitution of 1812. As a result the ayuntamiento of St. Augustine was restored on May 4, 1820. Governor Jose Coppinger recalled the available members of the last ayuntamiento, including Fernando de la Maza Arredondo, the younger, who was elected mayor. The ayuntamiento ordered that on May 11 the tablets commemorating the Constitution be restored to the Obelisk in a formal ceremony. A three day formal celebration honoring the restoration of the Spanish Constitution began on September 25, 1820.³⁵

The second Spanish constitutional government in East Florida was also short lived. By the time the Constitution was restored the Adams-Onis Treaty, which ceded East and West Florida from Spain to the United States, had been signed on February 19, 1819. The United States Senate ratified the treaty on February 19, 1821 and later that year Spain formally transferred St. Augustine and East and West Florida to the United States.³⁶ The transfer was done peacefully and diplomatically without force of arms. Many former Spanish citizens who had supported the Constitution of Cadiz and construction of the Constitution Obelisk, including the Alvarez and Hernandez families, remained in the newly formed United States Territory. Likely for these reasons, United States authorities allowed the Obelisk to stand (**Figure 24**). .

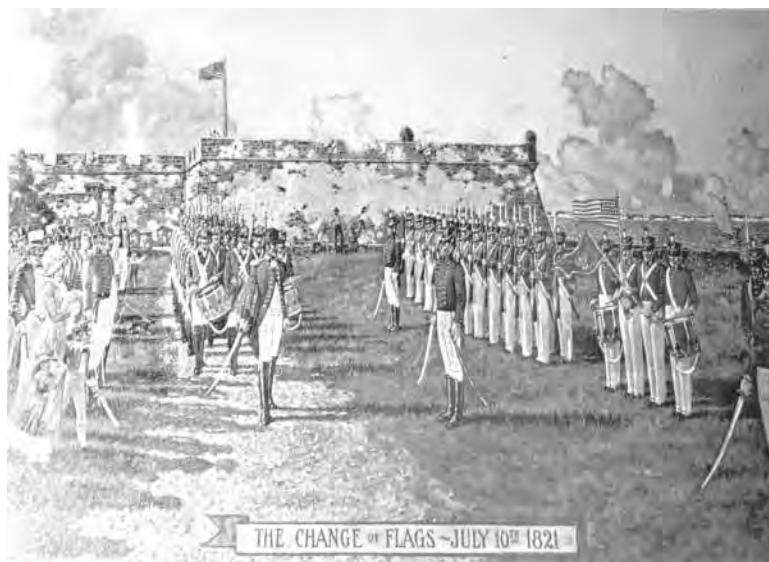


Figure 24: Transfer of Florida from Spain to United States, 1821

³³ Proceedings of the St. Augustine Ayuntamiento, 1812-1821, May 4th, 1820, Reel 174, Sec 93.

³⁴ Arana, "The Municipal Council and the Constitution Monument," 7.

³⁵Ibid. Proceedings of the St. Augustine Ayuntamiento, 1812-1821, May 4th, 1820, Reel 174, Sec 93.

³⁶Charlton Tebeau *A History of Florida* (Coral Gables: University of Miami Press, 1971)

AMERICAN TERRITORIAL PERIOD (1821-1845)

In 1821 the Adams-Onis Treaty peaceably turned the Spanish provinces in Florida and, with them, St. Augustine, over to the United States. After the United States acquired Florida, an influx of new settlers arrived in St. Augustine. Some Spanish citizens, particularly the Minorcans, remained in East Florida, but the population of St. Augustine and the surrounding area became increasingly English speaking. A change of attitude towards commercial development accompanied the change of flags as northern speculators and entrepreneurs saw potential fortune in the Ancient City. Real estate speculation fueled a boom during the early years of the territorial period, but transportation and health problems limited its effect in St. Augustine. Commercial citrus production, a part of the economy of St. Augustine since the first Spanish period, was moderately successful until a serious freeze occurred in 1835. Other agricultural enterprises, such as silk production, likewise met with limited success or outright failure.

Despite the expectations of many, the economic boom of the early territorial period was short-lived. An inadequate system of transportation proved to be a major obstacle to the development of St. Augustine and the surrounding county. Natural barriers, particularly the shifting sandbar at the entrance to the St. Augustine harbor and the swamplands which comprise much of the land area of the county, hindered access to the town. From a military viewpoint, the barriers formed an ideal defense position. They were, in fact, a major reason for the selection of St. Augustine as site of Spanish settlement. Once entrenched there, the Spanish were virtually immovable and readily able to defend themselves against an invading force.³⁷

The natural barriers of St. Augustine proved, however, impediments to travel and commercial transportation. Large cargo vessels navigated the harbor entrance at great risk and frequently ran aground on the treacherous sandbar. During the 1830s most traffic between St. Augustine and outside areas shifted from the port to the safer, if less direct, land route along the Bellamy Road from Picolata on the banks of the St. Johns River. The Bellamy Road, however, was little more than a modestly developed Indian trail, traveled by slow moving wagons and stagecoaches. Lacking adequate transportation to the agricultural regions of the interior the former capital of East Florida became isolated. It declined in importance when compared with the booming cotton producing region of middle Florida. Despite its isolation, St. Augustine began developing one important aspect of its economy during the territorial period. Invalids seeking refuge from harsh northern winters arrived annually, and promoters such as Forbes and Vignoles publicized St. Augustine as a health resort.³⁸

One of the provisions of the Adams-Onis treaty was the recognition of private land holdings legitimately held and conceded during the Second Spanish Period. This action was undertaken to encourage settlement and created economic stability during the transition from Spanish to United States rule. In the 1820s, the United States Government created the Board of Land Commissioners of East Florida to review ownership of lots within the colonial city and grants of land outside the city. In 1830 the United States Congress reviewed the claims of all individuals including those owning lots in the Colonial City, and confirmed the claims.³⁹ This decision

³⁷ Verne E. Chatelain, The Defenses of Spanish Florida, (Washington, D. C., 1941), pp.8-16.

³⁸ Thomas Graham, The Awakening of St. Augustine, The Anderson Family and the Ancient City, 1821-1924 (St. Augustine, 1978), pp. 31-33, 51.

³⁹ see Works Progress Administration, Spanish Land Grants in Florida, 5 Vols. (Tallahassee, 1940).

maintained the continuity of land holding patterns between the Second Spanish and American Territorial Periods and preserved the Spanish Town Plan of St. Augustine. In 1834 Benjamin and J.B. Clements surveyed the Colonial City and prepared a detailed map with field notes that documented the Town Plan in great detail as it existed at the time. In 1848 the United States Government updated the 1788 Rocque Map of the colonial city to assist in the identification of historic blocks, lots, streets and boundaries (**Figure 25**).⁴⁰

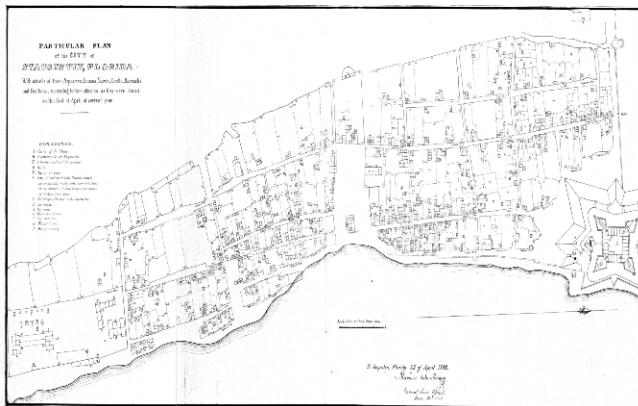


Figure 25: US Government 1848 Update of Rocque Map of St. Augustine 1788

Construction of the St. Augustine sea wall was an important public work during the Territorial Period. Extending from King Street to the south end of St. Francis Barracks, the sea wall was constructed during the period 1833 to 1844. The coquina wall with granite top served as protection for the homes and businesses on the waterfront. Coquina for the walls was quarried across the Matanzas River on Anastasia Island. The granite coping came from Pennsylvania and Connecticut. Together with the refurbishing of the Castillo de San Marcos, renamed Fort Marion by the Army, this project was an early example of the work assigned to graduates of the United States Military Academy at West Point, the first engineering school in the United States. Construction of the sea wall was one of the earliest federally funded public works projects in the Territory of Florida (**Figure 26**).⁴¹



Figure 26: St. Augustine Seawall, c. 1876

⁴⁰ Benjamin and J.B. Clements. "Plan of the City of St. Augustine, East Florida." May, 1834.

⁴¹ See Cecile-Marie Sastre, "Historic St. Augustine Seawall" National Historic Preservation Act, Section 106 Report, (January, 2005).

Much of the work on the sea wall was undertaken during the Second Seminole War. Even with the winter tourist trade St. Augustine remained poor and relatively unchanged until the outbreak of the Seminole War in 1835. St. Augustine served as a base of operation for troops preparing to fight Seminoles and a steady military payroll helped stimulate the local economy. The United States stimulated a real estate boom by promising a grant of land to any volunteer over eighteen who enlisted to fight the Indians. Local land values greatly increased and for the first time the city grew beyond its colonial limits.

A site closely associated with the Territorial Period and the Seminole War is the United States National Cemetery, part of St. Francis Barracks. A portion of the yard at the St. Francis Barracks was set aside for use as a post cemetery, with the first burials occurring in 1828. Most of the early burials in the cemetery were casualties of the Indian Wars, a series of conflicts waged between 1817 and 1858 as the United States forcibly removed Native Americans, notably the Seminole tribes, to lands west of the Mississippi. The cemetery perhaps is best known as the home of the Dade Pyramids, believed to be the oldest memorial in any national cemetery (**Figure 27**).⁴²

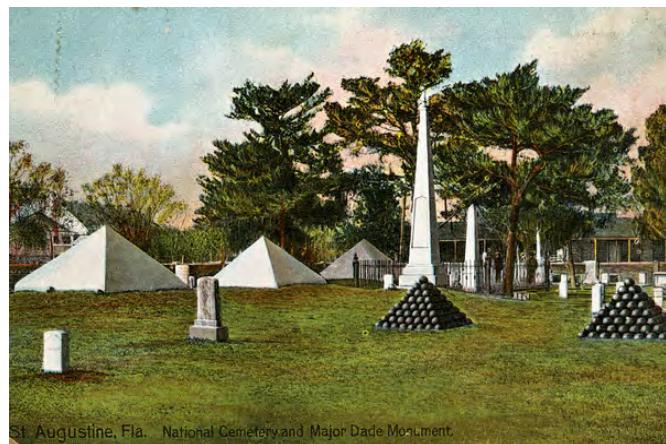


Figure 27: Dade Pyramids, United States National Cemetery

The Dade Pyramids commemorate the remains of soldiers killed in the Dade Massacre. On December 28, 1835, two U.S. companies of 110 troops under Major Francis Langhorne Dade were ambushed and killed by Seminole Indians at a site near Bushnell in present day Sumpter County. The dead soldiers were first buried at the site. After the cessation of hostilities in 1842, the remains were disinterred and buried in St. Augustine National Cemetery on the United States National Cemetery at St. Francis Barracks. The remains rest under 3 coquina stone pyramids along with the remains of over 1,300 other U.S. soldiers who died in the Second Seminole War.⁴³

STATEHOOD PERIOD AND CIVIL WAR (1845-1865)

The Seminole War produced only temporary economic prosperity. With the agricultural infrastructure of the area surrounding St. Augustine largely destroyed during the course of the war, St. Augustine entered a period of economic decline during the 1840s. In addition to the

⁴²St. Francis Barracks, 82 Marine Street, Florida Master Site File, 8SJ10A

⁴³Hampton Dunn, "The 'Dade Pyramids' in National Cemetery" (1960). *Florida Studies Center Publications*. Paper 2907. http://scholarcommons.usf.edu/flstud_pub/2907

collapse of the agricultural economy, the Seminole War prevented winter visitors from making their seasonal migration. A freeze in 1835 devastated the local citrus industry. On a national level, the Panic of 1837 created a financial crisis. Many banks, including the only one in St. Augustine, failed. When the Seminole War ended in 1842 the military payroll was lost, the local economy collapsed and the real estate boom ended. The chances for recovery were hurt by a national depression in 1843. St. Augustine remained relatively unchanged until after the Civil War.

In 1861, the American Civil War began; Florida seceded from the Union and joined the Confederacy. On January 7, 1861, prior to Florida's formal secession, a local militia unit, the St. Augustine Blues, took possession of St. Augustine's military facilities, including Fort Marion and St. Francis Barracks. On March 11, 1862, a crew from the USS Wabash reoccupied the city for the United States government without opposition. It remained under Union control for the remainder of the war. In 1865, Florida rejoined the United States (Figure 28).



Figure 28: St. Augustine during the Civil War

The Civil War did not improve economic conditions in St. Augustine. By 1865 the city was physically dilapidated and economically deteriorated. The Civil War had cut off the seasonal tourist trade and further disrupted local agriculture. Many of the male residents of the area abandoned their farms and joined the Confederate Army. Following the war St. Augustine retained a backward economy based largely on subsistence agriculture its economic development was inhibited by geographic isolation, a lack of marketable cash crops, and the absence of adequate transportation facilities. As a measure of conditions there, while the population of Florida increased by one-third between 1860 and 1870, the population of St. Augustine declined, totaling less than that of 1830.⁴⁴

POST CIVIL WAR AND FLAGLER ERA(1865-1913)

An inadequate system of transportation continued to be the major impediment to the development of St. Augustine following the Civil War. During the late 1860s the major avenue of transportation to the city remained the primitive stage route from Picolata. The transportation problems of St. Augustine and other isolated regions of northeast Florida diminished during the

⁴⁴Graham, The Awakening of St. Augustine, pp. 132-35; Daniel Brinton, p.61.

early 1870s when railroad construction began. In 1870 the St. Johns Railroad completed a line from Tocoi to St. Augustine, following the route of a mule drawn tram line the company had begun in 1858. Subsequently, the company added iron rails and factory built locomotives. An even more important railroad, the Jacksonville, St. Augustine and Halifax, reached St. Augustine in 1883. The construction of railroads marked a new period in the history of St. Augustine. It served as a catalyst for the revitalization of the city and for the growth of its economy and population.⁴⁵

While the construction of the railroad was the key event in the development of the city during the late nineteenth century, the key individual was Henry M. Flagler. Flagler visited St. Augustine in 1885 and envisioned the Ancient City becoming the Winter Newport, a resort center for wealthy northerners. To that end Flagler constructed two major hotels in St. Augustine, the Ponce de Leon and the Alcazar, west of the Colonial City and subsequently purchased a third, the Cordova within the Colonial City to add to his complex. He later established the offices and shops of the Florida East Coast Railway at St. Augustine, providing another major source of employment for residents of the county. The Flagler Boom left an indelible impression on the physical appearance of St. Augustine. Many of the architecturally significant commercial and residential buildings in the Colonial City date from that period.⁴⁶

The Flagler Era brought high quality architecture and building to St. Augustine. One of the most important practitioners during the period was Franklin W. Smith. Originally from Boston, Smith introduced the Moorish Revival Style and poured concrete construction to St. Augustine. He designed and built the largest of the Moorish Revival buildings, the Casa Monica Hotel later the Cordova, during the late 1880s (**Figure 29**). Impressed with this innovative construction material, Henry Flagler had his great hotels and churches constructed of poured concrete. Nationally, Smith was one of the great visionary architects of the Victorian period and his work is prominently featured in St. Augustine.⁴⁷



Figure 29: Casa Monica Hotel

⁴⁵Graham, The Awakening of St. Augustine, pp. 151-153.

⁴⁶Ibid, pp. 166-169, 203.

⁴⁷Adams, Nolan, Scardaville, Steinbach and Weaver, "Historic Sites and Buildings Survey of St. Augustine, Florida." October, 1980, pp. 132-134.

Another important Flagler Era architect whose work is represented in St. Augustine is James Renwick. Renwick was a pioneer in the introduction of the Romanesque and Second Empire styles to the United States. He is recognized today as the architect of Grace United Church and St. Patrick's Cathedral in New York City and the Smithsonian Institution in Washington, D. C. Renwick was a long-time winter resident of St. Augustine. After a fire gutted the Cathedral of St. Augustine in 1887, Renwick was chosen as the architect for the reconstruction. He added the bell tower and designed the bishop's throne, the pulpit, and the altar of the Blessed Virgin to the left of the main altar. Unfortunately, much of Renwick's work was removed during the mid-1960s when the Cathedral was remodeled (Figure 30).⁴⁸



Figure 30: St. Augustine Cathedral with Bell Tower

Professional schools of architecture were mainly a post-Civil War phenomenon in the United States. For example, Carrere and Hastings, the architects of the Ponce de Leon and Alcazar hotels studied in Paris at the Ecole de Beaux Arts and practiced in New York. Many of the early practitioners in St. Augustine were either builders or engineers who designed buildings on the side. One was S. Bangs Mance, who designed the Lyon Building at the corner of King and St. George Streets and houses at 11 and 15 Bridge Street during the Flagler Era (Figure 31)⁴⁹.

The Flagler Era in St. Augustine had run its course by the first years of the twentieth century. During the 1890s, particularly after 1895 when a severe freeze devastated the citrus industry in North Florida, Henry Flagler increasingly focused his attention on his railroad and hotel developments in the southern part of the state. Nevertheless, St. Augustine continued attracting tourists and winter residents at a steady if unspectacular rate. Flagler's death in 1913 marks the end of the period.

⁴⁸Ibid, pp. 131-132.

⁴⁹Ibid, pp. 136.



Figure 31: Lyon Building

WORLD WAR I AND FLORIDA LAND BOOM (1913-1929)

Despite the fears of many, the local tourist industry prospered during World War I, as many wealthy tourists who previously traveled overseas instead came to Florida and visited St. Augustine. In 1917, the construction of the Dixie Highway, a national highway constructed of brick in which a portion linked St. Augustine to Jacksonville, further augmented the transportation system of the city. As was true with the railroad, settlement and economic development, particularly tourism, followed its course and the course of other roadways which were built to the city during the 1920s.

A Florida land boom followed World War I. Although concentrated in south Florida, it stimulated growth in all areas of the state, including St. Augustine. Many significant commercial and residential buildings in the Colonial City date from the boom time, including the former Exchange Bank, the only true skyscraper in the Ancient City. An architectural style found in the St. Augustine Colonial City in significant numbers during the 1920s is the Spanish Revival. The Spanish Revival was closely associated with the Florida boom. In some ways the Spanish Revival was a natural extension of the Spanish Colonial architecture in St. Augustine. Furthermore, many of its distinctive elements were pioneered in the Spanish Renaissance buildings constructed during the Flagler era and Mission Revival buildings constructed contemporaneously in California. The style was popularized during the Panama-California International Exposition at San Diego in 1915, and by the 1920s had swept California, Florida and other sunbelt states. The prototype of the style in Florida was Villa Vizcaya, built in Miami from 1914-1916 for Chicago industrialist James Deering, whose family had formerly wintered in St. Augustine. The architect most closely associated with the Spanish Revival is Addison Mizner, who designed a number of outstanding Spanish Revival Buildings in Palm Beach, Boca Raton and other Florida cities.⁵⁰

⁵⁰Adams, Nolan, Scardaville, Steinbach and Weaver, "Historic Sites and Buildings Survey of St. Augustine, Florida." October, 1980, pp. 150-151.

In St. Augustine F.A. Hollingsworth was perhaps the most prominent local architect during the 1920s. He specialized in the Spanish styles popular during the Florida Boom period. Hollingsworth designed some of the landmark buildings in St. Augustine during the Florida Boom, including the Jewish Synagogue at 163 Cordova Street; the Florida East Coast Railway offices; and the Atlantic Bank Building, the city's only skyscraper, located on the north side of the central plaza (**Figure 32**). Hollingsworth was probably St. Augustine's first preservation architect. He did restoration work on St. Francis Barracks following the fire of 1916 and worked for the Carnegie Restoration Commission in the 1930s and the St. Augustine Historical Society in the 1950s.⁵¹



Figure 32: Exchange Bank Building

THE GREAT DEPRESSION AND WORLD WAR II (1929-1945)

The Depression did not affect St. Augustine as deeply as the rest of the country. St. Augustine investors had remained largely conservative throughout the Boom, and the sudden collapse did not affect the town as dramatically as it did the rest of the State. As an established town, the real estate values did not plummet as it had in the rest of the state. There was still a sustainable local economy to support the town. The town had existed in an economic ebb and flow since the Flagler Era, subsisting on the tourism season in the winter. The local newspaper maintained an optimistic outlook about the financial market, but this is not to say that the town did not experience hardship during the Depression. The local building industry dried up with relatively few new buildings constructed during the Depression and the World War II years.⁵²

The major building constructed in the Colonial City during the Depression Era was Government House (**Figure 33**). Believed to be located on the site of the building constructed by Spanish Governor Mendez-Canzo in 1598, Government House has been rebuilt and remodeled numerous

⁵¹Ibid., pp. 136-137.

⁵² *St. Augustine Evening Record*, March 13, 1925; Waterbury, *Oldest City*, 229; Graham, *Awakening*, 221

times. The east wing of the building may date to between 1706 and 1713. By the time Florida joined the United States in 1821, the building was in ruins with only the structural walls remaining. During the Territorial Period, it was redesigned by architect Robert Mills the designer of the Washington Monument incorporating the pre-existing walls.⁵³



Figure 33: Government House

In 1937, the Works Progress Administration remodeled the building as "United States Post Office & Customs House." The 1935 architectural plans depict "old coquina stone walls" which may date to St. Augustine's first Spanish colonial period. Outlines of windows and exposed coquina limestone of those old walls are visible on today's north, east, and south facades. The new concrete-encased steel-frame wing flanked a walled courtyard on the east, a driveway to loading docks on the west. A central two-story work room was viewed from a second-story "lookout." Separate clerks and carrier "swing rooms" and separate toilets were accessed by separate stairs. Offices of the U.S. Department of Agriculture, Agriculture Extension Service and Postal Inspector lined a separate oak-floored hallway with marble-paneled toilets for men and women. In the old building, a marble-paneled corridor led into stately high-ceilinged offices of the Civil Service Commission, Public Health, and Customs, which opened onto a shaded gallery over the courtyard. The State of Florida received title to the building in 1964 and used it as the headquarters for its local historic preservation effort. A history museum was created on the first floor of the building in 1991.⁵⁴

The historic preservation movement in St. Augustine had its antecedents in the 1930s with the formation of the Carnegie Institution program. Beginning in 1935 St. Augustine Mayor Walter B. Fraser initiated interest in historic preservation based on the Williamsburg model. Funded by John D. Rockefeller, the Williamsburg Program sought to return the original capital of Virginia to its colonial period appearance through restoration and reconstruction of historic buildings. Fraser and other city leaders envisioned St. Augustine becoming the Spanish Williamsburg.⁵⁵

⁵³ Government House, 48 King Street, Florida Master Site File, 8SJ1027

⁵⁴ Ibid.

⁵⁵ St. Augustine Record, July 4, 1937.

In 1935 Mayor Fraser approached the Carnegie Institution for funding and technical support for the St. Augustine Restoration Program. As a result, Verne Chatelain, former Chief Historian of the National Park Service, was hired to undertake a historic sites survey of the city. A committee of distinguished scholars was formed to oversee the survey and included Chatelain, Dr. Waldo Leland, Dr. Herbert Bolton and Dr. Francis Lingelbach along with John C. Merriam, President of the Carnegie Institution. Funding for the project came from the Carnegie Institution, the City of St. Augustine, and the Works Progress Administration. The ambitious program produced little. Verne Chatelain's study entitled *The Defenses of Spanish Florida* was the most substantive accomplishment. The ambitious program produced little in part because it was interrupted by World War II. It did, however, serve as the model for *The St. Augustine Restoration Plan*, a program administered by a special advisory board (Florida Board of Parks and Historic Memorials) of the State of Florida in 1959.⁵⁶

World War II brought uncertain times to St. Augustine, much like the rest of the nation. Florida became a large military training ground for soldiers. In 1942, the U.S. Coast Guard chose St. Augustine as a training location. Thousands of men and women trained in the town until the end of the war in 1945. Camp Blanding, located to the west of St. Augustine, and the Jacksonville Naval Air Station, located to the north of St. Augustine, prepared more soldiers for battle than any other facilities in the state of Florida. St. Augustine actually saw military conflict at sea when German U-Boats sank several U.S. ships off the Florida coast. The soldiers who trained in the area and protected the Atlantic coast would remember the climate and pleasant atmosphere of St. Augustine; many veterans returned to the city to settle after the war, just as many did after World War I (Figure 34).⁵⁷

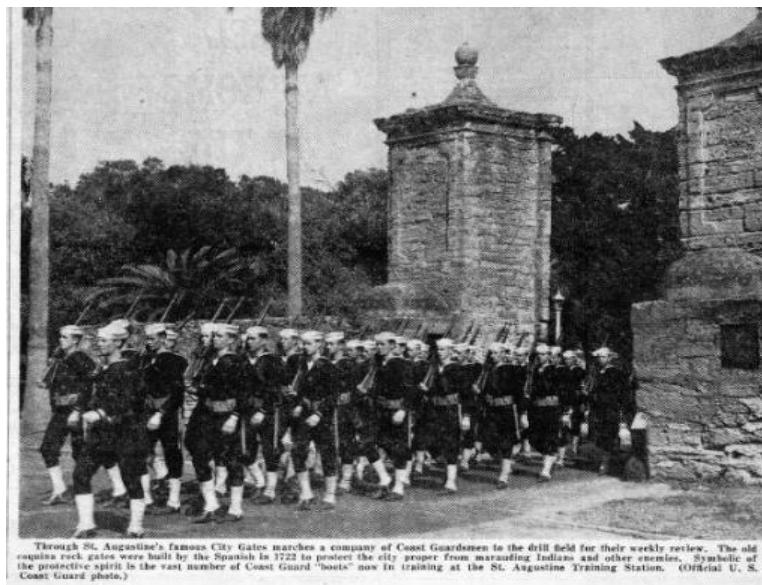


Figure 34: St. Augustine Served as a Major Coast Guard Training Center during World War II

⁵⁶ Adams, et al, "Historic Sites Survey," p. 11

⁵⁷ Waterbury, *Oldest City*, 234; Museum of Florida History Website World War II Exhibit. Online.

www.museumoffloridahistory.com/mfh/exhibits/wwii/panel.cfm Accessed 4 February 2010; *St. Augustine Record*, April 11, 1946.

THE POST WORLD WAR II ERA (1945-TO THE PRESENT)

Beginning in the middle of the twentieth century St. Augustine looked increasingly toward a heritage tourism-based economy. While St. Augustine marketed its ancient streets, buildings and appearance soon after it became part of the United States (1821), during the post-World War II period, restoration of the Colonial City became the dominant theme of the history of St. Augustine and the backbone of its historical presentation to the public.

At the end of World War II, there were many questions about the future development of St. Augustine. Visioning for the city is not a new idea. There was “visioning” historically as well. From 1885 until 1913, Henry Flagler, his disciples and many leaders and residents of the city envisioned St. Augustine as the “Winter Newport,” a counterpoint to Newport, Rhode Island. Newport developed as a prominent summer seasonal destination for Flagler and other members of a wealthy, primarily northeastern elite.⁵⁸ During the 1930s, St. Augustine Mayor Walter B. Fraser and others, with funding and technical support from the Carnegie Institution, created a new vision for the city. Instead of the Winter Newport, which had long since faded, Fraser and other city leaders envisioned St. Augustine as “the Spanish Williamsburg.”⁵⁹ The model became Williamsburg, Virginia where the commonwealth’s colonial capital, funded by John D. Rockefeller, was being reconstructed. The plan for the Spanish Williamsburg was interrupted by World War II and not more fully implemented until the late 1950s. While neither the Winter Newport nor the Spanish Williamsburg visions fully achieved their lofty goals, both were major influences on the city’s tourism based economy and both left major impacts on the physical development of the Ancient City.

By 1945 St. Augustine, with the rest of Florida, had emerged from the Great Depression on the back of a growing defense industry, construction of military bases and tourism. The Ancient City, like much of the state, had suffered longer than most. The state’s Great Depression, in reality, began with the collapse of the Florida Land Boom in 1926. This was paralleled that same year at the local level by real estate magnate D.P. “Doc” Davis’s Davis Shores development at the northern end of Anastasia Island. Davis’s ambitious plan for Davis Shores created a brief local real estate boom in the mid-1920s.⁶⁰ However, Davis Shores barely got off the ground and left only a few scattered buildings as monuments to its failure.

One of the few states to show a population increase during World War II, Florida was an important location for military bases. In St. Augustine the Hotel Ponce de Leon was used as a Coast Guard Training Center. St. Augustine was, in fact, a birthplace of the Coast Guard Reserve. One of the first classes to graduate from Reserve officer training did so at St. Augustine in May, 1941 at the Ponce de Leon Hotel. From 1942 to 1945, thousands of young recruits received their initial and advanced training there. Among the Coast Guardsmen training here were the artist Jacob Lawrence and actor Buddy Ebsen, an alumnus of the University of Florida.⁶¹

⁵⁸ Thomas Graham, The Awakening of St. Augustine.: The Anderson Family and the Ancient City, 1821-1924 (St. Augustine, 1978), Jean Parker Waterbury, ed. The Oldest City, St. Augustine Saga of Survival (St. Augustine, 1983), 197, 199, 203, 206, 211.

⁵⁹ St. Augustine Record, July 4, 1937.

⁶⁰ Adams, Nolan, Scardaville, Steinbach and Weaver, “Historic Sites and Buildings Survey of St. Augustine, Florida.” October, 1980, pp. 125-126.

⁶¹ James E. Wise; Anne Collier Rehill (1 September 2007). Stars in Blue: Movie Actors in America's Sea Services. Naval Institute Press. p. 163; “Jacob A. Lawrence (1917-2000)”, uscg.mil. Department of Homeland Security.

St. Augustine also received GI wartime tourists from other military bases throughout North Florida. Particularly important was nearby Camp Blanding, located on the shores of Kingsley Lake near Starke Florida and one of the largest training bases in the country. At one point during World War II the population of Camp Blanding would have made it the fourth largest city in Florida. Cecil Field, Naval Air Station Jacksonville and Mayport were naval facilities in Jacksonville that provided a steady stream of military visitors to the Ancient City as well.⁶² Thousands of servicemen who visited St. Augustine and the Alligator Farm during World War II helped promote the city's attractions during subsequent decades. *60 Minutes* commentator Andy Rooney and novelist Sloan Wilson, who wrote The Man in the Gray Flannel Suit numbered among them.⁶³

The physical development of Florida cities, which stalled following the collapse of the Florida Land Boom, the onset of the Great Depression and World War II, resumed with vigor in the late 1940s as the state entered a period of unparalleled growth. Many veterans who had served at numerous military bases in Florida during the war returned at its close to seek permanent residency. Some came to live but most visited as St. Augustine became one of Florida's premier tourist destinations.

In the post-World War II St. Augustine faced developmental pressure similar to virtually every Florida City. Condominiums, high-rise hotels, apartment houses, and modern tourist-related business blocks replaced many historic hotels and residences in much of the state. Parking lots, shopping malls surrounded by asphalt, suburban sprawl, erosion of the central commercial district, and strip development along major thoroughfares and highway characterized many Florida communities. St. Augustine was not exempt from developmental pressures and would face many challenges in updating its infrastructure and managing economic growth while still preserving its historic sites and buildings in the years following 1945.

In the first years after World War II, preservation of historic buildings in St. Augustine was limited to private initiatives. One of the first successful adaptive uses of a historic building in Florida after the war was the conversion of the Alcazar Hotel to the Lightner Museum. The hotel, built by Henry Flagler, had closed in 1932 and lay dormant during the last years of the Great Depression and World War II. In 1946, Chicago publisher Otto C. Lightner purchased the building to house his extensive collection of Victoriana. Lightner opened the museum two years later, and later donated it to the city of St. Augustine. The Museum is housed in the former health facilities of the hotel, including the spa and Turkish Bath and its three-story ballroom. The adaptive use of the Alcazar, located just outside the Colonial City was the first of many successful conversions of historic buildings to new uses in post-World War II St. Augustine.⁶⁴ One of the major developmental activities during the years following World War II was expansion of local, state and federal road systems. In the immediate aftermath of the war, residents of St. Augustine grappled among themselves and with federal officials over widening the Bayfront roadway between the Bridge of Lions and San Marco Avenue, and, in close

⁶² Nowlin, Klyne (August 2011). ["Historians Share Stories About Florida in WWII"](#) (PDF). *The Intercom, Journal of the Cape Canaveral Chapter of the Military Officers Association of America* 34 (8): 9

⁶³ St. Augustine Alligator Farm Historic District, ["National Register of Historical Places - Florida \(FL\), St. Johns County"](#). *National Register of Historic Places*. National Park Service. 92001232 ; Andrew A. Rooney (October 2010). ["Andy Rooney: 60 Years of Wisdom and Wit"](#). Public Affairs. p. ix; Sloan Wilson (April 1976). ["What Shall We Wear to This Party?: The Man in the Gray Flannel Suit Twenty Years Before & After"](#). Arbor House. pp. 133–134.

⁶⁴ Florida Master Site File form, 8SJ60; <http://staugustine.com/history/lightner-museum>

proximity to the Castillo de San Marcos.⁶⁵ Expansion of the nation's transportation system was one of the major catalysts for the historic preservation movement at all levels of society and government. President Dwight D. Eisenhower signed into law the National Interstate and Defense Highways Act of 1956 which established the interstate highway system and provided an easy and efficient way for troops to deploy if under attack. Road construction destroyed many historic properties in subsequent years. The interstate highway system along with urban renewal was the two major reasons for the National Historic Preservation Act of 1966. The act was intended to preserve historical and archaeological sites in the United States. It created the National Register of Historic Places, the list of National Historic Landmarks and the State Historic Preservation Officers.⁶⁶

Residents of St. Augustine faced a conflict between transportation and historic preservation similar to that created by the Interstate Highway program. Despite protests from the St. Augustine Historical Society, in 1947 federal planners approved a plan for a new seawall, expanded parking and two additional lanes of traffic to then Bay Street (later Avenida Menendez).⁶⁷ The plan greatly extended the area beyond the Spanish era seawall, and the new traffic lanes closely skirted the Castillo de San Marcos. In September, 1953 the final plan was presented to the St. Augustine City Commission. Over the next several years the issue polarized the community. While a majority of voters supported a referendum on the widening and the City Commission voted 3-2 to approve the plan, many in the city, including the St. Augustine Historical Society led by its president, X.L. Pellicer, voiced strong opposition. The issue eventually was decided by the Florida Supreme Court based on a suit by a private citizen and resident of St. Augustine, J.O. Miller. The Florida Supreme Court ruled unanimously in favor of the Bayfront Plan, while recognizing it was in the public interest to preserve the ancient landmarks of St. Augustine.⁶⁸ Unfortunately, historic preservation still lacked the force of law. There was, as yet, no locally ordained protection of historic sites, no State Historic Preservation Officer and no National Register of Historic Places to protect the city's historic resources from private and public development (**Figure 35**).



Figure 35: Seawall Expansion, 1959

⁶⁵ Adams, et al, "Historic Sites Survey," p. 12; St. Augustine Record, September 16, 1953, p 18.

⁶⁶ Thomas F. King, *Cultural Resource: Law and Practice*, 2nd ed. (New York: Altamira Press, 2004), 21-22.

⁶⁷ St. Augustine Record, September 16, 1953, p. 18.

⁶⁸ St. Augustine Record, October 11, 1957.

Historic preservation came of age in St. Augustine during the late 1950s. The bayfront expansion undoubtedly created an awareness of a need for protection of the city's historical resources. The eventually constructed four-lane boulevard along the bay front provided but one of a number of new developments in an era of fast growth that threatened the remnants of the city's past. Until 1959, private initiatives were the only examples of historic preservation in St. Augustine other than the National Park Service Program at the Castillo de San Marcos. For example, the St. Augustine Historical Society purchased three colonial buildings in the early 1950s to prevent their destruction.⁶⁹ With the 400th anniversary of the city's founding approaching in 1965, local officials this time turned to the state legislature for assistance. On June 19, 1959, Governor LeRoy Collins signed into law a bill creating a St. Augustine Historical Restoration and Preservation Commission. The seven-member commission was authorized "to acquire, restore, preserve, maintain, reconstruct, reproduce, and operate for the use, benefit, education, recreation, enjoyment, and general welfare" St. Augustine's "historical and antiquarian sites."⁷⁰ (**Figure 36**).



Figure 36: Restoration of City Gates, St George Street

Employing concepts formulated in the 1930s by the Carnegie-sponsored study, the St. Augustine Preservation Commission proposed to conduct a program of restoration or reconstruction of colonial structures throughout the "Walled City," or colonial presidio. In late 1960, it undertook its first physical venture, restoration of the Arrivas House on St. George Street, and looked to the Florida Legislature for financial assistance to expand its efforts. It received an appropriation of \$150,000, but was required to dip into that small pool of money to fund its staff activities. Little or nothing remained for the acquisition of additional properties or for the actual task of restoration. The recurrent pleas of trustees for capital support to pursue the restoration program job fell on deaf ears in Tallahassee. The legislative practice of merely funding staff salaries while ignoring capital expense needs remained in place for the succeeding thirty-six years.⁷⁰

⁶⁹ Adams, et al, "Historic Sites Survey," p. 12 see also St. Augustine Historical Society, 1952 and 1953 Annual Reports, SAHS Library.

⁷⁰ Bradley Brewer, "A Synopsis of Restoration," unpublished manuscript, Historic St. Augustine Preservation Board Files in Adams, et al, "Historic Sites Survey," p. 12.

By the end of 1961, after two years of work, the Commission had but one partially completed project -- the Arrivas House -- to show for its efforts (**Figure 37**). Looking elsewhere for funds, the Commission created a private foundation to solicit private and other public or foundation assistance. For at least the first two decades of the program, the City of St. Augustine and St. Johns County made annual contributions to the Commission for the acquisition and restoration of specific historic properties.⁷¹



Figure 37: Arrivas House 44 George Street

The Commission selected north St. George Street as the focal point for the program popularly referred to as the "Restoration Area." That part of the city contained a distressed commercial sector, which community leaders wanted revitalized. One block, moreover, harbored a cluster of five surviving colonial buildings, the closest such concentration in the city. They stood directly west of Castillo de San Marcos, offering the possibility of creating an interpretive program linked to the city's most visible and popular historic site. Between 1961 and 1984, the Commission (renamed the Historic St. Augustine Preservation Board in 1968) restored, reconstructed or preserved some forty buildings within the colonial city, most of them in the blocks bounded by Fort Alley and Hypolita Street on the north and south, and between St. George and Charlotte streets.⁷² During the 1980s, the City of St. Augustine contributed to the program's interpretive effort by limiting St. George Street to pedestrian traffic from the City Gate to Hypolita Street.

Other legislative developments cast early doubt on the state's commitment to St. Augustine's program. Preservation boards modeled after the St. Augustine example were created in Pensacola, Key West, Tallahassee, and four other locations, providing competition for legislative monies, which, in any case, were always limited. In its thirty-six years of operation, 1960 to 1996, the state-sponsored commission (or board) received less than \$200,000 in capital outlay expenditures for the purposes of acquiring, restoring, or reconstructing historic buildings.⁷³ Especially after the creation of the rival Pensacola Commission in 1968, it was easily apparent

⁷¹ William R. Adams, "Preserving the Ancient City" El Escribano (2002), 154-155

⁷² William R. Adams, "Preserving the Ancient City" El Escribano (2002), 154-155.

⁷³ Ibid.

that, barring some legislative miracle, St. Augustine would never receive a state appropriation sufficient to complete even a modest part of its original plan for the colonial city's restoration.

Paralleling and in many ways linked to St. Augustine preservation efforts was the Quadricentennial Celebration of St. Augustine's founding in 1565. Florida's Quadricentennial Celebration occurred from 1959 to 1965.⁷⁴ The Florida Legislature established a state Quadricentennial Commission that oversaw a six-year celebration marking the 400th anniversaries of both Pensacola in 1959 and St. Augustine in 1965.⁷⁵

The administration of United States President John F. Kennedy established a National Quadricentennial Commission in 1963 and the US Post Office marked the occasion of St. Augustine's anniversary with a special postage stamp. The amount of federal money dedicated to the Quadricentennial was relatively small compared to the amount raised locally, said to be over \$6 million dollars. The main federal contribution was the National Park Service's reconstruction of the Cubo Defense Line constructed of earthworks and logs extending from the fort to the city gates. A number of building and restoration projects were undertaken in anticipation of the Quadricentennial. Some of St. Augustine's most notable landmarks in the historic colonial center of the city were restored or reconstructed and overall an estimated 70 structures were preserved or reconstructed throughout the city.⁷⁶

In the 1960s Civil Rights became an important theme in the history of St. Augustine. St. Augustine since the late nineteenth century had been part of the Jim Crow South. Black residents had been denied the vote, been barred from white public accommodations and their children forced to attend segregated, second class schools. In reaction to these conditions, the Civil Rights Movement occurred in St. Augustine during the years 1963–1964 at the time the city was nearing its 400th anniversary celebration. The local movement was part of a wider, national African-American Civil Rights Movement. It was a major event in St. Augustine's long history and had a significant role in the passage of the Civil Rights Act of 1964. While St. Augustine had a long standing policy of segregation, the city became the focus of civil rights protests in large part because of the 400th celebration as the nation's oldest continuous settlement. The white community sought to promote St. Augustine's long standing history while the black community pointed out an inconvenient truth: blacks were treated as second class citizens, denied opportunities for employment and access to government facilities and public accommodations such as hotels, motels and restaurants, and assigned to separate facilities in hospital or public transportation.⁷⁷

Dr. Robert B. Hayling(1929-2015), who is hailed as the “father” of St. Augustine Civil Rights movement, was a local dentist and National Association for the Advancement of Colored People (NAACP) representative, initiated protests that eventually ended segregation in St. Augustine. In 1963, Dr. Hayling, a resident of the historic Lincolnville neighborhood, organized campaigns against local segregated public facilities and discriminatory policies. On January 8, 1963, White House Press Secretary Pierre Salinger announced President John F. Kennedy's appointments to the St. Augustine Quadricentennial Commission which was to promote the celebration of the founding of St. Augustine. Upon the announcement of President Kennedy's appointments, Dr.

⁷⁴ Ibid.

⁷⁵ Michael V. Gannon, *The History of Florida* (Gainesville: University of Florida Press, 1996), 35-37, 128.

⁷⁶ Adams, *Preserving the Ancient City* 154-155.

⁷⁷ See David Colburn, *Racial Crisis and Community Conflict: St. Augustine, Florida, 1877-1980*. (New York: Columbia University Press, 1985).

Hayling questioned why no African-Americans were included. On February 23, 1963, the NAACP formally requested that Vice President Lyndon B. Johnson, who was scheduled to swear in the members of the all-white National Quadrcentennial Commission, not visit St. Augustine. On March 7, Vice President Johnson wrote to local NAACP leaders, promising that “no event in which I will participate in St. Augustine will be segregated.” LBJ aide George Reedy consulted with Dr. Hayling to ensure a smooth visit, promising all events would be integrated and that the White House would arrange a meeting between black and white leaders of St. Augustine the day after the vice president’s visit. On March 11, Vice President Johnson visited St. Augustine to swear in members of the Quadrcentennial Commission. Only a dozen African-Americans, including Dr. Hayling, were allowed tickets to the gala for Johnson at the Ponce de Leon Hotel. They were confined to an alcove table in the back, out of sight, and were guarded by Secret Service agents. The next day Dr. Hayling and other members of the NAACP in St. Augustine arrived for their anticipated meeting with city commissioners, but instead were escorted to an empty room with a tape recorder. Vice President B. Johnson had by then departed St. Augustine.⁷⁸ (**Figure 38**)



Figure 38: Vice President Lyndon Johnson Speaking on St. George Street March, 1963

While much of the protests in St. Augustine, particularly in 1964, focused on public accommodations such as hotels, motels and restaurants, early desegregation efforts initially were aimed at government owned facilities and programs. For example, by the fall of 1963, despite the 1954 Supreme Court ruling in *Brown vs. Board of Education*, St. Augustine still had only six black children attending white schools.⁷⁹ Segregation and discrimination by the City of St. Augustine were also issues with the local African American community. In June, 1963 segregation of the municipally owned miniature golf course on the bay front and the city supported public library became an issue.⁸⁰

⁷⁸Ibid., 32-34, 189. See Flagler College Civil Rights Library Timeline at <http://civilrightslibrary.com/collections/timeline/>

⁷⁹ Flagler College Civil Rights Library Timeline at <http://civilrightslibrary.com/collections/timeline/>

⁸⁰Department of Justice, Federal Bureau of Investigation, June 28, 1963, Jacksonville Field Office Report to FBI Director; City of St. Augustine, City Commission Minutes, Friday, June 28, 1963, Regular Meeting; *St. Augustine Record*, June 30, 1963, p. 8B.

A scheduled meeting between the NAACP and the St. Augustine City Commission on June 21, 1963 was to focus on City of St. Augustine racial policies. The meeting became informal when only two commissioners, Harry Guttermann and H.L. McDaniel, appeared and the commission failed to reach a quorum. Despite assurances the previous night from Harry Guttermann that all facilities under control of the city were integrated, on June 22 a group of blacks were turned away from the municipal putting course leased to Bert Stone.⁸¹

On June 28, 1963 the St. Augustine City Commission met in regular session. The St. Augustine Branch of the NAACP, headed by Dr. Robert Hayling and represented by Henry Twine, a future city commissioner, and other members, presented a petition concerning discriminatory policies of the city. Attorney Leander J. Shaw, Jr. of Jacksonville spoke on behalf of the NAACP. Leander Shaw was to become one of Florida's most distinguished jurists, eventually becoming Chief Justice of the Florida Supreme Court.⁸²

The NAACP petition addressed six areas of concern. Area 2 concerned desegregation of all City owned facilities. City Attorney Robert Andreu, later a county judge, addressed the petition stating the City had no ordinance restricting or prohibiting the use of municipal facilities based on race. Attorney Shaw stated that a black citizen had been told that he could not use the mini golf course. Attorney Andreu concurred that the request had been refused and that access to the Public Library had also been denied. Upon hearing these reports Andreu contacted the administrators of both facilities and received letters which he read into the record. The first letter was from E.J. Cosgrove, Treasurer of the Free Public Library Association, enclosing a letter from himself to the Librarian, Mrs. Flesher. Mrs. Flesher's letter stated that the library's facilities were open to anyone regardless of race or color. Andreu then read into the record a letter from Earl Masters, Chairman of the Community Playground Association. Masters stated that there were no restrictions based on race for the facilities operated by the Association on Bay Street (now Avenida Menendez). Attorney Shaw asked if Negroes could be denied the use of the golf course. Attorney Andreu stated that they could not be prevented from playing based on race. The only restriction, he said, would be if they were not properly dressed, intoxicated or for some other legitimate reason not based on race. Andreu clarified that the City of St. Augustine did not own the library but contributed funds to it, but did own the golf course which was managed by the Playground Association.⁸³

Through its action, the City of St. Augustine in June, 1963 ended an informal policy of segregation of the golf course and public library. This was the first desegregation of public facilities in St. Augustine. Desegregation of public schools would not occur until the fall of 1963. Moreover, desegregation of public accommodations in St. Augustine would not be so easily achieved and would lead to much negative publicity for St. Augustine in the coming year. The Civil Rights activities in St. Augustine would play a major role in the passage of the Civil Rights Act of 1964. The desegregation of the municipal mini golf course was the first chapter in this important historical event. In 2014, partly because of its association with the civil rights movement, the St. Augustine Miniature Golf Course on the bay front was listed in the National Register of Historic Places (**Figure 39**).⁸⁴

⁸¹Ibid.

⁸²City of St. Augustine, City Commission Minutes, Friday, June 28, 1963, Regular Meeting; *St. Augustine Record*, June 30, 1963, 8B.

⁸³Ibid.

⁸⁴City of St. Augustine Miniature Golf Course National Register Nomination, November 19, 2014 (#14000953).



Figure 39: St. Augustine Miniature Golf Course, 1949 National Register Property

When Dr. Hayling's efforts to integrate the public accommodations and the 400th anniversary celebration failed, he and other local civil rights leaders appealed to the Southern Christian Leadership Conference (SCLC) for help. Civil rights activities in St. Augustine subsequently became of national interest. The SCLC efforts in St. Augustine included participation from Dr. Martin Luther King, Jr., Reverend Ralph Abernathy, Reverend Andrew Young, Hosea Williams, C.T. Vivian and Fred Shuttlesworth, all national figures of the American Civil Rights movement. The SCLC called on New England universities to send volunteers to the city for March, 1964 demonstrations. By the end of one week of protests, police had arrested hundreds of demonstrators, including a delegation of rabbis and the 72-year-old mother of Massachusetts Governor Endicott Peabody. White vigilantes terrorized local businesses that dared serve African Americans.⁸⁵

In early June, Martin Luther King, Jr., came to St. Augustine and took part in a sit-in at Monson's Motor Lodge. The iconic image of Monson Inn owner Jimmy Brock pouring acid in a pool filled with civil rights demonstrators was published throughout the world (**Figures 40-41**). That same month, the SCLC arranged for baseball star Jackie Robinson to address a civil rights rally in Lincolnville. The publicity surrounding these two events hastened Congress' passage of the Civil Rights Act on June 20, 1964. President Johnson signed the Act into law on July 2. (**Figure 42**). Local segregationists initially refused to comply with the new Act, but opposition soon ended. The end of segregation in St. Augustine demonstrated that communities could not uphold segregation in the face of determined resistance and federal legislation.⁸⁶ Unfortunately, St. Augustine received much bad publicity and federal support for the restoration program disappeared. The federal government was unwilling to support a city where Jim Crow laws still existed and the city was unwilling to accept funding with conditions that fully embraced civil rights for its black citizenry. The restoration of the colonial city would never regain the momentum it achieved in its early years.

⁸⁵ "Racial and Civil Disorders in St. Augustine, Report of the Legislative Committee," (February, 1965), 6-9 in collection of the St. Augustine Historical Society Library; Colburn, 111.

⁸⁶ *Daytona Beach News Journal*, June 16, 1964; *St. Augustine Record*, April 19, 2013; Colburn, 97-98, 111.



Figure 40: Swim-In Monson Motor Lodge, June, 1964



Figure 41: Dr. Martin Luther King, Dr. Ralph Abernathy Attempting to Desegregate the Monson Motor Lodge with Owner Jimmy Brock



Figure 42: President Johnson Signing the 1964 Civil Rights Act

In 1968 the Ponce de Leon Hotel was adapted for use as the principal building of the newly established Flagler College. The conversion of the Ponce to Flagler College and the conversion of the Plant Hotel in Tampa to the principal building of the University of Tampa were two of the most important adaptations of historic buildings to new uses in the history of Florida. Beginning in 1976, with the nation's bicentennial anniversary, Flagler College embarked on an ambitious campaign to restore the Hotel and other Flagler-era campus buildings. In 1988 the College celebrated the centennial of the Hotel, and a decade later students created the Flagler's Legacy program which provides guided tours of the Hotel to thousands of visitors annually. It was added to the National Register of Historic Places in 1975, and became a National Historic Landmark on February 21, 2006.⁸⁷

With the physical restoration and reconstruction of the colonial city at a standstill, the Historic St. Augustine Preservation Board shifted its efforts more to research, identification, evaluation and designation of the city's cultural resources. The presence of a professional staff at the Board permitted St. Augustine to march in the vanguard of state preservation efforts in the 1970s, during a time when historic preservation in the United States experienced dramatic changes. The national movement, launched by Congressional passage of the 1966 National Historic Preservation Act, fed upon a growing national awareness of the negative impact that modern development exerted on America's historic towns and cities and the energies generated by the 1976 national Bicentennial celebration of the "birth" of the United States. The Board's staff prepared applications for listing of many local historic buildings and sites in the expanded National Register of Historic Places, including, in 1970, the St. Augustine Historic District. The St. Augustine Historic District extended beyond the colonial city and included the Ponce de Leon and Alcazar hotels.⁸⁸ That same year, the National Historic Landmarks Program designated the c. 1600 Town Plan, the Gonzalez-Alvarez House, the Llambias House and the St. Augustine

⁸⁷ Hotel Ponce de Leon National Historic Landmark, February 17, 2006 (#75002067) Flagler College. ["Historical Background on the Hotel Ponce de Leon"](#), Flagler College website;

⁸⁸ Adams, "Preserving the Ancient City," *El Escribano* 156-157.

Cathedral as National Historic Landmarks.⁸⁹ Three years later, in 1974, the City Commission adopted an ordinance demarcating for architectural control five local historic districts, essentially within and around the colonial city. To supervise change within those districts, the Commission authorized creation of the Historic Architectural Review Board (HARB), a citizen panel appointed by the Commission and charged with the responsibility of exercising those controls.⁹⁰

Although the Restoration initiative faltered for lack of funding in the 1970s, historical and archaeological research and investigations flowered. Professional historians and archaeologists, funded by the Historic St. Augustine Preservation Board, the National Park Service, and the St. Augustine Restoration Foundation, which briefly considered the reconstruction of the 1580 colonial settlement, produced a rich and abundant body of scholarship. In little more than a decade's time, archaeologists Hale Smith, Charles Fairbanks, John Griffin, Kathleen Deagan, and Robert Steinbach, and historians Albert Manucy, Luis Arana, Eugene Lyon, Paul Hoffman, Michael Gannon, Michael Scardaville, Thomas Graham and Amy Bushnell established a base of knowledge that will support a generation and more of research and preservation efforts.⁹¹

Architects also contributed to the preservation of St. Augustine. The Historic American Building Survey (HABS), begun in the 1930s, continued in the post-War years and resulted in measured drawings, photographs and histories of many of the city's landmark buildings. F.A. Hollingsworth continued his work with the St. Augustine Historical Society in the 1950s. Herschel Shepard, AIA, was a pioneering preservation architect during the 1960s and 1970s. His major works included restoration of the deMesa-Sanchez House for the Historic St. Augustine Preservation Board. Although not a preservationist, prominent Florida architect Morris Lapidus designed the Spanish Revival style Ponce de Leon Shopping Center on King Street in 1955. Lapidus was best known for his work in Miami Beach, particularly the Fontainbleu and the Eden Roc hotels.⁹² The anchor store of the Ponce de Leon Shopping Center, Woolworth's, was the scene of the first sit-in by black demonstrators from Florida Memorial College in March, 1960, and in 1963 four young teenagers, who came to be known as the "St. Augustine Four" were arrested at the same place and spent the next six months in jail and reform school, until national protests forced their release by the governor and cabinet of Florida in January 1964. Martin Luther King hailed them as "my warriors." The Woolworth's door-handles remain as a reminder of the event, and a Freedom Trail marker has been placed on the building by ACCORD, in its efforts to preserve the historic sites of the civil rights movement.⁹³

The preservation initiative also expanded in the 1970s to embrace resources outside the colonial city. The Preservation Board completed in 1981 a three-year long archaeological and building survey, compiling information about historic resources that permits agencies, property owners and, especially, the Historic Architectural Review Board to make informed preservation judgments.⁹⁴ Employing the information gathered from the survey, the Board's staff wrote nominations embracing two historic neighborhoods, the Abbott Tract Historic District, located north of Castillo de San Marcos, and the Model Land Company Historic District, comprised of

⁸⁹ "St. Augustine Cathedral National Historic Landmark", April 15, 1970 ([#70000844](#)); "Gonzalez-Alvarez House National Historic Landmark," April 15, 1970 ([#70000845](#)); "Llambias House National Historic Landmark," April 15, 1970 ([#70000846](#))

⁹⁰ Adams, "Preserving the Ancient City" *El Escribano* 156.

⁹¹ *Ibid.*, 156-157

⁹² Beth Dunlop, "Iconic Lapidus, Reflections on an Architect's Journey from Scorned to Revered," *The Miami Herald*, 13 June 2010, Page 3M.

⁹³ [The Florida Times Union, Jacksonville.com](#), July 26, 1914.

⁹⁴ *Ibid.*, 157.

the residential blocks situated west and north of the Ponce de Leon Hotel. Both were listed in 1983. In 1986, Historic Property Associates, Inc., updated the 1971 St. Augustine National Register nomination. Until that time only the approximately forty colonial structures in the city had been considered to be historic under federal guidelines. The new nomination expanded the period of significance of the district through 1935, when the Government House Post Office and Customs House was rebuilt. The updated district brought recognition and historic preservation protections and benefits to hundreds of buildings dating from the Territorial Period, Flagler Era and Florida Boom period of the city's history.⁹⁵ The nomination papers for listing in the National Register of a fourth historic district within the city, Lincolnville, prepared at the request of the City in 1988, and listed in 1991 recognized the community's historic black neighborhood.⁹⁶ A later attempt, sponsored by the City Planning Department in 1992, to add the Lighthouse neighborhood to the National Register of Historic Places failed because of objections from residents.⁹⁷

Since the late 1970s, the City of St. Augustine has become increasingly involved in historic preservation. In 1987 the City adopted a Historic Preservation Element as a part of its Comprehensive Plan. This document provided an outline of goals and objectives for preserving cultural resources and suggested policies for achieving them. In response to one of the plan's declared objectives, the City Commission in 1988 approved an ordinance requiring property owners who were undertaking development that impacted a defined below-ground level to have an assessment of the property's archaeological resources. The City employed a professional archaeologist to perform the investigations. St. Augustine remains the only city in Florida with such an ordinance in place.⁹⁸

The Historic St. Augustine Preservation Board withdrew from sponsorship of community historic preservation research and advocacy in the late 1980s. Preserving buildings and other historic resources was left to property owners and market forces. A relatively small number of property owners have taken advantage of federal tax laws that accorded an investment tax credit for the rehabilitation of historic buildings. These have included the former Exchange Bank at 24 Cathedral Place, the Casa Monica Hotel on Cordova Street and the former Record Building on Bridge Street. Many eligible public agencies and non-profit entities received state and federal grant assistance for historic preservation improvements to historic buildings. Only within the historic districts controlled by municipal ordinance were changes to the historic architecture or landscape officially monitored.⁹⁹

In the mid-1990s, as the St. Johns County Board of County Commissioners and its staff prepared to move into a new courthouse on the northern outskirts of the city, St. Augustine faced the renewed threat of a vast, empty building in the heart of the city. In the early 1960s, the same building, originally constructed as the Casa Monica Hotel in the late nineteenth century, had remained vacant for over thirty years before its conversion to the county courthouse. In the same period, its two companion buildings, the Ponce de Leon Hotel and the Alcazar Hotel, likewise empty or about to be vacated, found useful new lives, the first as a centerpiece for a four-year college and the second as a museum and municipal office building. The Casa Monica was

⁹⁵St. Augustine Historic District National Register Nomination, 1970 ([#70000847](#))

⁹⁶Lincolnville Historic District National Register Nomination November 29, 1991 ([#91000979](#))

⁹⁷Adams, "Preserving the Ancient City" *El Escribano* , 157.

⁹⁸Ibid.

⁹⁹Ibid., 158-159.

rescued a second time through adaptive use, returned to its original purpose as a hotel. The facility breathed new economic vitality into the city, like the two other Flagler-era hotels. Both St. Johns County and the City of St. Augustine adopted a state-authorized ad valorem tax relief provision to encourage rehabilitation of the Casa Monica Hotel and other eligible historic buildings.¹⁰⁰

The Historic St. Augustine Preservation Board experienced some fitful years after 1988. The apathy of state officials toward maintaining the historic program became increasingly apparent. Faced with growing evidence that the Board's years were numbered, St. Augustine's Mayor and City Manager began quietly in 1993 to inquire about the costs and problems associated with the City's assumption of the program's management. When the State Legislature ended the Preservation Board program in 1997, the Florida Department of State gave the City a five-year lease for the buildings and properties that had been assembled during the State's thirty-six years of operation and responsibility for managing the museums associated with those properties.¹⁰¹

The City's Planning Department, by a process of default, became the only identifiable entity in the city that exercised an active historic preservation role, responsible for the Historic Architectural Review Board and the archeological program, as well as review of ad valorem tax relief applications. Architectural preservation outside of the historic districts controlled by municipal ordinance essentially relies on incentives provided under state and federal tax laws. Archaeological research continued, under the auspices of the City and the University of Florida, which conducted annual field studies that for over a decade centered on early settlement patterns. Historical research within the city that might contribute to interpretation of archaeological findings and to architectural preservation suffer from an absence of any sponsored professional historian dedicated to that work.¹⁰²

On April 1, 2001, King Juan Carlos I and Queen Sophia, the reigning monarchs of Spain, visited Saint Augustine. The King's visit symbolized the strong relationships between St. Augustine and Spain, particularly Avilés, the home of Pedro Menendez. In 1924 a delegation from St. Augustine visited Avilés and helped normalize relations between Spain and the United States in the aftermath of the Spanish-American War. During the 400th anniversary celebration the Spanish government agreed to participate in the celebration. As part of the commitment, The Spanish Government built the Casa del Hidalgo at the corner of Hypolita and St. George streets. For a time the building housed an official Spanish tourism office. Also during the 400th anniversary celebration, King Juan Carlos, then the Prince of Asturias, visited St. Augustine. The King's visit was without precedent in the long history of St. Augustine. No reigning monarch had ever previously visited St. Augustine.¹⁰³

By the time of St. Augustine's 450th anniversary, the city remains a highly popular heritage tourism destination, offering a historic center anchored by St. George Street, lined with historic buildings from various periods, and the Castillo de San Marcos National Monument. A privately funded Freedom Trail of historic sites focuses on the civil rights movement. Historic Excelsior School, built in 1925 as the first public high school for blacks in St. Augustine, had

¹⁰⁰Ibid.

¹⁰¹Ibid., 158.

¹⁰²Ibid., 159.

¹⁰³ "The Royal Visit to St. Augustine, Juan Carlos I, King of Spain, & Queen Sofia, April 1, 2001," (St. Augustine: Third Millenium, 2001).

been adapted as the city's first museum of African-American history. In 2011, the St. Augustine Foot Soldiers Movement, a commemoration of participants in the civil rights movement, was dedicated in the downtown plaza a few feet from the former "Slave Market," where white supremacists rallied in the 1960s. Robert Hayling, the leader of the St. Augustine movement, and Hank Thomas, who grew up in St. Augustine and was one of the original Freedom Riders, spoke at the dedication. Another corner of the plaza was designated "Andrew Young Crossing" in honor of the civil rights leader, who received his first beating in the movement in St. Augustine in 1964. Bronze replicas of Young's footsteps were incorporated into the sidewalk that runs diagonally through the plaza, along with quotes expressing the importance of St. Augustine to the civil rights movement. That project was publicly funded. Some important landmarks of the civil rights movement, including the Monson Motel and the Ponce de Leon Motor Lodge, had been demolished in 2003 and 2004.

For many years after World War II, some thought of St. Augustine as one of America's best kept secrets. For better or worse the city now is nationally known and has continuous year round tourism. On September 8, 2015, the City of St. Augustine commemorated its 450th anniversary as the oldest continually occupied European settlement in the United States. In the words of St. Augustine historian Albert Manucy the challenge of St. Augustine is to use its historic resources while still preserving them.

V. ARCHITECTURAL REPORT AND SURVEY RESULTS

Setting

The St. Augustine Colonial City extends over an area of approximately one hundred and thirteen acres. Its rough boundaries are Cordova Street and Maria Sanchez Creek on the west, Orange Street and the Castillo de San Marcos property on the north, Matanzas Bay on the east, and San Salvador Street on the south. A number of natural and man-made features define the boundaries of the district. On the east is Matanzas Bay and on the west Maria Sanchez Creek. The boundaries generally follow the original town plan of St. Augustine as it appeared in 1764 at the end of the First Spanish period. The City of St. Augustine has divided the Colonial City into three historic preservation zoning districts known as HP-1, HP-2 and HP-3.

St. Augustine is an urban area with mixed land usage, including residential, commercial and industrial areas, vacant lands, and transportation facilities. The Colonial City contains buildings devoted to mixed uses: commercial buildings, government office buildings, single-family residences, large residences that have been adapted for use as multi-family dwellings or commercial uses, churches and schools. The zoning in the Colonial City is variable. The central portion of the current district, located primarily along King and St. George Streets, is commercial.

The Colonial City is the section of St. Augustine that was enclosed by the early eighteenth century defense lines. The colonial urban area is bounded by present-day Orange Street on the north, Cordova Street on the west, San Salvador Street on the south, and the bayfront on the east. As a whole, the Colonial City represents the most diverse and comprehensive concentration of historic properties within the City of St. Augustine. It contains resources dating from the sixteenth through the early twentieth centuries.

There are all or part of forty-six blocks in the Colonial City. The blocks are organized around a grid layout with streets running north-south and east-west. Avenida Menendez follows an irregular course along the bayfront in a north-south direction. The eastern most portion was expanded in the 1950s. The streets paralleling Avenida Menendez are more rectilinear. They are Charlotte, St. George, Spanish and Cordova Streets to the north of the central plaza and Marine, Charlotte, Aviles, St. George, and Cordova Streets to the south of the Plaza. The Streets running perpendicular to Avenida Menendez and the Bayfront are Orange, Tolomato Lane, Cuna, Hypolita, Treasury, Cathedral Place, King, Artillery Lane, Cadiz, Bridge, and St. Francis. Blocks located within the district are generally rectangular in shape, but very irregular in dimension. Buildings were surveyed based on there being constructed prior to 1970. They reflect a period of development spanning the years from 1672 to 1970.

Collectively, the buildings within the Colonial City are the oldest in St. Augustine. Almost fifty percent were built during the seventeenth, eighteenth, and nineteenth centuries. The range of architectural styles is also wider in the survey area than in other areas of the city, particularly along the entire length of St. George Street. Only 45 percent of the buildings are listed as Frame Vernacular. Moreover, one-half of the Moorish Revival and Carpenter Gothic Revival buildings, one-third of the Queen Anne buildings and all of the Gothic Revival buildings fall within the district. Examples of Italianate, Second Empire, and Spanish Revival are also located there.

Despite this architectural diversity, the most prominent style next to the vernacular is related to the colonial or Mediterranean influenced. Almost one of every three surveyed buildings is designed in a Spanish style: eighteen percent as Spanish Colonial, six percent as St. Augustine Colonial Revival, and seven percent as Spanish Revival. As will be discussed below, the Spanish ambiance does not pervade the entire Colonial City, but is concentrated in several blocks or on a number of streets. The historic district has its share of Bungalows (about five percent), but curiously, only about one percent of all buildings are designed in the turn-of-the-century Colonial Revival style, a style more popular in the new subdivisions, such as Model Land Company, which began developing during the Flagler Era. The Colonial City contains the downtown business district, and has, compared with the rest of St. Augustine, the lowest percentage of private residences and, conversely, the highest percentage of commercial buildings in the city. It also has the greatest concentration of buildings used for museum and military purposes.

Colonial City from Hypolita to Orange Street, HP-3

For purposes of detailed analysis, the Colonial City is divided into a series of sub-areas that share certain historical and architectural features and other characteristics. These areas generally correspond to City of St. Augustine Historic Zoning Districts HP-1, 2, and 3. The northernmost section of the Colonial City is known as the “Restoration Area” and corresponds to City of St. Augustine historic zoning district HP-3. HP-3 was bounded in the eighteenth and nineteenth century by the Cubo defense line, the Castillo de San Marcos, and the City Gate on the north and Hypolita Street on the south. (**Figure 43**). On the east it is bounded by Avenida Menendez and on the west, the eighteenth century Rosario Defense line, now Cordova Street. Since at least the 17th century this area has provided the principal entrance to the Colonial City. The Colonial City was a peninsula with the only land access to the north. The Pablo Road, the principal Spanish Colonial thoroughfare, extended from north St. George Street to the St. Johns River near present day Mayport. The entrance was formalized with the construction of the Cubo Line in 1702 and the City Gates in 1808 (**Figure 44**).



Figure 43: Castillo De San Marcos

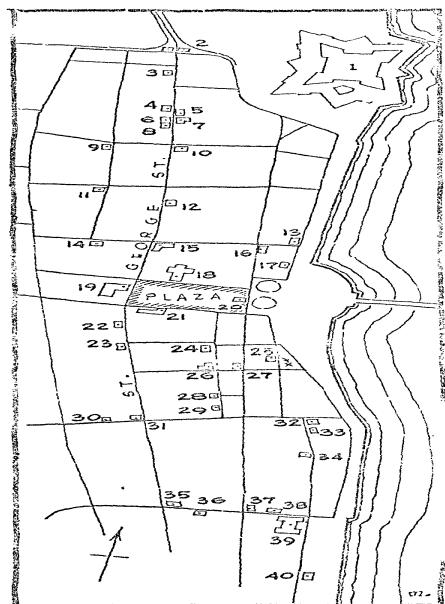


Figure 44: Distribution of Colonial Buildings in the Colonial City

This area first developed in the late seventeenth century as the city expanded northward from its earlier settlement south of the plaza. All structures, except the impregnable Castillo de San Marcos, were destroyed in the 1702 siege of the city, those generally north of Cuna Street by the Spanish to establish a clear field of fire from the fort, and those south by the invading South Carolinians. By mid-century, buildings had been reconstructed mainly along St. George and Spanish Streets. A number of them still stand on St. George St., including the Avero, De Mesa-Sanchez, Arrivas, and Rodriguez-Avero-Sanchez houses. During the British period, the Minorcans generally settled this section of town which remained the "Minorcan Quarter" well into the nineteenth century.

New construction continued in the Second Spanish Period (1784-1821) with four extant buildings and structures dating from this era: the Paredes-Dodge, Triay, and Genopoly houses (the latter also called the Oldest Schoolhouse) and the City Gate. By the mid-nineteenth century, development expanded westward along Hypolita and Cuna Streets. The post-Civil War years brought intense commercialization to part of Hypolita and all of St. George Street as the main thoroughfare became lined with shops, boarding houses, and large hotels. The areas off St. George Street remained essentially residential, and Spanish Street became by 1900 one of several predominantly black neighborhoods outside Lincolnville, having its own school and church in the southernmost block of the street. St. George Street underwent major changes in the late nineteenth and early twentieth centuries with the construction of the massive concrete city hall at the corner of Hypolita Street, the demolition of colonial structures, and the erection of brick commercial buildings. This section of the street gradually deteriorated into a depressed business district. From 1959 until the late 1970s, the Historic St. Augustine Preservation Board, in conjunction with the St. Augustine Restoration Foundation and private investors, restored and reconstructed 25 buildings along St. George and Cuna Streets as part of a movement to recognize the city's disappearing colonial past. Many of these buildings are currently managed by the University of Florida and are operated by a private contractor as the Colonial Quarter, a living-history museum (**Figures 45-46**).



Figure 45: Cubo Line, C 1763 Northern Boundary of the Colonial City HP-3



Figure 46: Gonzalez House, Part of the Restoration Area, St. George Street HP-3

This section of the Colonial City, located immediately to the southwest of the Castillo de San Marcos, has been the major area of restoration efforts over the past two decades and is one of St. Augustine's leading tourist destinations. The principal architectural ambience of this section is Spanish or British Colonial in nature with almost 40 percent of the surveyed buildings designed in Colonial or St. Augustine Colonial Revival styles. Restorations and reconstructions line most of St. George Street. Elements contributing to its colonial ambience include buildings constructed at street line, walls lining the street, overhanging balconies, and ornamental rejas or window bars. Streets outside the Restoration Area, particularly on Cuna, Spanish, and Charlotte Streets, have a large number of Frame Vernacular post-colonial buildings, generally built between 1865 and 1904, although one at 46 Spanish Street dates from the early Territorial Period.

Avenida Menendez, formerly Bay Street, has become a modern commercial street dividing the Restoration Area and the Castillo. The area generally retains its colonial street patterns, though there have been major alterations around the City Gate and bayfront. This section is bounded on the east by the bayfront and seawall, long a famous scenic attraction. A relatively balanced combination of residential and commercial uses are found in this area, and, because of the Colonial Quarter museum, almost one-half of all the museum buildings in the Colonial City are located here. (**Figure 47**)



Figure 47: Restoration Area, St. George Street HP-3

Colonial City from Hypolita to Bridge Street, HP-2

From Hypolita Street to Cathedral Place is another area, partly falling within the boundaries of HP-2. The area has been one of the main commercial and hotel districts in St. Augustine since the mid-nineteenth century. It was first developed in the late seventeenth century as the colonial community expanded northward towards the newly-completed Castillo de San Marcos. The entire city was destroyed in 1702 by the invading South Carolinians, but by mid-century, the Rosario defense line had been erected along present-day Cordova Street and numerous residences had been rebuilt on all streets, particularly between Charlotte Street and the bay. By the end of the colonial period (1821), this area was one of the most densely populated in the city, and a number of buildings from the Spanish era have survived: the Pena-Peck, Sanchez-Burt, Joaneda, and Espinosa-Sanchez houses (**Figure 48**). The Fornells House, another colonial building, recently collapsed and was demolished. In the Territorial Period, the huge Florida House was constructed along Treasury Street between Charlotte and St. George Streets, and the Methodist Church located immediately north of it on Charlotte Street.

The years following the Civil War brought intense commercialization to St. George, Charlotte, and part of Hypolita streets. The Magnolia Hotel on St. George Street and the County Courthouse on Charlotte Street were also constructed in the late nineteenth century. By that time Spanish Street had become one of several exclusive black residential neighborhoods outside Lincolnville, with its school on the Dragoon Barracks lot and its own church south of the

Magnolia Hotel. The bayfront was a residential area with several boarding houses. A bathhouse and yacht club projected into the bay from the seawall. This section of the colonial city, particularly the blocks between the bay and St. George Street, was ravaged by major fires in 1887 and 1914, and consequently it has one of the lowest percentages of nineteenth century buildings within the city. The older buildings are located along Spanish Street and the west side of St. George Street south of Treasury Street, two areas untouched by devastating fires.



Figure 48: Pena-Peck House, 143 St. George Street, HP-2

Buildings in the area date from the colonial period to the present although most were constructed in the twentieth century. The area, moreover, has the fewest colonial buildings within the Colonial City. No one style has a visual dominance, but a combination of Spanish Colonial, St. Augustine Colonial Revival, and Spanish Revival, accounting for 44 percent of the buildings, contribute to a Spanish theme, different though from the Spanish Colonial theme dominant in the Restoration Area to the north. An interesting Moorish Revival facade at 152-156 St. George Street further adds to this southern European ambiance. Charlotte and Spanish Streets, however, have retained a late nineteenth-early twentieth century look due to the cluster of Frame Vernacular buildings there. Because of the commercial nature of this section, there are relatively few frame but many Masonry Vernacular commercial buildings, dating from the 1920s through the 1960s.

The section is also bounded on the east by the scenic bayfront and seawall area. The bayfront between the Castillo and the Plaza was heavily altered in the 1950s. The historic seawall was covered and a new seawall was extended east into the Matanzas Bay. A concrete walkway, parking and two additional lanes of traffic were added beyond the original seawall. Bay Street was renamed Avenida Menendez. With the exception of Avenida Menendez, the late seventeenth century street pattern generally has remained intact, and the area boasts the narrowest street in the city: Treasury Street east of Charlotte Street.

St. George Street north of the central plaza is still St. Augustine's leading commercial center based on the fact that almost one-half of the buildings are used for commercial purposes and that

businesses outnumber the combined total number of private residences and apartments. As a business district, it is faced with traffic and parking problems, the result being that large areas have been leveled and blacktopped for parking lots. The streetscape has been damaged by the destruction of landscaping and the conversion of some building facades to reorient them. A once-famous colonial stretch on the east side of Charlotte Street, for instance, is now mainly taken up with the backs of motels and other commercial establishments.

South of Cathedral Place in HP-2, the Plaza de la Constitucion is the heart of the Colonial City and the central feature of the 1598 Town Plan (**Figure 49**). The concept of a plaza or public square has been central to Spanish urban planning in the New World since the late sixteenth century. According to 1573 royal ordinances, the plaza was to function as the principal recreational and meeting area in the town and was to be surrounded by the most important governmental and ecclesiastical buildings. The St. Augustine plaza dates from this period, although only one of the stipulated buildings, the Governor's House, actually fronted the plaza before the early eighteenth century. In the eighteenth and early nineteenth centuries, the plaza became surrounded by a cluster of newer civic and religious structures, including the Bishop's House (later the British Statehouse and Spanish provisional church) at the corner of St. George and King Streets, the Accountancy and Treasury building at the corner of Cathedral and Charlotte, the public school at the corner of St. George and Cathedral, and the parish church now the (Basilica-Cathedral). The plaza itself contained several colonial structures, most notably the non-extant stone guardhouse on the east side and still standing Constitution Monument in the center of the plaza.

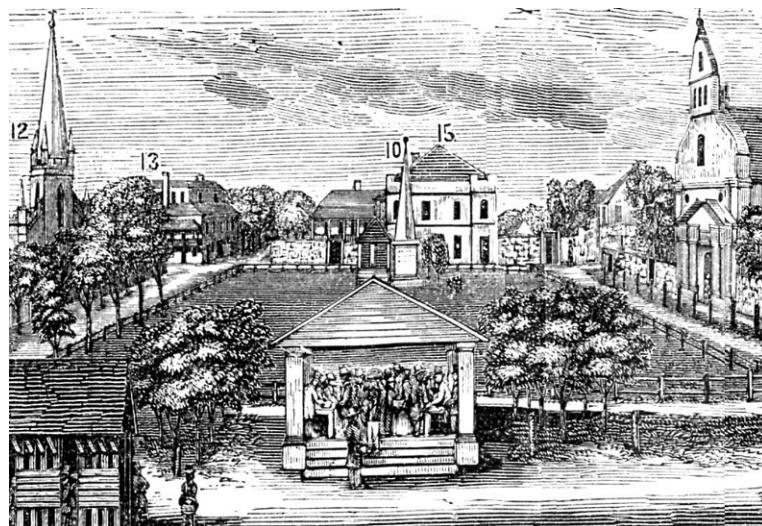


Figure 49: Plaza De La Constitucion, 1855, John Horton Showing the Public Market, Cathedral, Government House and Trinity Episcopal Church HP-2

Construction of Trinity Episcopal Church and the Public and Fish markets were major changes introduced to the Plaza and its surroundings in the 1820s and 1830s. In the 1870s trees, plants, and fountains were added to beautify the Plaza, a Confederate monument was erected, and the area was extended east to Charlotte Street. By the late 1880s, the plaza was ringed by large buildings, notably the St. Augustine Hotel. Smaller commercial buildings replaced the hotel after

a devastating fire destroyed the hostelry and severely damaged the Public Market and Cathedral in 1887. In 1893, Cathedral Place was extended from St. George Street to Cordova Street, eliminating a strip of land along the northern portion of the plaza.

Although the massive eighteenth century coquina Rosario redoubt had been earlier demolished to widen Cordova Street, in the late nineteenth century the west plaza area was still surrounded by the monumental Flagler hotels on the south and west and by a cigar factory on the north. Dramatic alterations were seen in the plaza area in the 1920s. A bandstand was built in the center of the plaza, the Ponce de Leon statue unveiled to the east, the tall First National Bank building constructed, and the Bridge of Lions opened at the east end, where the plaza basin was formerly located. During the 1960s, the demolition of the Bishop's House and Bishop Block on the east and west sides of St. George Street have altered the view in the northwest corner of the plaza.

The plaza is bordered by religious, commercial, and governmental buildings representing a range of construction and almost two centuries, from the Cathedral-Basilica (1797 but rebuilt in the 1880s) the Public Market Place (1824), and Trinity Episcopal Church (1825) to stores built in the 1950s. The architectural ambiance of the plaza area is noticeably Spanish with Spanish Colonial and Mediterranean Revival buildings constituting the majority of the edifices. The Gothic Revival Trinity Episcopal Church and the vernacular Public Market add visual diversity to the area. Masonry is the dominant building material. The tallest building in the city, the Atlantic Bank, fronts the plaza, and the other buildings are generally multi-storied. The plaza and adjacent area have been the favorite place for the town's monuments from colonial through modern times, most notably the Constitution Obelisk (1814), the Confederate War Memorial (1872), the Pell Horse Fountain (1887), the Post Office Park Fountain (1899), the Loring Memorial (1920), the World War I Memorial (1921), the Anderson Fountain (1921), the Ponce de Leon Statue (1923), the World War II Memorial (1946), and the Father Camps Statue (1975). A recent addition to the Plaza is the Foot Soldiers Monument. The St. Augustine Foot Soldiers Monument is located near the corner of King St. and Charlotte St. in the Southeast corner of the Plaza. It is in remembrance of the people who engaged in various forms of peaceful protest in St. Augustine in the early 1960s to advance the cause of civil rights, contributing to the passage of the Civil Rights Act of 1964. The monument, commissioned by the St. Augustine Foot Soldiers Remembrance Project, Inc. (the "Project"), was installed and unveiled in May, 2011.

The plaza area has been and still is a center of commerce, government, and religion. As a result, the buildings generally are well maintained. Government House has served a number of governmental functions over the years and now serves as a museum and offices for the University of Florida, Historic St. Augustine Inc. maintenance program.

From King Street to Bridge Street is another distinctive area of the Colonial City. It largely corresponds to the southern portion of Historic Preservation Planning District HP-2. The area has been continuously occupied since the sixteenth century and contains the location of the Menendez period c. 1573 town. All buildings were destroyed during the 1702 attack by South Carolinians. By the mid-18th century, the Rosario Defense Line had been erected along the present-day location of Cordova Street, and numerous buildings rebuilt throughout the area. In the eighteenth and early nineteenth centuries, the area contained a number of governmental and religious buildings, including La Soledad parish church and school on St. George Street and the

hospital and jail on Aviles (Hospital) Street. The southern boundary of this area, Bridge Street, led to one of three late colonial San Sebastian River ferry crossings. Certain patterns of earlier development persisted into the American Period. Aviles Street had a disproportionately large number of public and educational facilities such as the Territorial City Council Meeting House, and in the late nineteenth century, the Peabody School, city jail, library, and police and fire departments. St. Josephs Academy opened in the 1870s on St. George Street, but was demolished in the early 1980s. Several prominent hotels, now demolished, were also located in this section, including the Ocean View on the bayfront and the St. George adjacent to Trinity Espicopal Church.

This section of HP-2 has been heavily influenced by colonial developmental patterns. The small blocks and narrow streets of the sixteenth century settlement are still evident, and one of the largest concentrations of extant colonial buildings is found here. These include the Horrutiner-Lindsley, Paredes-Segui-Macmillan, and Canova-Murat houses on St. George Street; Segui, O'Reilly, Papy, and Ximenez-Fatio houses on Aviles Street; Solana House on Charlotte Street; and Jacinto House on Marine Street (**Figure 50**).



Figure 50: Historic View, Aviles Street Fatio House, 22 Aviles Street HP-2

This section, moreover, has an interesting cluster of Territorial Period buildings on Bridge Street between St. George and Cordova Streets. Located on the Dow Property, two of these buildings are the Canova-Dow and Canova-DeMedici houses. Many fine buildings from the Flagler Era, like those on Palm Row are also evident. The massive Gothic Revival Sisters of St. Joseph's Convent lends greater architectural diversity to the area. Some remodeling and construction have taken place in the St. Augustine Colonial Revival Style as well. Aviles Street retains some colonial ambiance, with many buildings constructed on the street line, overhanging balconies, and coquina property walls. The visual effect of other streets tends to be mixed Spanish Colonial and Victorian, except along the bayfront, which is dominated by modern motels. Some streets, notably St. George, Aviles and Charlotte, are still surfaced in turn-of-the-century brick. Because of parking needs, many significant buildings particularly Flagler era hotels and mansions, have been demolished over the years for parking lots and other facilities.

Colonial City from Bridge Street to San Salvador Street, HP-1

Between Bridge and St. Francis streets is another distinct area within the Colonial City, one that was initially occupied in the first half of the seventeenth century as the early settlement expanded south towards the St. Francis convent. This area is most of Historic Preservation District HP-1. All structures were destroyed in 1702 by invading South Carolinians, but by mid-century houses had been rebuilt on all streets except present-day Cordova Street, then the course of the early eighteenth century Rosario defense line. The northern boundary of the area, Bridge Street, led to one of three late colonial San Sebastian River ferry crossings. The British demolished numerous buildings here, but were the first to build along the bayfront on the east side of Marine Street. The Spanish filled this low-lying land in the 1790s, and substantial residences were thereafter erected on reclaimed land. The Spanish crown owned considerable property in this section of the Colonial city, such as a school building near the southeast corner of Bridge and St. George streets and the vacant land west of St. George Street where crops were raised by the garrison. The area remained essentially residential throughout the American period, although several religious structures were built along St. George Street (the non-extant nineteenth-century Presbyterian Church and the 20th-century Cathedral Parish School complex) and along Cordova Street (the 20th-century synagogue). Several boarding houses were scattered throughout the area, most notably the St. Francis Inn and the Valencia Hotel.

This section is the oldest neighborhood within the Colonial City, with a majority of surveyed buildings dating from the eighteenth and nineteenth centuries. The four Territorial and Early Statehood buildings found here represent the largest concentration of such buildings in the entire city. Nine colonial buildings, one of the greatest concentrations in the Colonial City area, have survived in this section, particularly in clusters along Marine and St. Francis Streets. These are the Sanchez, Marin, Puello, Gonzalez-Jones, Rovira-Dewhurst, and Rovira-Hernandez houses on Marine Street; the Tovar and Alvarez (Oldest House) houses on St. Francis Streets; and the Garcia-Dummett House on the corner of St. Francis and St. George Streets. The Llambias House and the St. Francis Barracks are on the south side of St. Francis Street.

Many of the colonial buildings have been altered to non-Spanish Colonial styles, in part, for this reason; colonial architecture does not dominate the area, with the exception of the St. Augustine Historical Society complex along St. Francis Street and partially down Charlotte and Marine streets. This section is the stylistically most diverse within the Colonial City. Sixty percent of the Queen Anne, two-thirds of the Colonial Revival, and one-third of all the Bungalow buildings in the Colonial City are located here, as are examples of Mediterranean Revival, Second Empire, Italianate and Mediterranean Baroque. The bayfront and St. George Street are two of the outstanding Victorian period neighborhoods in St. Augustine, with many elegant and more elaborate winter residences from the Flagler era. The early seventeenth-century street plan is still intact, except along Avenida Menendez, although the street widths and block sizes are larger than in the sixteenth century section located immediately to the north.

This section has the highest percentage of residential buildings within the Colonial City. A few lodging facilities dot the area as do nine religious and three educational buildings. The museums operated by the St. Augustine Historical Society are situated at the southern end of the section. The streets, some still brick, are exposed to a high amount of tourist, school, National Guard, and other traffic that passes through the area (**Figure 51**).



Figure 51: St. Francis Street Looking West Showing Oldest House, Tovar House and Llambias House HP-1

The area along and to the south of St. Francis Street to San Salvador Street forms the last distinctive area of the Colonial City and the southern part of HP-1. The presence of the church and the military dominates the historical development of the Colonial City here. This southern section has been occupied since the Spanish constructed the church and convent of St. Francis in the late sixteenth century. The religious structures were destroyed by South Carolinians in the 1702 attack on the city, but they were rebuilt out of coquina by mid-century. A number of private residences were erected along St. Francis and Charlotte Streets, but this area was one of the poorer neighborhoods in the colonial community. The Rosario defense line, built in the early eighteenth century, enclosed this tract on the west and south and terminated at its easternmost stone bastion, Fort St. Francis, in the vicinity of San Salvador and Marine Streets.

The British significantly altered this section by converting the convent into military barracks erecting a new frame barracks to the south, and demolishing most of the Spanish residences. They built the King's Bakery, the only intact building dating from the British Period, on the east side of Marine Street. With the exception of the extant colonial buildings along both sides of St. Francis Street, including the Llambias House and the colonial barracks complex that became a permanent U. S. military reservation in 1832, this section remained underdeveloped until the late nineteenth century and early twentieth centuries. The British and Spanish used the vacant land west of Charlotte Street as a military cemetery and in the Territorial Period the victims of the Dade Massacre were interred there. This burial ground became a National Cemetery in the 1880s.

After the Civil War, houses were built on federal property for military personnel, and a black residential neighborhood, one of several outside Lincolnville, developed along Charlotte Street. Several large private residences were constructed on St. Francis Street, notably the Stickney House at 282 St. George Street, which for a brief time around World War I served as Flagler Hospital. St. George Street south of St. Francis Street was not cut through until the early 1890s and the neighborhood did not fully develop until the first three decades of the twentieth century. A few private residences were also built on Marine Street early in the century. Since 1907, the State of Florida has operated the St. Francis Barracks complex as the State's military headquarters (**Figure 52**).



Figure 52: St. Francis Barracks Anchors the Portion of the Colonial City South of St. Francis Street HP-3

Although three colonial buildings are situated along St. Francis Street, this section is the newest within the Colonial City, two-thirds of the buildings dating from the twentieth century. The late nineteenth century homes are located along the bayfront on Marine Street while the newer buildings are situated on St. George Street. This area has a high concentration of bungalows with over one-half within the Colonial City located there. Of particular interest is a series of shingled bungalows with palmetto porch posts along St. George Street. Also noteworthy is the fact that buildings on this street generally back up to Maria Sanchez Lake rather than face it. The same pattern is true along the Matanzas River, so maximum advantage is not taken of the water front property in this area. This area is residential in nature, especially in the eastern and western sections.

ARCHITECTURAL STYLES

Colonial

The Colonial City is a mosaic of architectural styles and periods of development. The colonial period in St. Augustine lasted from 1565 until 1821. The city was under Spanish rule until 1763. The British controlled St. Augustine from then until 1784, when the Spanish returned for their final period of rule. A distinctive architecture developed during this time, growing more substantial from the early crude shelters of wood, thatch, and wattle-and-daub to the masonry age that followed the siege and burning of the city in 1702. The oldest and most outstanding, surviving building is the Castillo de San Marcos, which was constructed between 1672 and 1695. It was the first large scale building using locally available coquina rock. It is the oldest masonry fort in the United States and is recognized today as a national monument and maintained by the National Park Service (**Figure 53**).

The thirteen extant residences that date from the First Spanish Period have been extensively enlarged and altered over the years. Distinctive architectural features of this period include projecting rejas and other wooden grillwork, interior shutters, arcaded loggias, and projecting

rainspouts, known as canales, on flat-roofed buildings. The British, during their two decades in St. Augustine, often added extra rooms or upper stories to enlarge existing buildings. The combination of rejas and interior shutters was replaced by single or double hung sash with exterior shutters. Colonial buildings were generally constructed at the street line with walled courtyards and doors on the south side entering off the courtyard or loggia. The British often altered these by placing doors directly on the street. Window glass and chimneys also became common during the British period. Balconies projecting over the street were another distinctive colonial feature. They sometimes have corbeled supports as a functional and decorative element (**Figure 54**).



Figure 53: Castillo De San Marcos 1672-1695 Oldest Standing Structure in St. Augustine



Figure 54: St. Augustine Colonial Architecture Charlotte Street

Residential construction was functional rather than ornate, but some of the public buildings were constructed on a grander scale. The facade for the Spanish Treasury, on the northeast corner of St. George and Treasury streets, reputedly had the most ornate coquina work in the city. The extant cathedral, originally constructed in the 1790s, also went beyond the merely functional. Its facade was inspired by the Baroque style popular in Latin America in the late eighteenth and early nineteenth centuries (**Figure 55**).



Figure 55: St. Augustine Cathedral C. 1869

Of the 300 buildings remaining in the town at the end of the colonial period, about 90 percent have been destroyed. To serve the needs of later occupants, the survivors have been remodeled over the years, sometimes effectively concealing their colonial heritage behind facades and additions that range from early American to modern. In recent decades several colonial buildings have been restored, through public and private efforts, to their appearance at an earlier time. Buildings from all three periods of the colonial era have been reconstructed, original foundations, in an attempt to return parts of the old city, particularly St. George Street and around the Oldest House, St. Francis, Marine, and Charlotte streets.

POST 1821 VERNACULAR ARCHITECTURE

The early American Period in St. Augustine, from 1821 until the Civil War, saw continuity and change in architecture. Vernacular buildings, particularly in the early years, were similar to late colonial period buildings in materials, size, lot placement, and construction techniques. Examples include the continued use of coquina in construction. Even after it ceased being used as the main material for house walls, coquina was still widely employed for foundation piers and chimneys. Balconies remained a prominent feature of some of these buildings. On roof dormers, the colonial practice of placing the siding parallel with the pitch of the roof was still followed in many cases. Post-1821 vernacular construction continued to reflect functional simplicity in a town that was, and remained for many years, basically poor. As the years passed and more people from other parts of the United States settled in St. Augustine different ideas about architecture and construction were introduced. Nationally these were years when the Greek

Revival style became popular before giving way to the Gothic Revival building techniques were experiencing revolutionary change with the development of balloon frame construction in Chicago in the 1830s. A gradual shift in lot placement occurred in St. Augustine as buildings were moved back from the street lines. Front yards, fenced-in but visible from the street, replaced the walled colonial courtyards (**Figure 56**).



Figure 56: Prince Murat, 250 St. George Street and Canova-Dow House (Now 42 Bridge Street) Showing Continuity Between 2nd Spanish and Territorial Period Architecture

More elaborate and substantial buildings showed the influence of the Greek and Gothic Revival styles. But the examples found in this distant outpost contained only a hint of the development of styles that reached fullness elsewhere. Trinity Episcopal Church, begun in 1825, combined the contemporary Gothic style with an older building material, coquina (**Figure 57**). Common distinctive features on both vernacular and more stylized buildings were the porches and balconies. Chamfered porch posts were widely used, and blinds with fixed louvers replaced the solid wood shutters of the colonial era. This was a period of great popularity for ashlar-scored stucco on coquina buildings. The renovation to de Mesa-Sanchez House at St. George Street is an example of this. More refined wood detailing like molding and window and door trim is found in the Early American than in the Colonial Period Buildings.

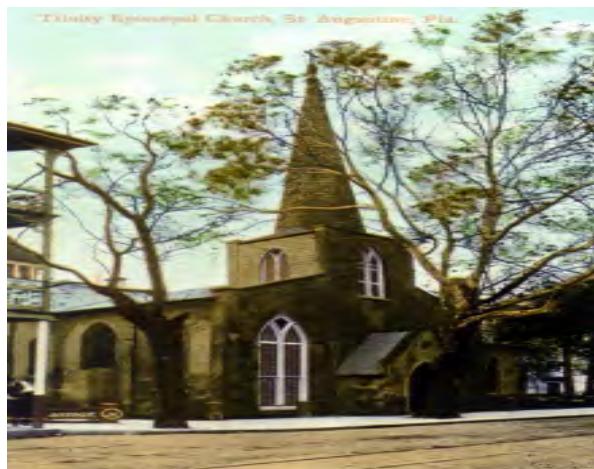


Figure 57: Trinity Episcopal Church Gothic Revival

Carpenter Gothic

Carpenter Gothic, a peculiarly American version of the Gothic Revival, is the first of the distinctively nineteenth century styles to have survived in St. Augustine. It was popularized nationally in the writings and plan-books of Andrew Jackson Downing, Alexander Jackson Davis, and Richard Upjohn, published in the 1830s, 1840s and 1850s. The hallmark of the style is an extensive use of sawn wood ornamentation of the bargeboards and eaves of the roof. This was made possible by the nineteenth century development of the jigsaw. According to architectural historian William Pierson, "the complex lace of the Gothic cottage represents the first instance in this country in which technology, in the form of a power driven tool, had a major effect on the visual character of the American house." Steeply pitched gables lent a pronounced vertical emphasis to these buildings.

Carpenter Gothic buildings became popular in St. Augustine in the decade before the Civil War. The Trinity Church Parish House long since demolished and replaced by a newer building dates from this period. The Stanbury Cottage at 232 St. George Street was probably built a few years later and represents the highest development of the style in St. Augustine (**Figure 58**). This house is literally dripping with gingerbread and could well serve as a textbook example of Carpenter Gothic architecture. It features not only jigsaw ornamentation on the eaves and gables, but also a distinctly Gothic balustrade on the projecting balcony and diamond-shape multi-pane windows. Nationally, both stucco and board-and-batten siding were popular exterior finishes for this style. However, the Stanbury Cottage has weatherboard siding. Old photographs reveal that there were other examples of Carpenter Gothic in the district. But, given the incompleteness of the evidence, it is difficult to say how many. New construction was largely suspended during the Civil War, and when it began again in the late 1860s and early 1870s, the style's popularity had passed. In the 1880s and 1890s, another period of building boom in St. Augustine, there was a revival of some of the elements, particularly jigsaw bargeboards, but these were not as bold as their predecessors.



Figure 58: Stanbury Cottage, 232 St. George Street Carpenter Gothic

Second Empire

The Second Empire style was French in origin, taking its name from the era of Louis Napoleon, and popularized with the construction of the Louvre in Paris in the 1850s. The hallmark of the style is the mansard roof, which is doubled-pitched and four-sided, with dormers projecting from the lower, steeply-pitched section. In the United States there are early examples of the style that date from just before the Civil War. But it was most widely used during the building boom that followed the conclusion of hostilities. For that reason, Second Empire is often called the "General Grant Style," referring to the presidential era that lasted from 1869-1877. In the late 1860s and early 1870s tourists began to come back to St. Augustine, and several wealthy Northerners had villas in the Second Empire style constructed as winter residences. The 1885 Bird's-Eye View of the city shows quite a number of these in areas that were being developed or redeveloped at that time. The outstanding builder connected with this style was Captain Thomas F. House, a Union veteran and native of Vermont. He came to St. Augustine in 1868 and served as alderman, mayor, and collector of customs. In addition to his own Sunnyside Hotel (which had a Mansard tower) on the Hotel Ponce de Leon site, he constructed the Buckingham Smith Nursing Home (later the Buckingham Hotel) and a number of winter residences in the Second Empire style. The style died out here in the late 1880s, the early years of the Flagler era. Once seen as the height of style, these buildings came to be judged ugly and outmoded, and most of them have been demolished.

The only remaining mansard roof in St. Augustine is found on the colonial St. Francis Inn at 279 St. George Street, added to that building between 1888 and 1890 (**Figure 59**). The Stickney House at 282 St. George Street, built in the 1870s, and the Abbott Mansion at 14 Joyner Street, which dates from the 1880s, were originally designed in the Second Empire Style, but were drastically remodeled in the 1920s, their exteriors stuccoed and their mansards replaced by hip roofs. The Moorish Revival Style Lyon Building built in 1886 at the corner of King and St. George streets, originally had a mansard roof, making it a curious amalgamation of styles. But the top story was enlarged in the 1890s and the roofline altered to a more conventional hip roof. In recent years, architects have remodeled several commercial buildings with "mansards" that are in reality modern false fronts bearing no relation to the classical style.



Figure 59: St. Francis Inn, 279 St. George Street Second Empire Style

Moorish Revival

The Moorish Revival style was introduced in St. Augustine by Franklin W. Smith with the construction of his Villa Zorayda in 1883. Smith was a Boston merchant and amateur architect whose hobby was reproducing as both models and functional buildings of famous architectural examples from other cultures around the world. His work in the Moorish theme was inspired by the Alhambra in Spain, some of whose traceries are repeated on the interior walls of Villa Zorayda. The Moorish Revival buildings constructed in St. Augustine in the 1880s and 1890s form one of the distinctive architectural treasures of the city. They are also the pioneers of poured concrete construction. Drawing, as they do, from variants of Moorish or Islamic architecture found in Spain, they differ significantly from other Moorish buildings like P.T. Barnum's mansion "Irenistan" in Bridgeport, Connecticut, and Henry Plant's Tampa Bay Hotel, which sprout minarets and onion domes, features that drew from a different area and a later time in the Islamic world. The hallmark of the style in St. Augustine includes a flat roof with the parapet heavily decorated with cast concrete ornamentation sometimes there is a lower pavilion. Exterior walls are not highly ornamented, depending for their effect either on the distinctive pour marks of the concrete or the rustications of the concrete block veneer for those buildings that are of wood from construction. Door and window lines have a variety of interesting treatments, and the horseshoe arch motif is widely used. Buildings use both wooden and metal balconies, and some feature ornamental tilework as well.

The Cordova Hotel, now the Casa Monica Hotel, was the largest Moorish Revival structure in St. Augustine (**Figure 60**). There was even some spillover of Moorish design into wood construction, with a horseshoe arch pattern found in some of the millwork around town. Some of these buildings have fallen prey to fire, demolition, and remodeling over the years, but the surviving examples serve as a vivid reminder of the importance of this exotic style in the development of St. Augustine's architectural heritage.



Figure 60: Casa Monica Hotel Moorish Revival Style

Queen Anne

Queen Anne is the ultimate late nineteenth century style, originating in the late 1860s with the work of British architect Richard Norman Shaw. It was given impetus in the United States with buildings erected by the British government at the Philadelphia Centennial Exposition of 1876 that attracted widespread favorable comment. The style remained popular until the turn of the century. Hallmarks of the Queen Anne style include a combination of materials often making use of patterned novelty shingles, irregular plan and massing, ornamental brickwork on chimneys, and, most noticeably, the use of towers and turrets. Porches and bay windows add to the effect. St. Augustine builders in the late 1882 city directory advertised their skill at building "Queen Anne Cottages." The Magnolia Hotel on St. George Street, rebuilt in the 1880s by the contractors Cole and Mance, was probably the largest building of this style found in St. Augustine. It was destroyed by fire in the 1920s.

The Upham Cottage at 268 St. George Street, which lacks a tower but has the other elements in great profusion, including outstanding ornate interior woodwork, is probably the finest surviving residential example of the style in the Colonial City. As with other buildings that have gone out of style, many "Queen Annes" were destroyed over the years, leaving only about a dozen extant. Others have been stripped of some distinctive elements. Several houses have had their towers removed, thus diminishing the St. Augustine skyline (**Figure 61**).



Figure 61: Colonel Upham Cottage, 268 St. George Street Queen Anne

Colonial Revival

The Colonial Revival style harkens back to early American buildings that drew inspiration from English Georgian architecture of the time. The style was popularized by buildings designed for the 1892-1893 Columbian Exposition in Chicago. It involved both a rejection of exuberant Victorian architecture and an affirmation of patriotic feeling which asserted that America's coming of age required delving into national roots for architectural inspiration. This style was popular throughout the first three decades of the twentieth century. Hallmarks of the Colonial

Revival style found in St. Augustine include porticos with round wood columns, dentil moldings, fanlight windows, and sidelights at the main entry. Both weatherboard and wood shingle exteriors are found. The Colonial Revival building is typically painted white with white trim, in contrast both to the original colonial buildings and to the Victorian styles that immediately preceded the Colonial Revival. It is one of three dominant styles found in early twentieth century tract developments in the city, quite often in a diminutive or subdued version (**Figure 62**).



Figure 62: Bronson Cottage, 252 St. George Street Colonial Revival Style

Bungalow

The Bungalow is the first distinctive twentieth century style found in the Colonial City. Its inspiration was international. The name came from India, and some of its more distinctive features were borrowed from Swiss and Japanese architecture. It represented a clear break from the preceding nineteenth century styles in terms of size, massing, and many interior features. Overall, vertical lines in the earlier styles were replaced by a horizontal emphasis. Visible structural members of the buildings were highlighted. The typical bungalow is one or one and one-half stories, with a low pitched gable roof and porches. Jig-sawn ornamentation was replaced with unadorned triangular bungalow brackets under wide eaves. Turned or chamfered porch posts were replaced with shingled or battered wood ones. The use of native construction elements was a feature of bungalows around the country.

In St. Augustine native elements included palmetto tree posts on porches, coquina fireplaces, and chimneys on more elaborate examples. Frequently, combination double hung windows are found, with a single large pane in the bottom sash, and three, four, five, or six panes on top, separated by vertical muntins. Weatherboard, novelty siding, and wood shingle exteriors were popular. There are a few examples of stucco and composition shingle finishes as well. Several areas in the southern portion of the district developed around World War I and shortly afterwards have large concentrations of bungalows. They were a popular design for the tract housing of the

times. The outstanding architect associated with this style in St. Augustine was Fred A. Henderich, who designed many bungalows on south St. George Street near Maria Sanchez Lake (**Figure 63**).



Figure 63: Bungalow, 173 Cordova Street

Spanish Revival Style (Mediterranean Influenced)

The Spanish Revival Style was closely associated with the Florida Boom of the 1920s. It drew from architectural features found in the Mediterranean basin, particularly Spain, Italy, and North Africa. In some ways the style was a logical successor to Spanish Colonial architecture in St. Augustine. Many of its distinctive elements were pioneered in the Spanish Renaissance buildings of the Flagler era and the contemporary Mission Revival buildings in California. The style was popularized at the Panama-California International Exposition at San Diego in 1915, and by the 1920s had swept California, Florida and other sunbelt states. The archetypal Florida building in the Spanish Revival style was the extremely ornate Villa Vizcaya, built in Miami from 1914-1916 for Chicago industrialist James Deering, whose family had formerly wintered in St. Augustine. The best-known architect in this style was the ostentatious Addison Mizner, who designed a number of outstanding Spanish Revival buildings in Palm Beach, Boca Raton, and elsewhere.

Hallmarks of the Spanish Revival style in St. Augustine include clay tile roof or cornices, stucco finish (smooth, textured, or shell dash), and the use of an arch motif on windows, doors, and porches. Casement and fanlight windows are found, along with double hung sash. There is some use of ornamental ironwork for window grilles and balustrades. Popular exterior colors were white, yellow-brown, and rose. The Ponce de Leon Shopping Center opened in 1955 on King Street and designed by Morris Lapidus is a late example of the style (**Figure 64**).



Figure 64: Ponce De Leon Shopping Center, Woolworth's King Street Spanish Revival Style

St. Augustine Colonial Revival

The St. Augustine Colonial Revival style draws from the Spanish heritage of the area and involves both new construction and the remodeling of older buildings. It includes both reproductions of earlier styles and the drawing of elements from them. Probably the earliest example was the Drysdale Building at 46 Avenida Menendez, which was reconstructed along the lines of a colonial building on a site that was destroyed in an 1887 fire (Figure 65). While the style and size were similar, the building material used was poured concrete, rather than the earlier coquina. In the 1930s several buildings were remodeled by Walter Fraser, owner of several local tourist attractions, to make them appear older than they actually were. And when Government House was rebuilt as a Depression Era project, it was designed in a manner similar to an earlier building that had once occupied the site. The major use of the style came after 1959, when extensive restoration and reconstruction activities were launched in the city. An early promoter was Earle Newton, the first director of the St. Augustine Restoration and Preservation Commission. An attempt to bring a certain amount of visual harmony to the city, use of the style involved both real and imagined elements of colonial architecture. Such features as clay tile roofs, brick, and ornamental ironwork were a reflection of what had been done to colonial buildings over the years.



Figure 65: Drysdale Residence, 46 Avenida Mendendez St. Augustine First Reconstructed Building, 1888

Frame Vernacular

Most of the buildings constructed in the St. Augustine Colonial City before 1930 do not fall into any specific architectural style but are listed simply as frame vernacular, with a smaller number described as masonry vernacular. Frame Vernacular, the prevalent type of residential building in Florida, refers to the common wood frame technique employed by lay or self-taught builders. In Florida and St. Augustine braced-frame techniques characterized wood frame construction prior to the arrival of the railroad in the 1880s. Braced frame construction replaced the earlier post and beam forms, which predominated during the English Colonial Period in the United States. Braced framing consisted of a combination of heavy timber frame with hewn joints and light, closely spaced vertical studs, which were machine cut. Foundations were brick, coquina, lime rock or tabby piers or wood posts. Exterior cladding was clapboard, lap siding or board-and-batten. Roofs were front or side facing gable types. Windows were double-hung sash with small panes, most frequently in a 6/6 light configuration. Porches were a universal feature. They were usually full-width, shed or incised types.

From the 1880s until about 1910, frame vernacular architecture was characterized by the balloon-frame method of construction. Balloon-frame construction, which began in Chicago and reached Florida with the arrival of the railroad in much of the state in the 1880s, featured closely spaced two inch deep boards of varying widths joined by nails. This method of framing eliminated the hewn joints and massive timbers employed in braced frame construction. Corner posts and principal horizontal members consisted of two or more two-inch boards nailed together. Studs in multi-story buildings rose continuously from the floors to the roof. Floors hung on the studs. Balloon framing allowed cheaper and more rapid construction permitted taller buildings. Brick piers provided the principal foundation type. Roofs were generally gable, hip or pyramidal. Metal roof surfacing, including ornamental metal, became common in Florida during the period. Roof forms were more complex, featuring dormers, cross gables, and other secondary

roof structures. The complexity of roof forms during the late nineteenth century can be attributed in part to the influence of the Queen Anne style, which also led to irregular massing. Windows remained double-hung sash, but contained larger panes than in the pre-Civil War era, often in a 2/2 light pattern. Porches and verandas were also common features (**Figure 66**).



Figure 66: One Part Commercial Buildings St. George Street

One-Part Commercial Block

A concentration of one story or One-part Commercial Blocks are located along St. George Street between Hypolita St. and Cathedral Place. The term "Commercial Style" is used to define a building's specialized use for business or industry. Usually constructed in a contiguous manner, the design of Commercial Style buildings is confined to the street facade and acts as an advertisement for the business. In the United States, the first Commercial Style buildings were constructed during the 1790s in prominent urban business districts. Initially an adaptation of the row house design, these prototypes consisted of retail space on the first story and upper level residential space. The row house design, featuring storefronts adjoining one another, catered to rising land values in urban business districts. This format became universal, spreading to cities and small towns throughout the country. In general, the level of facade ornamentation in a business district reflected the socioeconomic status of the adjacent neighborhood. Eventually, overall ornamentation, and treatment of show windows and entrances became associated with specific uses, such as theaters, hotels, restaurants, grocery stores, meat markets, and dry goods stores.

The one-part block is a one-story, free-standing building that was a popular commercial design in small cities and towns during the late nineteenth and twentieth centuries. It was adapted from the lower part of the more numerous two-part commercial block during the Victorian period. The one-part block is a simple rectangular building often with an ornate facade. It is most often utilized for retail or office space. There are a number of examples on St. George Street between Hypolita Street and Cathedral Place. (**Figure 67**)



Figure 67: Frame Vernacular House

Materials

Coquina

Coquina is a sedimentary rock that is composed either wholly or almost entirely of the transported, abraded, and mechanically-sorted fragments of the shells of molluscs, trilobites, brachiopods, or other invertebrates. The term coquina comes from the Spanish word for "cockle" and "shellfish".

When first quarried, coquina is extremely soft. This softness makes it very easy to remove from the quarry and cut into shape. However, the stone is also at first much too soft to be used for building. In order to be used as a building material, the stone is left out to dry for approximately one to three years, which causes the stone to harden into a usable, but still comparatively soft, form.

Coquina has also been used as a source of paving material. It is usually poorly cemented and easily breaks into component shell or coral fragments, which can be substituted for gravel or crushed harder rocks. Large pieces of coquina of unusual shape are sometimes used as landscape decoration.

Coquina has been quarried and used as a building stone in Florida for over 400 years; Coquina forms the walls of the Castillo de San Marcos. The stone made a very good material for forts, particularly those built during the period of heavy cannon use. Because of coquina's softness, cannonballs would sink into, rather than shatter or puncture, the walls of the Castillo. The first Saint Augustine Lighthouse was also built of coquina. All but one of the extant colonial buildings in the Colonial City are constructed of coquina as is the City Gate and the Constitution Obelisk (**Figure 68-69**).



Figure 68: Coquina Blocks



Figure 69: Coquina Walls

Tabby

Tabby is a type of concrete made by burning oyster shells to create lime, then mixing it with water, sand, ash and broken oyster shells. Tabby was used by early Spanish settlers in St. Augustine and North Florida, then by English colonists primarily in coastal South Carolina and Georgia. The heyday for tabby construction in St. Augustine was the last sixty years of the First Spanish Period, the six decades after the town was besieged and burned in 1702. It was used not only for walls but for floors and sometimes for roofs as well. The Puente Map of 1764 shows forty-six percent of the buildings in the city were constructed of tabby. Many of these were

destroyed during the British Period. According to the Rocque Map of 1788 only about seven percent of the buildings at that time were tabby. None of them survive today. An old tabby wall just south of the Horruytiner House at 214 St. George Street and a small section of the wall that surrounds the Sisters of St. Joseph Convent Grounds on Aviles Street are constructed of tabby. Archaeologists have uncovered tabby wall fragments and floors on St. George Street and other areas of the colonial city.

Tabby may be considered, due to its method of construction, a precursor of the great poured concrete buildings erected in St. Augustine in the 1880s and 1890s. Tabby had a rebirth in the 1930s under the auspices of Walter B. Fraser, proprietor of the Oldest Schoolhouse and other tourist attractions on St. George Street. Fraser constructed tabby walls using Portland Cement along his properties that have become a prominent element in the streetscape (**Figure 70**).



Figure 70: Tabby Wall

Concrete Block

Some of the best examples of the use of concrete block and cast concrete as a building material are also found in the Colonial City. Concrete block was first used on Villa Zorayda in 1883. During the next two decades concrete block became a common material for foundation piers, garden walls and gateposts. A thinner concrete block was used as a veneer on wood frame buildings. In the first decade of the twentieth century, B.E. Pacetti, a local mason and contractor, produced a rock-faced concrete block that was used on residences. Another innovator was John A. Reyes, who developed a dry-mix method of producing coquina concrete blocks. These blocks were of high quality and popular during the 1920s and 1930s. (**Figure 71**)

Coquina Concrete

The Colonial City is also significant for the use of coquina concrete construction material. St. Augustine is well known for its pioneering use of poured concrete. Poured concrete was developed as a durable, fireproof, rot resistant and economically feasible building material. The original experimenter in St. Augustine was Franklin Smith who used poured concrete to build his ornate Moorish Revival Style winter residence, Villa Zorayda in 1883. Smith mixed coquina

gravel with cement and sand to produce the structure. Henry Flagler was impressed with the material, and his architects, Carrere and Hastings specified it for the grand hotels and churches they designed in the city. Poured coquina concrete continued to be used in a limited way into the twentieth century. It was not as suitable for reinforced concrete construction because of its high salt content and the resulting corrosive effects. It was nonetheless a popular material for foundation construction and landscape features such as sidewalks well into the 20th century. A post-World War II example of the use of coquina concrete is at the St. Augustine Miniature Golf Course. (**Figure 72**)



Figure 71: Coquina Concrete Block

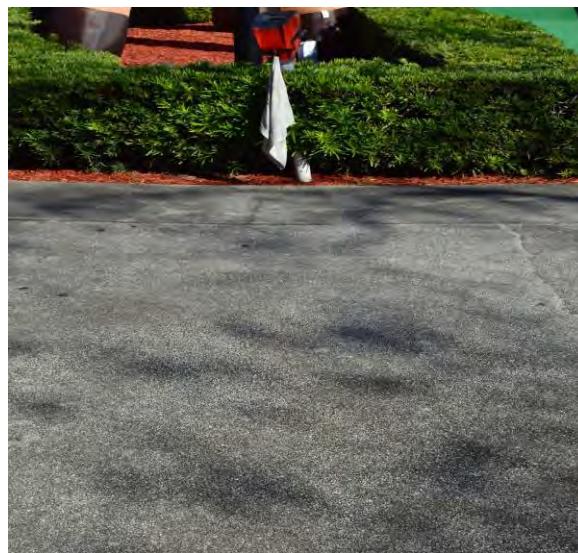


Figure 72: Coquina Concrete, Miniature Golf Course

As a result of the survey a total of three hundred forty-seven (347) resources were assessed. Of those resources three hundred twenty-four (324) had been previously recorded; and twenty-three (23) are newly recorded. Three hundred thirteen (313) of the resources are considered to be contributing to a NRHD; and approximately sixty-two (62) are considered to be potentially eligible as contributing resources to a NHLD. An electronic copy of project GIS data layers showing all surveyed resources at least 50 years of age and a color overlay map depicting the newly surveyed structures and the previously recorded structures are on file with the City of St. Augustine and the Florida Department of State Division of Historic Resources.

There are a total of three hundred twenty-three (323) buildings, nine (9) structures, and fifteen (15) objects included in the inventory. Characteristics of the resources can be grouped into the following styles:

Table 1

Style	Number
British Colonial	6
Bungalow	15
Colonial Revival	22
Commercial	6
Frame Vernacular	127
Georgian Revival	4
Gothic Revival	3
Masonry Vernacular	25
Queen Anne	5
Spanish Colonial or Spanish Revival (Mediterranean Influence)	101
Other (Second Empire, Moorish, Mid-Century, Ranch, Mission, etc.)	33
Total	347

VI. CONCLUSIONS AND RECOMMENDATIONS

Currently the National Park Service (NPS) is in the process of updating the St. Augustine Town Plan National Historic Landmark and created the documentation to support the Town Plan National Historic Landmark District which would include buildings, structures, objects, and sites.

ST. AUGUSTINE NATIONAL REGISTER HISTORIC DISTRICT

The purpose of the 2016 Survey is to record additional buildings and sites in the Colonial City constructed between 1953 and 1970 and any other resources at least fifty years old not recorded in previous surveys as well as update previously recorded resources within the St. Augustine NR Historic District. One of the objectives of the present study is to provide an authoritative basis for updating the St. Augustine Historic District, particularly the boundaries and period of significance. The St. Augustine Historic District was listed in the National Register of Historic Places in 1970 and updated in 1986. This survey will insure that there is data for all buildings that are at least fifty years old and may be considered contributing to the district. Historic contexts for the Colonial City have been defined and expanded to include the Depression/New Deal/World War II and Post-World War II eras. Particularly important are properties associated with historic preservation, tourism and civil rights. Changes to the district, particularly demolitions and the modification of the historic seawall south of King Street, are also discussed.

On November, 21 1969, the St. Augustine Restoration and Preservation Commission, an agency of the State of Florida, initiated the preparation of the St. Augustine Historic District nomination for listing in the National Register of Historic Places. Robert Steinbach of the Preservation Commission prepared the application which was listed in the National Register in July, 1970. In the resolution initiating the application, the Commission included the Alcazar and Ponce de Leon properties, which were outside the Colonial City. This description matched the boundary description for the St. Augustine Historic District when its listing in the National Register was announced in the Federal Register in January, 1971.

The St. Augustine National Register Historic District (NRHD) nomination was independent of the Town Plan National Historic Landmark effort, but because of its proximity in time (listed in July, 1970), it is often confused as the "Town Plan District," including on National Park Service websites. The NRHD rough boundaries are Cordova Street and Maria Sanchez Creek on the west, Orange Street and the Castillo de San Marcos property on the north, Matanzas Bay on the east, and a line running parallel to and two-hundred-twenty-five feet south of St. Francis Street. The boundaries generally follow the original "town plan" of St. Augustine as it appeared in 1764 at the end of the First Spanish period. The Town Plan NHL essentially focuses on how the town is organized (or laid out) whereas the NRHD includes a collection of colonial resources associated with historic periods of development from 1565 to 1821.

In 1986, Historic Property Associates of St. Augustine, working with a private sponsor, prepared the "St. Augustine National Register Historic District" update to include post-colonial buildings which reflected the historic development of the City through 1935. This updated district went through the National Register review process and was subsequently approved. The district

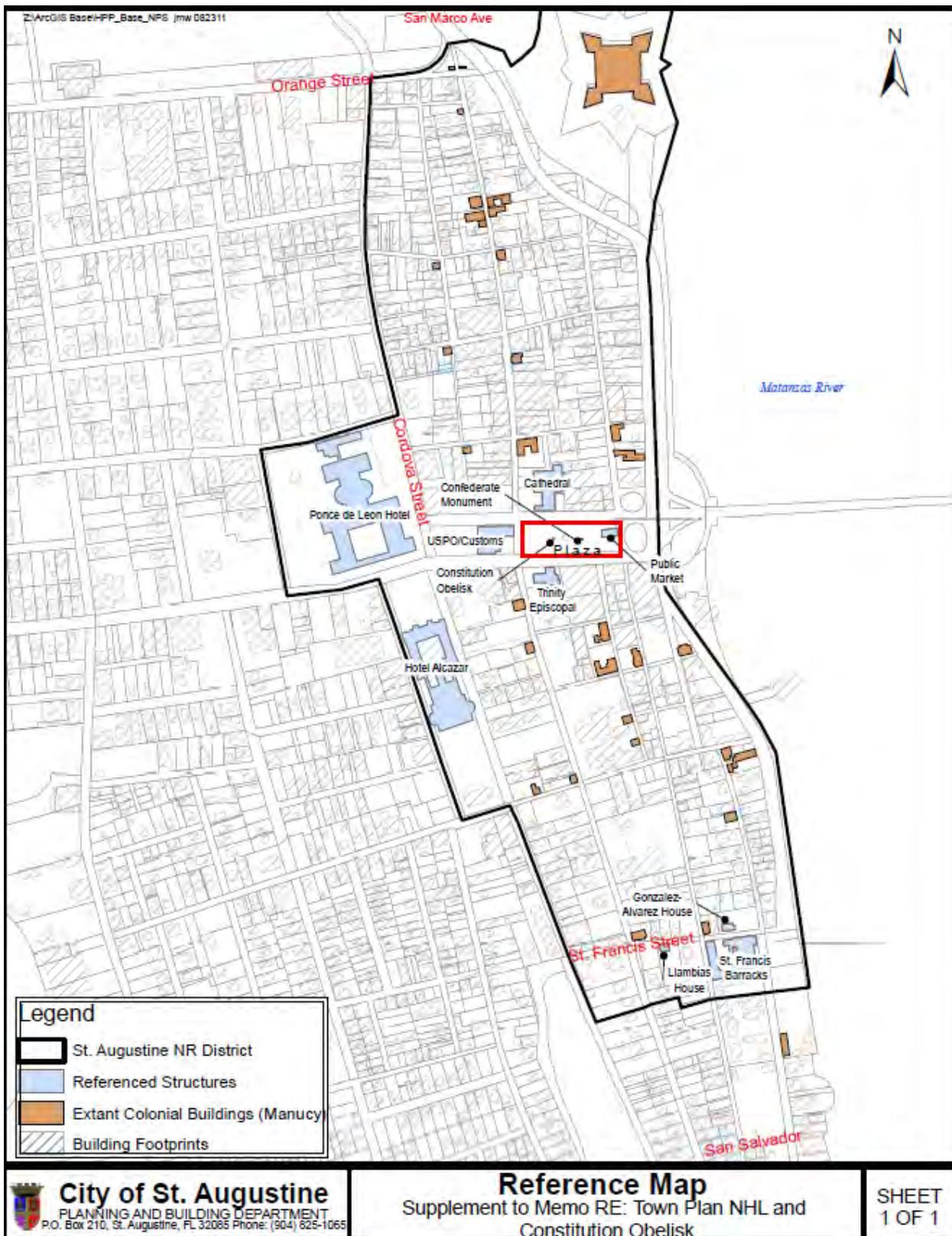
contained approximately 300 properties (representative of several architectural periods through the twentieth century) of which 226 or 75% were considered contributing or historic. However, the district boundaries were not expanded or corrected with the 1986 survey.

In 2014 Dr. Barbara Mattick, Deputy State Historic Preservation Officer for Florida, prepared a submission to Carol Shull, Keeper of the National Register of Historic Places, of additional information and an inventory of reconstructed buildings for inclusion as contributing resources to the St. Augustine NR Historic District. The purpose of the submission was to make contributing some 31 reconstructed buildings dating from 1955, 1961-1969 and 1971-1979; this work did not warrant a full updated survey. Because of their age, some being less than ten years old at the time, these reconstructions were determined to be non-contributing in the 1986 update. Dr. Mattick's work was limited to this specific period and did not include other significant resources which have now come of age and embody significant themes of the post-1935 era, particularly the Depression/New Deal/World War II and Post-World War II eras and the civil rights movement.

Moreover, the most glaring error in the St. Augustine National Register Historic District is the omission of the southern portion of the Colonial City. The north boundary of the district is Orange Street and the Castillo de San Marcos. On the east is the Matanzas Bay and on the west Cordova Street. On the south the boundary is a line running parallel to and two hundred twenty-five south of St Francis Street. The southern boundary includes St. Francis Barracks but omits a portion of the 1598 Town Plan; the King's Bakery, the only surviving British Period Building; the St. Francis Barracks Officer Quarters; the National Cemetery and associated resources. Although this area is part of HP-1, it currently is not afforded the recognition, the protection and benefits of National Register designation. Procedures for amending the boundaries and period of significance of a National Register Historic District are found in National Register Technical Bulletin 16A

This information can be found online at www.nps.gov/nr/publications/bulletins/nrb16a.

A compilation of those previous surveys and the 2016 survey with associated recommendations shall assist with updating the St. Augustine National Register Historic District, as well as support efforts to determine the St. Augustine National Historic Landmark District.



St. Augustine Town Plan National Historic Landmark

National Historic Landmarks (NHLs) are nationally significant historic places designated by the Secretary of the Interior because they possess exceptional value or quality in illustrating or interpreting the heritage of the United States. Today, just over 2,500 historic places bear this national distinction. Working with citizens throughout the nation, the National Historic Landmarks Program draws upon the expertise of National Park Service staff who guide the nomination process for new Landmarks and provide assistance to existing Landmarks.

A **National Historic Landmark (NHL)** is a building, site, structure, or object that is officially recognized by the United States government for its outstanding historical significance. Of over 85,000 places listed on the country's National Register of Historic Places, only some 2500 are recognized as National Historic Landmarks.

A **National Historic Landmark District (NHLD)** is a historic district that has received similar recognition. The district may include contributing properties that are buildings, structures, sites or objects, and it may include non-contributing properties.

Currently the National Park Service (NPS) is in the process of updating the St. Augustine Town Plan National Historic Landmark and creating the documentation to support the Town Plan National Historic Landmark District which would include buildings, structures, objects, and sites.

Background

The National Historic Landmark Program began in St. Augustine with the Spanish Exploration and Settlement National Historic Landmark Theme Study (1959). This study identified historic sites of exceptional value in illustrating the Spanish exploration and settlement of the United States and its possessions. Prominent resources in St. Augustine and its vicinity identified and designated through the study were the Castillo de San Marcos and Ft. Matanzas.

In 1964, National Park Service (NPS) Historian Horace Sheely, in conjunction with NPS Historians Albert Manucy and Luis Arana of the Castillo de San Marcos, surveyed the colonial city and determined that there was not a sufficient concentration of intact colonial buildings and standing structures to constitute a National Historic Landmark District. Following this study, an anonymous applicant, likely Sheely, prepared a National Historic Landmark nomination for the c. 1598 Town Plan.

In April, 1970 the Town Plan was designated a National Historic Landmark along with the Cathedral of St. Augustine, the Oldest House and the Llambias House. The category district has sometimes been used to describe the landmark designation. However, the category was a misnomer by contemporary standards since the only clear historic resource was a site--the Town Plan in some form or fashion. The physical description portion of the application in fact described the colonial buildings in St. Augustine as "widely scattered and are nowhere sufficiently concentrated so as to dominate the character of a section and thus constitute a historic district." Two maps prepared for the landmark designation showed respectively the

downtown Plaza and an area which extended from Orange Street south to St. Francis Street, creating further ambiguity as to the nature of the resource being designated. Finally, there was never an inventory of contributing resources.

On January 6, 1971 the Federal Register announced the listing of the Castillo de San Marcos, *Llambias House, *Oldest House, *Cathedral of St. Augustine, St. Augustine Historic District, Ft. Matanzas, and Spanish Quarries in National Register of Historic Places. Asterisks indicated National Historic Landmark properties. These were the Castillo, Llambias House, Oldest House, and the Cathedral of St. Augustine. The St. Augustine Historic District was listed only as a National Register District not a National Historic Landmark. The 1978-1980 St. Augustine survey of historic properties, the first such comprehensive effort in the history of the city, recognized the failure to include the full Town Plan as part of the St. Augustine Historic District National Register nomination.

In 1970 an Official National Park Service Plaque was placed in downtown St. Augustine. The plaque reads as follows:

ST. AUGUSTINE TOWN PLAN
HAS BEEN DESIGNATED A
REGISTERED NATIONAL
HISTORIC LANDMARK
UNDER THE PROVISIONS OF THE
HISTORIC SITES ACT OF AUGUST 21, 1935
THIS SITE POSSESSES EXCEPTIONAL VALUE
IN COMMEMORATING OR ILLUSTRATING
THE HISTORY OF THE UNITED STATES

The Town Plan NHL was recorded at a very early stage and as such did not include the type of documentation and evaluation of similar resources today. It is comparable to a landscape feature or site and not a district with a list of contributing resources and at best the boundary is the walled city in place by 1702. The National Park Service has been working to update the Town Plan NHL and to support a Town Plan NHL District based upon multiple resources: buildings, structures, objects, and sites. It was their suggestion that these resources could form a district. The present survey update is undertaken in part to support this goal.

Creating a St. Augustine National Historic Landmark District

In 2006-2007, Dr. Mark Barnes of the National Park Service (NPS) was tasked to update the Town Plan National Historic Landmark in St. Augustine. Dr. Barnes identified approximately 40 properties that had at least some colonial association. Assuming all 40 properties were contributing, they would only represent about 13% of the total properties within a boundary similar to that of the St. Augustine Town Plan NHL. The extant colonial era properties alone are not adequately concentrated to constitute a NHL District, however expanding the district resources to include above ground resources, archaeological resources and the Town Plan would greatly substantiate a district. An inventory of the colonial properties in Dr. Barnes report is included on the following pages. While the 1986 National Register district identified

approximately 300 properties within its boundaries, of those resources only about 25% are from the colonial period or colonial reconstructions. The remaining resources are not eligible for inclusion in a NHL district as they lack national significance.

Dr. Erica Seibert, a member of the National Register staff, noted that the comprehensive update and proposal of a Town Plan NHL district may or may not build on Dr. Barnes' report

The NPS has been working on a new approach which supplements the colonial buildings, with reconstructed buildings, objects, structures, sites including designed landscapes, and archaeological resources. Archaeological, historical and architectural research since 1970 has greatly refined our knowledge of St. Augustine, and those elements that indeed are of national significance and would contribute to a National Landmark District. Buildings and structures constructed during the Colonial Periods on their own do not constitute a significant concentration to support a NHL district.

A model for the updated Landmark District could be the Old San Juan National Register Historic District update, completed in 2012. The revised district shares a similar history with St. Augustine and included buildings, structures, objects and sites, including the San Juan Town Plan. Colonial blocks, lots and streets were considered contributing features. One of the provisions of the Adams-Onis Treaty that ceded Florida to the United States was the recognition of private land holdings legitimately held and conceded during the Second Spanish Period. In the 1820s, the United States Government created the Board of Land Commissioners of East Florida to review ownership of lots within the colonial city and grants of land outside the city. In 1830 the United States Congress reviewed the claims of all individuals including those owning lots in the Colonial City, and confirmed the claims. This decision maintained the continuity of land holding patterns between the second Spanish and American Territorial Periods and preserved the Spanish Town Plan of St. Augustine as it existed in 1821. In 1834 Benjamin and J.B. Clements surveyed the Colonial City and prepared a detailed map with field notes that documented the Town Plan in great detail as it existed at the time. Their work is authoritative as to the location of the plaza, all streets, the 42 blocks that formed the Colonial City, individual lots and even the c. 1586 pre-Law of the Indies town layout. These features should be identified and incorporated into an updated Landmark District.

Reconstructed buildings that embody St. Augustine's colonial heritage could also contribute to the updated Landmark District. Since the 1930s St. Augustine's restoration program has truly been national in scope. In 1935 Mayor Fraser approached the Carnegie Institution for funding and technical support of the St. Augustine Restoration Program. As a result, Verne Chatelain, former Chief Historian of the National Park Service, was hired to undertake a historic sites survey of the city. A committee of distinguished nationally known scholars was formed to oversee the survey and included Chatelain, Dr. Waldo Leland, Dr. Herbert Bolton and Dr. Francis Lingelbach along with John C. Merriam, President of the Carnegie Institution. Funding for the project came from the Carnegie Institution, the City of St. Augustine, and the Works Progress Administration. The ambitious program produced little in part because it was interrupted by World War II. It did, however, serve as the model for the program started by the State of Florida in 1959. During the 1960s the restoration program attracted national attention, including a visit from Vice-President Lyndon Johnson to swear in members of a federal

commission. Dr. Mattick in her submission of reconstructed buildings to the National Register further documents the national significance of the program and the reconstructed buildings it produced.

A 2010 NPS report by intern Pauline Kulstad on file with the City of St. Augustine Planning Department also discusses incorporating archaeological resources into a landmark district. Subsequent to the designation of the St. Augustine Town Plan as a National Historic Landmark in 1970, archeological investigations of historical sites in and around St. Augustine began to evolve from a methodology that defined the physical parameters of architectural remains in the ground to assist in reconstruction, to a nearly half century long scientific study of the colonial peoples of St. Augustine by academic researchers from the Florida university system. Today this work is considered one of the most outstanding examples of problem-oriented, urban historic sites archeological investigations conducted within the United States. Ms. Kulstad recommends that selected elements of this important colonial archeological record be included in a revised landmark study.

An inventory of archaeological sites prepared by Ms. Kulstad related to the city's block and lot plan as documented by Clements is included in her report. Inventories of colonial era resources, reconstructed buildings, objects and sites including designed landscapes that could contribute to an updated St. Augustine Town Plan Landmark District are also provided.

ST AUGUSTINE TOWN PLAN NATIONAL HISTORIC LANDMARK DISTRICT

Inventory of Colonial Era buildings, structures and objects previously identified and re-assessed during the current survey for their potential to contribute to a St. Augustine National Historic Landmark District. The following list is a compilation of resources that collectively retain integrity and are significant to the configuration during Colonial period and to the history of the founding of St. Augustine.

Avenida Menendez

44	Espinosa-Sanchez House	SJ2504
172	Rovira-Hernandez House	SJ2505

Aviles Street

12	Segui-Kirby-Smith House	SJ2506
20	Fatio House	SJ0071
21	Solana House	SJ2507
32	Father Miguel O'Reilly House (rebuilt c. 1870)	SJ0079
36	Gaspar Papy-Don Toledo House	SJ0077

Castillo Drive

1	Castillo de San Marcos (NM)	SJ0009
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Cathedral Place

36	Cathedral of St. Augustine (NHL, 1970)	SJ0063
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King Street

48	Government House	SJ1027
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Marine Street

35	Jacinto House (incorporated into the Whestone Bayfront Inn)	SJ2512
43	Long-Sanchez House (also recorded as 7 Bridge Street)	SJ2501
47	Marin House	SJ2513
53	Puello House	SJ2514
56	Gonzalez-Jones House	SJ2515
71	Rovira-Perdomo House	SJ2516
82	St. Francis Barracks	SJ 10A
97	King's Bakery	SJ2517

Spanish Street

42	Triay House	SJ2233
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St. Francis Street

14	Gonzalez-Alvarez "Oldest" House (NHL, 1970)	SJ 10G
22	Tovar House	SJ2518
31	Llambias House (NHL, 1970)	SJ0068

St. George Street

At Orange	City Gates	
14	Genopoly House	SJ2519
41	Avero House	SJ0061
43	De Mesa-Sanchez House	SJ2520
46	Arrivas House	SJ2521
52	Rodriguez Avero Sanchez House	SJ0065
54	Paredes-Dodge House	SJ1891
143	Pena-Peck House	SJ0075
Plaza	Plaza de la Constitution (Surrounded by Cathedral, Charlotte, St. George and King Streets)	
	Constitution Obelisk (Monument)	SJ2490
214	Horruytiner-Lindsley House	SJ0064
224	Paredes-Segui-MacMillan House	SJ2523
250	Prince Murat House	SJ2524
279	Garcia-Dummett House	SJ0081

Treasury Street

57	Joaneda House	SJ2285
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**ST AUGUSTINE TOWN PLAN NATIONAL HISTORIC LANDMARK DISTRICT
INVENTORY OF RECONSTRUCTED BUILDINGS POTENTIALLY CONTRIBUTING**

Avenida Menendez		
118	Worth House/Miguel Ysardy House	SJ0196
Aviles Street		
3	Spanish Military Hospital	SJ0217
Charlotte Street		
26	Blacksmith Shop	SJ0526
58	Luciano de Herrera House	SJ0539
206	William Watson House	SJ0541
257	Manuel de Herrera House	SJ0550
269	Alexander-Garrido House	SJ0551
271	Alexander-O'Donovan-O'Reilly House	SJ0552
Cuna Street		
12	Sims House	SJ0525
12A	Sims Outbuilding	SJ5580
27	Wells Print Shop	SJ0620
46	Old Coquina Warehouse (Also recorded as 54 or 58 St. George St.)	SJ0622
46 1/2	Antonio Jose Rodriguez House (Also recorded as 54 1/2 or 58 1/2 St. George St.)	SJ0623
King Street		
11	Wakeman House	SJ1025
Marine Street		
74	De La Rosa House	SJ1277
Orange Street		
	Cubo Line	
	Rosario Redoubt	
St. George Street		
21	Gallegos House	SJ1882
22	Ribera House	SJ1883
25(27)	Gomez House	SJ1884
31(29)	Maria Triay House	SJ1886
33	Pedro de Florencia House	SJ1887
35	Gonzalez House	SJ5576
37-39	DeHita/Gonzalez Tavern	SJ5577
42	Jose Salcedo House	SJ1889
42 1/2	Salcedo Kitchen	SJ5579

54 1/2	Paredes Dodge Back House	SJ5572
57	DeBurgo-Pellicer House (Also recorded as 53 and 55)	SJ1892
59	Sebastian de Oliveros House	SJ1894
60	Jose Sanchez de Ortigosa House	SJ1895
62	Benet Store	SJ1896
63(65)	Esteban Benet House	SJ1897
67	McHenry House (Possible restoration not reconstruction)	
70	Ortega House	
	SJ1898	
72	Bartolome Villalonga House	SJ1899
74	Jorge Acosta House	SJ1900
91	Miguel Santoyo House	SJ1901
97	Martin-Hassett House	SJ1902

**ST AUGUSTINE TOWN PLAN NATIONAL HISTORIC LANDMARK DISTRICT
INVENTORY OF SITES INCLUDING DESIGNED LANDSCAPES AS THEY EXISTED
ON THE 1834-1835 CLEMENTS SURVEY OF THE CITY OF ST. AUGUSTINE**

The inventory includes the c. 1586 Town Plan of 10 blocks as drawn by Boazio; 1598 Town Plan by Governor Gonzalo Mendez de Canzo; 42 City Blocks that composed the Colonial City in 1821. Individual Colonial Lots within Blocks/Streets as follows:

Marine Street from Castillo to San Salvador
Charlotte Street
St. George Street
Hospital (Aviles) Street
San Salvador Street
St. Francis Street
Bridge Street
Bravo Lane
Green (Cadiz) Street
Treasury Street
Hypolita Street
Cuna Street
Spanish Street
Tolomato (now north Cordova)
Artillery Lane
Tolomato Alley
Fort Alley

Local recognition and historic preservation ordinances

To be successful in encouraging historic preservation activity and protective measures, city staff and elected officials should consider a local historic district for these areas. Hundreds of cities throughout the United States have enacted historic preservation ordinances, and many municipal governments in Florida use those protective measures to recognize and protect historic areas, plan for future growth, and delay senseless demolition of historic resources. The St. Augustine National Register Historic District's (resources within) current boundary is subject to local ordinances as part of a local district.

The most effective legal tool available for the protection of historic resources is the local historic preservation ordinance. The exercise of governmental controls over land use is essentially the prerogative of local government and, accordingly, the protection of historic resources must rely upon county and municipal enforcement. In Florida, the home-rule law permits local government to exercise such authority. Through the review and permitting processes, city officials and staff can exercise some degree of authority in the protection of historic resources. Amendments enacted in 1980 to the National Historic Preservation Act encourage local governments to strengthen their legislation for the designation and protection of historic properties. Hundreds of communities throughout the nation have in recent years adopted historic preservation ordinances, contributing to the development of a sizeable body of legal precedent for such instruments. St. Augustine has protected its resources with the adoption of such ordinances.

The City's historic preservation ordinance and landmark designations should include architectural periods beyond 1935 as those resources relate to an expanded historical context, and should include a set of standards to apply in reviewing architectural changes to individual landmarks and buildings within the designated historic districts. Current architectural guidelines associated with local review do not include resources from the Mid-Century period which would capture historic contexts relating to the Civil Rights movement, preservation and tourism. Such guidelines should be developed, in part, using the U. S. Department of the Interior's *Standards For Historic Preservation Projects with Guidelines for Applying the Standards*, and, in part, through community participation.

Under the City's zoning code, the local Historic Architectural Review Board has the authority to regulate the exterior architectural elements of structures and sites within local historic preservation zoning districts, review of all application for demolitions permits for structures of fifty (50) years of age or older, and designate local, historical landmarks. The following sections outline the specifics of these local preservation tools and how they may be applied to historic buildings, structures, sites, and areas in St. Augustine:

St. Augustine's Historic Preservation Districts

There are currently five historic preservation districts within the downtown area. These districts are distinguished as their own zoning categories on the City's zoning map with associated development regulations established in the City Code, including permitted uses, lot dimensions, lot coverage, building size and height, required setbacks, parking, landscaping, outdoor displays of merchandise, building codes and environmental protection. In addition to meeting the standards of the zoning code, all construction activity in these locally designated districts must

meet the requirements set by the city's Architectural Guidelines for Historic Preservation. These guidelines are basic standards used to review, direct, and regulate rehabilitation, maintenance, new construction, relocation and demolition. While they do not address the uses of land or the interior of buildings, they do regulate the exterior of architectural elements of structures, buildings, objects and sites. They are also intended to assist property owners, developers and HARB to identify historically appropriate options for preservation projects in the districts. (Sec. 28-181-Sec.28-190)

Demolition Review

In 2005, an ordinance was passed in St. Augustine requiring a Certificate of Demolition for all structures within all historic preservation districts or National Register districts, as well as structures that are 50 years of age or older, are listed on the Florida Master Site File, or have been designated as an historic landmark, regardless of where they reside in the city. The HARB takes into consideration the impact proposed demolitions on the historic and architectural character of the city, balancing the interest of the preservation of the city's integrity and the interest of the property owner. If the building or structure is of exceptional significance, meaning that is a National or Local Landmark, listed individually on the National Register of Historic Places, an original Colonial building, or a building meeting the criteria for the National Register of Historic Places or Local Landmarks, the board may deny the request for demolition. (Sec. 28-89(2(d))

Local Historical Landmarks

The city's zoning code provides for the designation of local landmarks, which are buildings, objects or sites that are considered to contain the highest historical importance, and whose demolition, removal, or alteration would result in an irreplaceable loss to the character and quality of the city. In the event the HARB desires not to issue a demolition permit for a structure fifty years or older, they shall initiate proceedings for designation of the structure as an historic landmark. This is a valuable tool for recognizing significant local resources and ensuring their protection against future alterations and demolition. (Sec. 28-87(10)

Ad Valorem Tax Exemption for Historic Properties

To encourage the restoration, rehabilitation and renovation of historic structures, the St. Augustine City Commission has adopted an ordinance in 1995 allowing partial tax exemptions for historic properties if the owners undertake the necessary steps to improve their property according to specific guidelines. These guidelines follow the Secretary of the Interior Standards for Rehabilitation, and the proposed scope of work must be determined by the HARB to meet the criteria established by the Department of State for a tax exemption. The exemption for qualifying properties is from ad valorem taxes levied by the City of St. Augustine on 100% of the assessed value of the improvements for 10 years. The minimum value of the improvement must be \$20,000, or 50% of the assessed value of the structure, whichever is less. Twenty-five percent (25%) of the proposed improvement must be to the exterior or foundation of the structure. In order to qualify for this tax exemption, the property must be individually listed in the National Register of Historic Places, be a contributing property to a National Register District, or be designated as a local landmark or be a contributing property in a locally established historic preservation district. (Code of Ordinances, Chapter 2: Administration, Article VII: Historic Preservation Property Tax Exemption)

Conservation Overlay/Zoning Overlay District

It may be possible to establish a new overlay zoning district to regulate the physical, character-defining features of a geographically defined area. A zoning overlay district is a special zone that is placed over a base zoning and provides additional regulations that supplements or supersedes the existing regulations. They usually provide a higher level of regulation than that required by the existing zoning classification. Overlay district boundaries are not required to coincide with other zoning districts and tend to encompass specific areas of a community, such as a neighborhood or commercial corridor. St. Augustine currently has one major type of zoning overlay district in place along its three major entry corridors, San Marco Avenue, King Street, and Anastasia Boulevard. These overlays provide a separate set of guidelines that regulates the development of private buildings and site appearances, such as building height, form and materials. In a historic area, a conservation overlay may be particularly useful, as these overlays typically regulate significant character-defining features through demolition prevention and restrictions on the scale and design of allowable construction. (Historic Preservation/Planning Department)

Private and Voluntary Financial and Legal Techniques

A variety of legal and financial incentives and instruments are available for use by government and citizens to assist in preservation efforts. Some are already provided through federal or state law or regulations; others must be adopted by a local government. In most cases, the instruments that local government and residents can employ in the preservation process are familiar devices in real estate and tax law.

Voluntary preservation and conservation agreements represent the middle ground between the maximum protection afforded by outright public ownership of environmentally significant lands and the sometimes minimal protection gained by government land use regulation. For properties that are unprotected by government land use regulation, a voluntary preservation agreement may be the only preservation technique available. For other properties, government regulation provides a foundation of protection. The private preservation agreement reinforces the protection provided under a local ordinance or other land use regulation.

Because of federal tax considerations, the charitable gift of a preservation easement is the most commonly used voluntary preservation technique. A preservation easement is a voluntary legal agreement between a property owner ("grantor") and a preservation organization or unit of government ("holding organization" or "grantee"). The easement results in a restriction placed against the future development of a property. In use as a historic preservation instrument, the easement is usually placed with a non-profit organization that is qualified to maintain it over a period of time. Tax advantages are available for some easements. Federal law permits, for example, the donation of a facade easement for the purpose of preserving the exterior integrity of a qualified historic building. Scenic or open space easements are used to preserve archaeological sites.

Mutual covenants are agreements among adjacent property owners to subject each participating property owner's land to a common system of property maintenance and regulation. Typically, such covenants regulate broad categories of activity, such as new construction with view-sheds,

clear cutting of trees or other major topographical changes, subdivision of open spaces, and major land use changes. Such control is critical in historic areas that involve substantial amounts of open space, where development of the land would irreversibly damage the historic character of an area.

Charitable gifts have traditionally played an important role in preserving historic properties. Broadly stated, a taxpayer is entitled to a charitable contribution deduction for income, estate and gift tax purposes for the amount of cash or the fair market value of property donated to charity during the taxable year. Familiarity with the income, estate, and gift tax treatment of charitable gifts is essential to understanding the opportunities that are available through use of this device for historic preservation purposes.

A revolving fund, normally administered by a non-profit or governmental unit, establishes a monetary basis on which property can be bought, improved, maintained, and sold. Revolving fund monies are subsequently returned and reused. The funds act to create a new economic and social force in the community.

Federal Financial Incentives and Programs

Rehabilitation tax credits are available from the federal government for the expenses incurred in the rehabilitation of an income-producing qualified historic building. The 1986 Tax Reform Act provides for a twenty percent credit for certified historic structures and a ten percent credit for structures more than fifty years old.

Despite the severe restrictions placed upon the use of real estate and other forms of tax shelter in the 1986 law, the tax credit increases the attractiveness of old and historic building rehabilitation by virtually eliminating all forms of competing real estate investment, with the exception of the low-income housing tax credit.

The 1986 Act opens new opportunities for the nonprofit organization to become involved in real estate. The Act's extension of the depreciation period for real estate considerably reduces the penalties enacted in the Tax Reform Act of 1984 to discourage taxpayers from entering into long-term leases or partnerships with tax-exempt entities. Those penalties had the effect of hampering partnerships between nonprofit and government agencies and private developers.

In addition, an increasing emphasis on "economic" incentives, rather than tax-driven benefits, that is a result of the 1986 Act's limitations on the use of tax shelter and the ten percent set-aside for nonprofit sponsors under the new low-income housing tax credit, ensure that tax-exempt organizations will participate increasingly in rehabilitation projects. That legal change has begun to open new and innovative ownership and tax structuring and financing opportunities for both the development community and nonprofit preservation organizations.

Low-income housing credits, enacted in 1986, provides for special relief for investors in certain low-income housing projects of historic buildings.

The federal Community Development Block Grant program permits the use of funds distributed as community block grants for historic preservation purposes, such as survey of historic resources.

State Incentives and Programs

The Florida Legislature has enacted a number of statutes designed to stimulate redevelopment in areas defined variously as blighted, slums, or enterprise zones. Since such areas are often rich in older or historic building stock, the statutes provide a major tool for preservation and rehabilitation. State incentives encouraging revitalization of areas defined as enterprise zones include:

The Community Contribution Tax Credit, which is intended to encourage private corporations and insurance companies to participate in revitalization projects undertaken by public redevelopment organizations in enterprise zones. This credit explicitly includes historic preservation districts as both eligible sponsors and eligible locations for such projects. The credit allows a corporation or insurance company a fifty-five cents refund on Florida taxes for each dollar contributed up to a total contribution of four hundred thousand dollars, assuming the credit does not exceed the state tax liability.

Tax increment financing provides for use of the tax upon an increased valuation of an improved property to amortize the cost of the bond issue floated to finance the improvement. Tax increment financing can effectively pay for redevelopment by requiring that the additional ad valorem taxes generated by the redeveloped area be placed in a special redevelopment trust fund and used to repay bondholders who provided funding at the beginning of the project. This device is often used in commercial or income-producing neighborhoods.

State and local incentives and programs encouraging revitalization not only of enterprise zones, slums, or blighted areas, but of historic properties in general include the reduced assessment and transfer of development rights provisions listed above and, most notably, Industrial Revenue Bonds.

Amendment 3, enacted by Florida voters in November 1992, permits counties and cities to enact legislation that offers property tax abatement to property owners who rehabilitate certified historic buildings. The legislation offers up to a ten-year tax abatement on certified improvements made to a historic property. Property owners of historic buildings in St. Augustine should be apprised of the benefits of the legislation, which is available through the Bureau of Historic Preservation in Tallahassee.

Other incentives include (1) job creation incentive credits; (2) economic revitalization tax credits; (3) community development corporation support programs; (4) sales tax exemption for building materials used in rehabilitation of real property in enterprise zones; (5) sales tax exemption for electrical energy used in enterprise zones; (6) credit against sales tax for job creation in enterprise zones.

While many of the incentives and programs listed above appear directed toward areas defined as slums or blighted, preservationists cannot overlook the economic encouragement they offer for

the rehabilitation of historic structures and districts falling within these definitions. Moreover, there are significant incentives among them which are available to historic properties and districts without regard to blight or urban decay. These prominently include the Community Contribution Tax Credit and Tax Increment Financing.

Private Actions

Financial incentives provide perhaps the most persuasive argument for historic preservation. Federal tax incentives for historic preservation, which have provided the major impetus for rehabilitation of historic buildings in the past decade, have recently experienced changes in the Tax Reform Act of 1986. Although the credits for rehabilitation were lowered in the new law, they still appear to be an attractive investment incentive, particularly for owners who have depreciated their property over a number of years.

The State of Florida became increasingly active in historic preservation during the 1980s, and accelerated its grants program in the closing decade of the twentieth century. It continues to spend more dollars on historic preservation than any other state in the nation. The Florida Department of State is responsible for dispersing state preservation dollars. It provides funding in the areas of acquisition and development; education; and survey and registration. St. Augustine's Planning Department should remain on the current mailing list of the Bureau of Historic Preservation and continue to apply for grants for appropriate projects, such as additional survey and registration projects, design guidelines, and publications. Any public or private agency or group on the island that requires current information on available loans, grants, and funding sources or programs for historic preservation is advised to inquire with:

Cultural Resources

Division of Historical Resources
R. A. Gray Building
Tallahassee, Florida 32399

National Park Service
U.S. Department of the Interior
Washington, DC 20240

Florida Trust for Historic Preservation
P.O. Box 11206
Tallahassee, Florida 32302

National Trust for Historic Preservation
1785 Massachusetts Avenue N. W.
Washington, DC 20036

Among the projects for which funding may be sought are surveys of architectural and archaeological resources, preparation of National Register nominations, preparing a historic preservation ordinance and accompanying guidelines, completion of a Historic Preservation Element to the Comprehensive Plan, acquisition of culturally significant properties, rehabilitation of historic structures, and the publication of brochures, books, and videos on local heritage and architecture. There are also a variety of programs available for community development under the auspices of the Department of Housing and Urban Development. Information on the status of the various programs and their relation to historic preservation programs should be obtained through the Florida Department of Community Affairs.

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Appendix A

Inventory List

City of St. Augustine Historic Structure Survey 2016

Previously Recorded Structures

STREET NO.	SITE NAME	SITEID	YEAR BUILT	STYLE	NR	NHL
Anderson Circle						
1	American Legion Club House	SJ00148	c1890	Mediterranean Revival ca. 1880-1940	C	NC
	World War I Memorial	SJ02482	c1921		C	NC
Artillery Lane						
4	Oldest Store Museum	SJ00078	1875	Masonry vernacular	C	NC
Avenida Menendez						
12		SJ05587	c1953	Mediterranean Revival ca. 1880-1940	C	NC
14		SJ00190	c1955	Frame Vernacular	C	NC
16	Building 1 (Motel)	SJ05588	c1954	Mediterranean Revival ca. 1880-1940	NC	NC
16	Building 2 (Restaurant)	SJ05589	c1954	Commercial	NC	NC
20		SJ00191	c1890	Mediterranean Revival ca. 1880-1940	C	NC
22		SJ00192	c1890	Mediterranean Revival ca. 1880-1940	C	NC
24	Matanzas Apartments	SJ00193	c1900	Mediterranean Revival ca. 1880-1940	C	NC
44	Espinosa-Sanchez House	SJ02504	1756	Spanish Colonial	C	C
46	Carr Cottage/Puerto Verde/Drysdale	SJ00194	c1888	Georgian Revival ca. 1880-present	C	NC
118	Worth House	SJ00196	1961	Spanish Colonial 1565-1763, 1783-1820	C	C
142		SJ00198	1893	Frame Vernacular	C	NC
146		SJ00199	1893	Frame Vernacular	C	NC
156		SJ00201	1930	Mediterranean Revival ca. 1880-1940	C	NC
160		SJ00202	1917	Frame Vernacular	C	NC
162		SJ00203	1899	Bungalow ca. 1905-1930	C	NC
164		SJ00204	1885	Frame Vernacular	C	NC
166		SJ00205	1885	Frame Vernacular	C	NC
168		SJ00206	1924	Mediterranean Revival ca. 1880-1940	C	NC
172	Rovira-Hernandez House	SJ02505	1803	Spanish Colonial	C	C
174	Brooks Villa Oriel House	SJ00207	1891	Mediterranean Revival ca. 1880-1940	C	NC
178		SJ00208	1917	Frame Vernacular	C	NC
Aviles Street						
3	Hospital of Our Lady of Guadulpe	SJ00217	1966	Spanish Colonial 1565-1763, 1783-1820	C	C
7		SJ00218	1888	Masonry Vernacular	C	C
9		SJ00219	1911	Mediterranean Revival ca. 1880-1940	C	NC

11		SJ00220	1885	Frame Vernacular	C	NC
12	Segui House	SJ02506	1790+	Spanish Colonial	C	C
20	Ximenez Fatio House	SJ00071	c1797	Spanish Colonial 1565-1763, 1783-1820	C	C
21	Don Manuel Solana House	SJ02507	1803+	Spanish Colonial	C	C
23		SJ00221	1888	Frame Vernacular	C	NC
31		SJ00222	1888	Frame Vernacular	C	NC
32	O'Reilly House	SJ00079	1702+	Spanish Colonial 1565-1763, 1783-1820	C	C
33		SJ00223	c1840	Frame Vernacular	C	NC
36	Gaspar Papy House	SJ00077	c1810	Spanish Colonial 1565-1763, 1783-1820	C	C

Bridge Street

7	Long Sanchez House	SJ02501	1793+	Spanish Colonial	C	NC
11		SJ00355	1889	Queen Anne (Revival) ca. 1880-1910	C	NC
15		SJ00356	1889	Spanish Colonial 1565-1763, 1783-1820	C	NC
17		SJ00358	1888	Frame Vernacular	C	NC
24		SJ00360	1930	Spanish Colonial 1565-1763, 1783-1820	C	NC
42	Canova-DeMedici	SJ00361	1840	Frame Vernacular	C	NC
46	Canova-Dow	SJ00362	1840	Spanish Colonial 1565-1763, 1783-1820	C	NC

Cadiz Street

11		SJ00323	1899	Frame Vernacular	C	NC
26 1/2		SJ00325	1930	Frame Vernacular	NC	NC
28		SJ00326	1910	Frame Vernacular	C	NC

Castillo Drive

1	Castillo de San Marcos	SJ00009	1672	Spanish Colonial 1565-1763, 1783-1820	C	C
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Cathedral Place

8		SJ00398	1888	Mediterranean Revival ca. 1880-1940	C	NC
12		SJ00399	1888	Mediterranean Revival ca. 1880-1940	C	NC
28	Atlantic Bank Building	SJ00400	1927	Mediterranean Revival ca. 1880-1940	C	NC
38	Cathedral of St. Augustine	SJ00063	1797	Spanish Colonial 1565-1763, 1783-1820	C	C

Charlotte Street

26	Blacksmith Shop	SJ00526	1969	British Colonial	C	C
30		SJ00527	1904	Frame Vernacular	C	NC
32		SJ00528	1910	Frame Vernacular	C	NC
36		SJ00530	1899	Colonial Revival	C	NC
46		SJ00532	1917	Georgian Revival ca. 1880-present	C	NC
48		SJ00533	1899	Colonial Revival	C	NC
50		SJ02467	1917	Colonial Revival	C	NC

52		SJ00534	1917	Masonry Vernacular	C	NC
54		SJ02468	1930		C	NC
54 1/2		SJ00535	1930	Frame Vernacular	C	NC
56		SJ00536	1924	Colonial Revival	C	NC
57		SJ00537	1917	Mediterranean Revival ca. 1880-1940	C	NC
58	Luciano de Herrera House	SJ00539	1967	Spanish Colonial	C	C
60	(Rear of 119 St. George St.)	SJ01907	1924	Masonry vernacular	NC	NC
92		SJ00538	1930	Mediterranean Revival ca. 1880-1940	C	NC
124		SJ00540	1888	Mediterranean Revival ca. 1880-1940	C	NC
150	Public Market Place	SJ01710	1824		C	NC
150	Band Stand	SJ01711	1917	Mediterranean Revival ca. 1880-1940	C	NC
150	World War II Memorial	SJ02481	1946		C	NC
150	Confederate War Memorial	SJ02484	1946		C	NC
150	Spanish Public Well	SJ02487	1763	Spanish Colonial	C	C
150	Post Office Park Fountain	SJ02489	1899		C	NC
150	Constitucion Obelisk	SJ02490	1813	Spanish Colonial	C	C
206	Watson House	SJ00541	1968	British Colonial ca. 1763-1783	C	C
212		SJ00542	1888	Masonry vernacular	C	NC
226		SJ00543	1885	Frame Vernacular	C	NC
227		SJ00544	1930		NC	NC
243		SJ00359	1885	Frame Vernacular	C	NC
245		SJ00546	1910	Frame Vernacular	C	NC
249		SJ00548	1924		C	NC
251		SJ00549	1893	Frame Vernacular	C	NC
257	Manuel de Herrera House	SJ00550	1955	Spanish Colonial 1565-1763, 1783-1820	C	C
267	Alexander Garrido House	SJ00551	1966	Spanish Colonial 1565-1763, 1783-1820	C	C
271	Alexander O'Donavan O'Reilly House	SJ00552	1964	Spanish Colonial 1565-1763, 1783-1820	C	C
273		SJ00553	1930	Frame Vernacular	C	NC
301 - 303		SJ01280	c1885	Frame Vernacular	C	NC
305 - 307		SJ01282	c1885	Frame Vernacular	C	NC
310	Building 19: St. Francis Barracks	SJ05556	c1948	Colonial Revival	C	NC
320		SJ00555	1885	Frame Vernacular	C	NC
Cordova Street						
3		SJ05585	c1925	Commercial	NC	NC
25		SJ00679	1899	Frame Vernacular	C	NC
39-41		SJ03677	1940	Masonry vernacular	C	NC
43 1/2		SJ00686	1930	Masonry Vernacular	C	NC
45		SJ00687	1894	Frame Vernacular	C	NC

47		SJ00688	1904	Frame Vernacular	C	NC
49		SJ00689	1904	Frame Vernacular	C	NC
51	Villalula House/Pennsylvania Restaurant	SJ00690	c1880	Mediterranean Revival ca. 1880-1940	C	NC
95	Cordova Hotel	SJ00085	1887	Mediterranean Revival ca. 1880-1940	C	NC
115	Ammidown Cottage	SJ00655	1896	Mediterranean Revival ca. 1880-1940	C	NC
143		SJ00656	1893	Frame Vernacular	C	NC
145		SJ00657	c1910	Frame Vernacular	C	NC
149		SJ00658	1904	Spanish Colonial 1565-1763, 1783-1820	C	NC
155		SJ00660	1980	Frame Vernacular	C	NC
159		SJ00661	1888	Frame Vernacular	C	NC
161	Jewish Synagogue	SJ00662	1923	Other	C	NC
165		SJ00664	1930	British Colonial ca. 1763-1783	C	NC
173		SJ00667	1924	Bungalow ca. 1905-1930	C	NC
175		SJ00668	1924	Bungalow ca. 1905-1930	C	NC
177		SJ00669	c1924	Bungalow ca. 1905-1930	C	NC
179		SJ00670	1924	Bungalow ca. 1905-1930	C	NC
181		SJ00671	1924	Bungalow ca. 1905-1930	C	NC
191		SJ01869	1885	Colonial Revival	C	NC

Cuna Street

12	Sims House	SJ00525	1899	Georgian Revival ca. 1880-present	C	C
19		SJ00618	1904	Frame Vernacular	C	NC
23		SJ00619	1904	Frame Vernacular	C	NC
26	Cerveau House	SJ02509	1875	Frame Vernacular	C	NC
27	Rex Jewelry/Wells Print Shop	SJ00620	1969	British Colonial	C	C
28	Haas House	SJ02510	1860	Frame Vernacular	C	NC
29		SJ00621	1904	Frame Vernacular	C	NC
46	Coquina Warehouse	SJ00622	1966	Spanish Colonial 1565-1763, 1783-1820	C	C
46 1/2	Antonio Jose Rodriguez House	SJ00623	1969	Spanish Colonial 1565-1763, 1783-1820	C	C
54		SJ00625	1884	Frame Vernacular	C	NC
59		SJ00626	1884	Queen Anne (Revival) ca. 1880-1910	C	NC
60		SJ00627	1888	Frame Vernacular	C	NC
62		SJ00628	1904	Frame Vernacular	C	NC
66		SJ00629	1885	Frame Vernacular	C	NC
68	Cuna Building (Flagler College)	SJ00630	1885	Frame Vernacular	C	NC
70		SJ00631	1894	Frame Vernacular	C	NC

Hypolita Street

15		SJ00957	1917	Colonial Revival	C	NC
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17		SJ00958	c1917	Masonry Vernacular	C	NC
21		SJ00960	1930	Frame Vernacular	C	NC
22		SJ00959	1930	Frame Vernacular	C	NC
35	Casa Del Hidalgo	SJ00961	1965	Colonial Revival	C	NC
59		SJ00962	1850	Colonial Revival	C	NC
62		SJ00964	c1885		C	NC
63		SJ00965	c1930	Frame Vernacular	C	NC
66		SJ00968	c1930	Masonry Vernacular	C	NC
70		SJ00969	1879	Frame Vernacular	C	NC

King Street

1-5	The Plaza Building	SJ01024	c1888	Masonry Vernacular	C	NC
11	Wakeman House	SJ01025	1965	Colonial Revival	C	C
17	Woolworth's	SJ01026	1955	Colonial Revival	C	NC
48	Government House	SJ01027	1716	Spanish Colonial 1565-1763, 1783-1820	C	C
48	The Loring Memorial	SJ02483	1920		C	NC
48	Anderson Fountain	SJ02486	1921		C	NC
48	Pell Horse Fountain	SJ02488	1887		C	NC
74	Hotel Ponce de Leon	SJ00080	c1885	Mediterranean Revival ca. 1880-1940	C	NC
74	Flagler Statue	SJ00080A	1915		C	NC
75	Alcazar Hotel	SJ00060	1887	Mediterranean Revival ca. 1880-1940	C	NC
75	Menendez Statue	SJ00060C	1972	Other	C	NC

Marine Street

10	Captain Jack's Restaurant	SJ01265	c1930	Colonial Revival	C	NC
28		SJ01266	c1899	Frame Vernacular	C	NC
30		SJ01267	c1899	Frame Vernacular	C	NC
35	Rodriguez House	SJ02512	1764	Spanish Colonial	C	C
38		SJ01268	c1885	Frame Vernacular	C	NC
38	Bridge & Marine Street Wall	SJ02471	1900		C	NC
44		SJ01269	c1930	Masonry Vernacular	C	NC
46	Duddington Apartments	SJ01270	1885	Frame Vernacular	C	NC
47	Marin House	SJ02513	1791+	Spanish Colonial	C	C
53	Puello House	SJ02514	1812	Spanish Colonial	C	C
56	Gonzalez-Jones House	SJ02515	1764	Spanish Colonial	C	C
57		SJ00200	1885	Colonial Revival	C	NC
59		SJ01271	c1839	Frame Vernacular	C	NC
60		SJ01272	c1893	Frame Vernacular	C	NC
63		SJ01273	c1885	Frame Vernacular	C	NC
64		SJ01274	c1917	Frame Vernacular	C	NC
66		SJ01275	c1899	Frame Vernacular	C	NC

67		SJ01276	1854	Frame Vernacular	C	NC
71	Rovira-Dewhurst House	SJ02516	1798	Spanish Colonial	C	C
74	De La Rosa House	SJ01277	1963	Spanish Colonial 1565-1763, 1783-1820	C	C
82	St. Francis Barracks	SJ00010A	c1767	Colonial Revival	C	C
86		SJ01278	c1885	Frame Vernacular	C	NC
88		SJ01279	1885	Frame Vernacular	C	NC
88	Building 7: St. Francis Barracks	SJ05549	c1895	Frame Vernacular	C	NC
92		SJ01281	c1885	Frame Vernacular	C	NC
97	KING'S BAKERY	SJ02517	1777	British Colonial	C	C
98		SJ01283	1885	Frame Vernacular	C	NC
101	Alfred W. Sanchez House	SJ01284	c1905	Frame Vernacular	C	NC
101	Building 8: St. Francis Barracks	SJ05550	c1895	Frame Vernacular	C	NC
101	Building 16: St. Francis Barracks	SJ05555	c1907	Frame Vernacular	NC	NC
103		SJ01286	1905	Frame Vernacular	C	NC
103 1/2		SJ01285	c1924	Frame Vernacular	NC	NC
104	Dade Monument	SJ00087A	1842		C	NC
105	US Military Hospital-Vel Rica Apartment	SJ01287	c1867	Frame Vernacular	C	NC

Orange Street

21		SJ01524	c1888	Frame Vernacular	C	NC
23		SJ01525	c1885	Frame Vernacular	C	NC

Palm Row

1		SJ01583	1905	Frame Vernacular	C	NC
1	Alencia Hotel Wall	SJ02476	1890		C	NC
3		SJ01584	1905	Frame Vernacular	C	NC
5		SJ01585	1905	Frame Vernacular	C	NC
6		SJ01587	1905	Frame Vernacular	C	NC
7		SJ01586	1905	Frame Vernacular	C	NC
11		SJ02491	1905	Frame Vernacular	C	NC

Ponce Circle

	Ponce de Leon Statue	SJ02498	c1923		C	NC
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Spanish Street

11		SJ02222	1888	Frame Vernacular	C	NC
21		SJ02223	1885	Frame Vernacular	C	NC
26		SJ02225	1924	Masonry vernacular	C	NC
27		SJ02226	1899	Frame Vernacular	C	NC
29		SJ02227	1885	Frame Vernacular	C	NC
32		SJ02228	1885	Frame Vernacular	C	NC
34		SJ02229	1885	Frame Vernacular	C	NC

35		SJ02230	1885	Colonial Revival	C	NC
36		SJ02231	1885	Frame Vernacular	C	NC
42	Triay House	SJ02233	c1806	Spanish Colonial 1565-1763, 1783-1820	C	C
44		SJ02234	1930	Frame Vernacular	C	NC
46		SJ02526	1821+	Frame Vernacular	C	NC
48		SJ02236	1884	Frame Vernacular	C	NC
58		SJ02238	1888	Frame Vernacular	C	NC
72		SJ02240	1904	Frame Vernacular	C	NC
74		SJ02241	1884	Frame Vernacular	C	NC
76		SJ02242	c1840	Frame Vernacular	C	NC
78		SJ02243	1888	Frame Vernacular	C	NC

St. Francis Street

14	Gonzalez-Alvarez House (Oldest House)	SJ00010	c1764	Spanish Colonial 1565-1763, 1783-1820	C	C
18	Webb Memorial	SJ01863	1923	Masonry vernacular	C	NC
22	Tovar 'Cannonball' House	SJ02518	c1791	Spanish Colonial	C	C
25	Checchi House	SJ01864	1885	Queen Anne (Revival) ca. 1880-1910	C	NC
28		SJ01865	1838	Colonial Revival	C	NC
31	Llambias House	SJ00068	1763	Spanish Colonial 1565-1763, 1783-1820	C	C
32		SJ01866	1885	Frame Vernacular	C	NC
34		SJ01867	1893	Italianate ca. 1840-1885	C	NC
46		SJ01868	1904	Frame Vernacular	C	NC
50		SJ01871	1910	Frame Vernacular	C	NC

St George Street

14	Genopoly House/Oldest School House	SJ02519	c1800	Frame Vernacular	C	C
21	Gallegos Building	SJ01882	1963	Spanish Colonial 1565-1763, 1783-1820	C	C
22	Riberia House	SJ01883	1964	Spanish Colonial 1565-1763, 1783-1820	C	C
27	Gomez House	SJ01884	1971	Spanish Colonial 1565-1763, 1783-1820	C	C
29	Maria Triay House	SJ01886	1964	Spanish Colonial 1565-1763, 1783-1820	C	C
30		SJ01885	1910	Frame Vernacular	C	NC
33	Pedro de Florencia House	SJ01887	1964	Spanish Colonial 1565-1763, 1783-1820	C	C
40	Public Restrooms	SJ05605	c1969	Masonry vernacular	NC	NC
41	Avero House	SJ00061	1743	Spanish Colonial 1565-1763, 1783-1820	C	C
42	Jose Salcedo House	SJ01889	1962	Spanish Colonial 1565-1763, 1783-1820	C	C
43	Demesa-Sanchez House	SJ02520	1764	Spanish Colonial	C	C
46	Arrivas House	SJ02521	1740	Spanish Colonial	C	C
52	Rodriguez Avero Sanchez House	SJ00065	1761	Spanish Colonial 1565-1763, 1783-1820	C	C

53	De Burgo-Pellicer House	SJ01892	1977	British Colonial ca. 1763-1783	C	C
54	Paredes-Dodge House	SJ01891	1813	Spanish Colonial 1565-1763, 1783-1820	C	C
56	Monks Vinyard	SJ01893	1930	Colonial Revival	C	NC
59	Sebastian de Oliveros House	SJ01894	1965	Spanish Colonial 1565-1763, 1783-1820	C	C
60	Jose Sanchez de Ortigosa House	SJ01895	1966	Spanish Colonial 1565-1763, 1783-1820	C	C
62	Benet Store	SJ01896	1967	Spanish Colonial 1565-1763, 1783-1820	C	C
65	Estaban Benet House	SJ01897	1963	Spanish Colonial 1565-1763, 1783-1820	C	C
70	Nicolas de Ortega House	SJ01898	1968	Spanish Colonial 1565-1763, 1783-1820	C	C
72	Bartalome Villalonga House	SJ01899	1972	Spanish Colonial 1565-1763, 1783-1820	C	C
74	Jorge Acosta House	SJ01900	1976	Spanish Colonial 1565-1763, 1783-1820	C	C
91	Miguel Santoyo House	SJ01901	1966	Spanish Colonial 1565-1763, 1783-1820	C	C
97	Marin-Hasset House	SJ01902	1969	Spanish Colonial 1565-1763, 1783-1820	C	C
97	Isabella la Catolica Statue	SJ02496	1961		C	NC
105	Poujoud-Burt House	SJ02522	c1816	Spanish Colonial	C	NC
106	Bill Daniel Mall	SJ03679	1945	Masonry vernacular	C	NC
107		SJ01903	1930	Mediterranean Revival ca. 1880- 1940	C	NC
116 - 116A		SJ01904	1930	Commercial	C	NC
117		SJ03680	1930	Masonry vernacular	C	NC
118 - 124		SJ01905	1910	Commercial	C	NC
119	Western Auto	SJ01906	1924	Colonial Revival	C	NC
121	St. George Pharmacy	SJ01908	1924	Colonial Revival	C	NC
128 - 132		SJ01909	1899	Commercial	C	NC
138	Surf Culture	SJ03681	1930	Masonry vernacular	C	NC
139	House of Ireland	SJ03683	1936	Masonry vernacular	C	NC
140		SJ03682	1933	Masonry Vernacular	C	NC
143	Pena-Peck House	SJ00075	1750+	Spanish Colonial	C	C
156	Mission/Tarlinsky Building	SJ01910	1888	Mediterranean Revival ca. 1880- 1940	C	NC
158 - 162		SJ01911	1893	Masonry vernacular	C	NC
210	Lyon Building	SJ01912	1887	Mediterranean Revival ca. 1880- 1940	C	NC
214	Lindsley (Horruytiner) House	SJ00064	1763	Spanish Colonial 1565-1763, 1783-1820	C	C
214	Tabby Wall	SJ02472	1763		C	NC
215	Trinity Episcopal Church	SJ01913	1831	Gothic Revival ca. 1840-present	C	C
215	Bigelow House Wall	SJ02473	1901		C	NC
224	Paredes-Ortega-McMillan House	SJ02523	1763	Spanish Colonial	C	C
232	Stanbury Cottage/Gingerbread House	SJ01914	c1854	Gothic Revival ca. 1840-present	C	NC

234	Villa Flora	SJ01915	1898	Moorish Revival	C	NC
241	St. Joseph's Academy & Convent	SJ01916	1876	Gothic Revival ca. 1840-present	C	NC
241	St. Joseph's Academy Wall	SJ01916A	1764		C	NC
241	Cavedo House Ruins	SJ01916B	c1764		C	NC
244		SJ01917	1910	Frame Vernacular	C	NC
246		SJ01918	1910	Frame Vernacular	C	NC
250	Prince Murat House	SJ02524	1815	Spanish Colonial	C	C
252	Bronson Cottage	SJ01919	1876	Colonial Revival	C	NC
256		SJ01920	1853	Colonial Revival	C	NC
260	Neligan House	SJ01921	1867	Frame Vernacular	C	NC
262		SJ01922	1930	Frame Vernacular	C	NC
264	St. George Street Wall	SJ01922A	1890		C	NC
264		SJ01923	1917	Frame Vernacular	C	NC
265	Cathedral Schoo/Lyceum Hall	SJ01924	1928	Masonry vernacular	C	NC
268	Colonial Upham Cottage	SJ01926	1893	Queen Anne (Revival) ca. 1880-1910	C	NC
271		SJ01925	c1925	Mediterranean Revival ca. 1880-1940	C	NC
271 1/2		SJ01927	1930	Frame Vernacular	C	NC
272	Magnolia Inn/Hibbard Cottage	SJ01928	c1887	Queen Anne (Revival) ca. 1880-1910	C	NC
279	Dummett House-St. Francis Inn	SJ00081	1791	Second Empire	C	C
280		SJ01929	1893	Frame Vernacular	C	NC
282		SJ01930	c1873	Mediterranean Revival ca. 1880-1940	C	NC
285		SJ01931	1899	Frame Vernacular	C	NC
286		SJ01932	1924	Frame Vernacular	C	NC
287	George L. Estes House	SJ01933	1917	Bungalow ca. 1905-1930	C	NC
288	Edgar Estes House	SJ01934	1910	Frame Vernacular	C	NC
289		SJ01935	1924	Bungalow ca. 1905-1930	C	NC
290	Fred A. Henderich House	SJ01936	1910	Bungalow ca. 1905-1930	C	NC
294		SJ01937	1917	Bungalow ca. 1905-1930	C	NC
297		SJ01938	1917	Mediterranean Revival ca. 1880-1940	C	NC
297 1/2		SJ01939	1917	Mediterranean Revival ca. 1880-1940	C	NC
298		SJ01940	1911	Frame Vernacular	C	NC
302		SJ01941	1917	Frame Vernacular	C	NC
303		SJ01942	1917	Bungalow ca. 1905-1930	C	NC
304		SJ01943	1917	Frame Vernacular	C	NC
305		SJ01944	1930	Frame Vernacular	C	NC
306		SJ01945	1917	Bungalow ca. 1905-1930	C	NC
308		SJ01946	1924	Bungalow ca. 1905-1930	C	NC

309		SJ01947	1924	Bungalow ca. 1905-1930	C	NC
311		SJ01948	1917	Frame Vernacular	C	NC
312		SJ01949	1917	Frame Vernacular	C	NC
313		SJ01951	1917	Frame Vernacular	C	NC
313 1/2		SJ01950	1930	Masonry vernacular	C	NC
314		SJ01952	1917	Frame Vernacular	C	NC
315		SJ01953	1924	Frame Vernacular	C	NC
315 1/2		SJ01954	1917	Frame Vernacular	C	NC
316		SJ01955	1924	Bungalow ca. 1905-1930	C	NC
317		SJ01956	1910	Frame Vernacular	C	NC
317 1/2		SJ01957	1924	Frame Vernacular	C	NC
318		SJ01958	1910	Frame Vernacular	C	NC
318 1/2		SJ01959	1924	Masonry vernacular	C	NC

Tocques Place

26		SJ02274	1910	Frame Vernacular	C	NC
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Treasury Street

36		SJ02284	1924	Mediterranean Revival ca. 1880-1940	C	NC
57	Joaneda House	SJ02285	1806	Spanish Colonial	C	C

Newly Recorded Structures

Avenida Menendez

120		SJ06465	1959	Mid-Century Modern	C	NC
138		SJ06466	1972	Mediterranean Revival	C	NC

Aviles Street

34	Sisters of St. Joe (Laundry)/Archives	SJ06467	1948	Spanish Colonial	C	NC
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Cathedral Place

60	Bank of America	SJ06469	1955	Mediterranean Revival	C	NC
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Charlotte Street

228		SJ06472	1964	Mediterranean Revival	C	NC
265		SJ06473	1963	Spanish Colonial	C	NC

Cordova Street

69	AT & T Building	SJ06468	1954	Commercial	C	NC
171		SJ06471	1950	Other+	C	NC

Cuna Street

12A	Sims Outbuilding	SJ05580	1964	Frame Vernacular	C	C
17		SJ06474	1968	Frame Vernacula	C	NC
20		SJ06475	1967	Colonial Revival	C	NC
25		SJ06476	1967	Frame Vernacular	C	NC

Marine Street

123		SJ06484	1957	Ranch	C	NC
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St George Street

32		SJ06477	1963	Spanish Colonial	C	NC
35	Gonzalez House	SJ05576	1966	Spanish Colonial	C	C
42 1/2	Salcedo Kitchen	SJ05579	1965	Spanish Colonial	C	C

54 1/2	Paredes Dodge Outbuilding	SJ05572	c1800	Frame Vernacular	C	C
115		SJ06478		Masonry Vernacular	C	NC
123 - 127		SJ06479		Mediterranean Revival	C	NC
133 - 135		SJ06480	c1925	Mediterranean Revival	C	NC
142 - 144		SJ06481		Masonry Vernacular	C	NC
148		SJ06482		Masonry Vernacular	C	NC
259	Cathedral School	SJ06483	1916	Mission	C	NC

Appendix B

Survey Log Sheet

Ent D (FMSF only) _____



Survey Log Sheet

Florida Master Site File
Version 4.1 1/07

Survey # (FMSF only) _____

Consult *Guide to the Survey Log Sheet* for detailed instructions.

Identification and Bibliographic Information

Survey Project (name and project phase) Inventory of Structures within the St. Augustine National Register Historic District

Report Title (exactly as on title page) St. Augustine Inventory

Report Authors (as on title page, last names first) 1. Patricia Davenport 3. _____
2. Paul Weaver 4. _____

Publication Date (year) 2016 Total Number of Pages in Report (count text, figures, tables, not site forms) _____

Publication Information (Give series, number in series, publisher and city. For article or chapter, cite page numbers. Use the style of *American Antiquity*.)

Supervisors of Fieldwork (even if same as author) Names Patricia Davenport

Affiliation of Fieldworkers: Organization Environmental Services, Inc. City Jacksonville

Key Words/Phrases (Don't use county name, or common words like *archaeology, structure, survey, architecture, etc.*)

1. First Spanish Period 3. British Period 5. British Colonial 7. Inventory
2. Second Spanish Period 4. Spanish Colonial 6. Plaza de la Constitucion 8. St. Augustine Town Plan

Survey Sponsors (corporation, government unit, organization or person directly funding fieldwork)

Name Jennifer Wolfe Organization City of St. Augustine

Address/Phone/E-mail PO Box 210 St. Augustine Florida 32085-0210; jwolfe@citystaug.com;

Recorder of Log Sheet Patricia Davenport Date Log Sheet Completed 7-20-2016

Is this survey or project a continuation of a previous project? No Yes: Previous survey #'s (FMSF only) _____

Mapping

Counties (List each one in which field survey was done; attach additional sheet if necessary)

1. St. Johns 3. _____ 5. _____
2. _____ 4. _____ 6. _____

USGS 1:24,000 Map Names/Year of Latest Revision (attach additional sheet if necessary)

1. Name <u>ST. AUGUSTINE</u>	Year <u>1956</u>	4. Name _____	Year _____
2. Name _____	Year _____	5. Name _____	Year _____
3. Name _____	Year _____	6. Name _____	Year _____

Description of Survey Area

Dates for Fieldwork: Start 1-1-2016 End 6-1-2016 Total Area Surveyed (fill in one) _____ hectares 126.36 acres

Number of Distinct Tracts or Areas Surveyed _____

If Corridor (fill in one for each) Width: _____ meters _____ feet Length: _____ kilometers _____ miles

Research and Field Methods

Types of Survey (check all that apply): archaeological architectural historical/archival underwater
damage assessment monitoring report other(describe): _____

Scope/Intensity/Procedures A thorough survey of all above ground resources concentrated within the historic St. Augustine Town Plan and determination of eligibility of those resources as they relate to the NRHD and potential NHLD

Preliminary Methods (check as many as apply to the project as a whole)

Florida Archives (Gray Building) library research- *local* public local property or tax records other historic maps
Florida Photo Archives (Gray Building) library-special collection - *nonlocal* newspaper files soils maps or data
Site File property search Public Lands Survey (maps at DEP) literature search windshield survey
Site File survey search local informant(s) Sanborn Insurance maps aerial photography

other (describe): St. Augustine Hist. Soc. Research Library

Archaeological Methods (check as many as apply to the project as a whole)

Check here if **NO** archaeological methods were used.

surface collection, controlled shovel test-other screen size block excavation (at least 2x2 m)
surface collection, uncontrolled water screen soil resistivity
shovel test-1/4" screen posthole tests magnetometer
shovel test-1/8" screen auger tests side scan sonar
shovel test 1/16" screen coring pedestrian survey
shovel test-unscreened test excavation (at least 1x2 m) unknown

other (describe): _____

Historical/Architectural Methods (check as many as apply to the project as a whole)

Check here if **NO** historical/architectural methods were used.

building permits demolition permits neighbor interview subdivision maps
commercial permits exposed ground inspected occupant interview tax records
interior documentation local property records occupation permits unknown

other (describe): _____

Survey Results (cultural resources recorded)

Site Significance Evaluated? Yes No

Count of Previously Recorded Sites 323 **Count of Newly Recorded Sites** 23

Previously Recorded Site #'s with Site File Update Forms (List site #'s without "8". Attach additional pages if necessary.) See Attached List

Newly Recorded Site #'s (Are all originals and not updates? List site #'s without "8". Attach additional pages if necessary.) See Attached List

Site Forms Used: Site File Paper Form Site File Electronic Recording Form

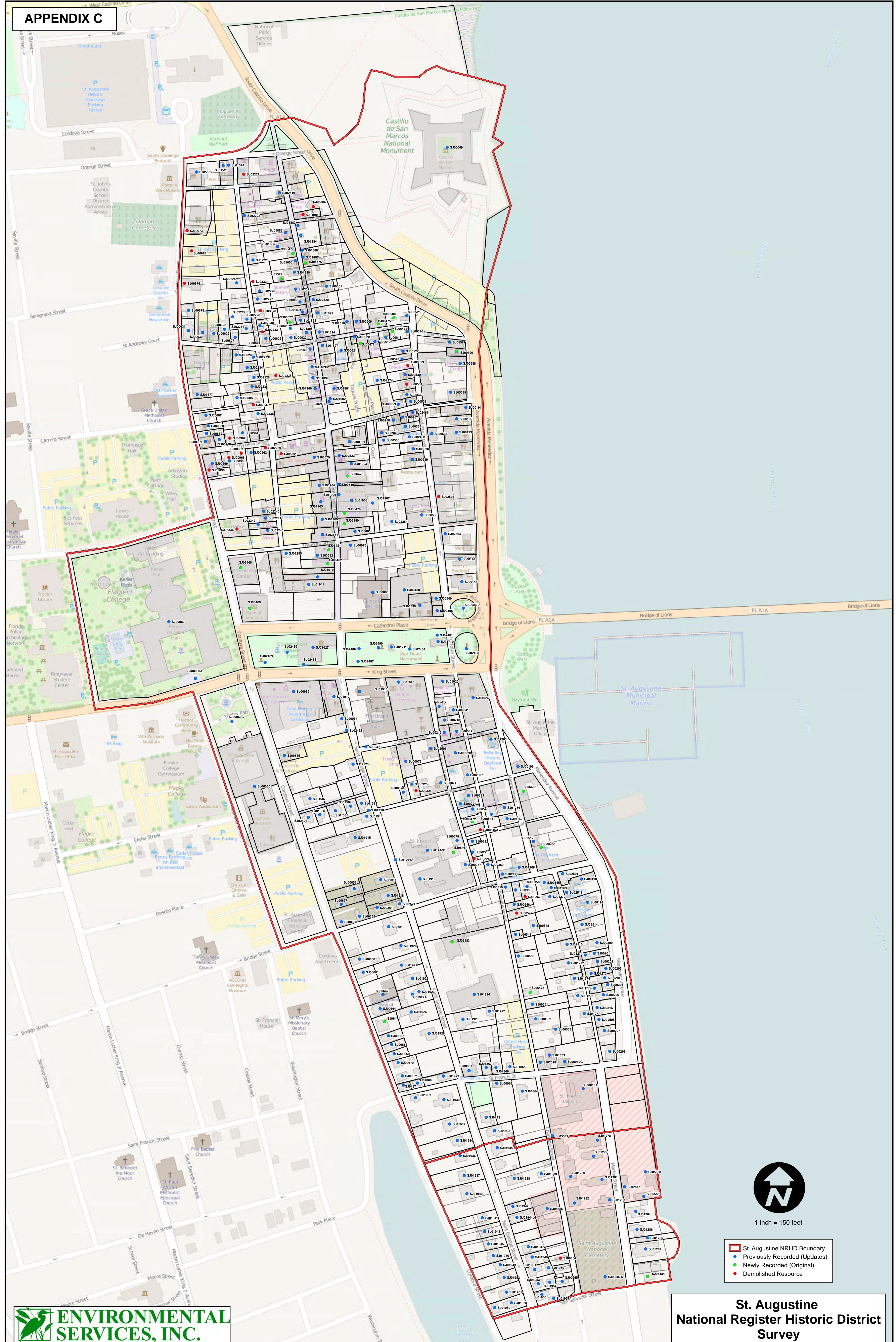
*****REQUIRED: ATTACH PLOT OF SURVEY AREA ON PHOTOCOPY OF USGS 1:24,000 MAP(S)*****

SHPO USE ONLY	SHPO USE ONLY	SHPO USE ONLY
Origin of Report: <input type="checkbox"/> 872 <input type="checkbox"/> CARL <input type="checkbox"/> UW <input type="checkbox"/> 1A32 # _____	<input type="checkbox"/> Academic <input type="checkbox"/> Contract <input type="checkbox"/> Avocational	
<input type="checkbox"/> Grant Project # _____	<input type="checkbox"/> Compliance Review: CRAT # _____	
Type of Document: <input type="checkbox"/> Archaeological Survey <input type="checkbox"/> Historical/Architectural Survey <input type="checkbox"/> Marine Survey <input type="checkbox"/> Cell Tower CRAS <input type="checkbox"/> Monitoring Report <input type="checkbox"/> Overview <input type="checkbox"/> Excavation Report <input type="checkbox"/> Multi-Site Excavation Report <input type="checkbox"/> Structure Detailed Report <input type="checkbox"/> Library, Hist. or Archival Doc <input type="checkbox"/> MPS <input type="checkbox"/> MRA <input type="checkbox"/> TG <input type="checkbox"/> Other: _____		
Document Destination: _____	Plotability: _____	

Appendix C

Map of the Survey Area

APPENDIX C



St. Augustine National Register Historic District Survey

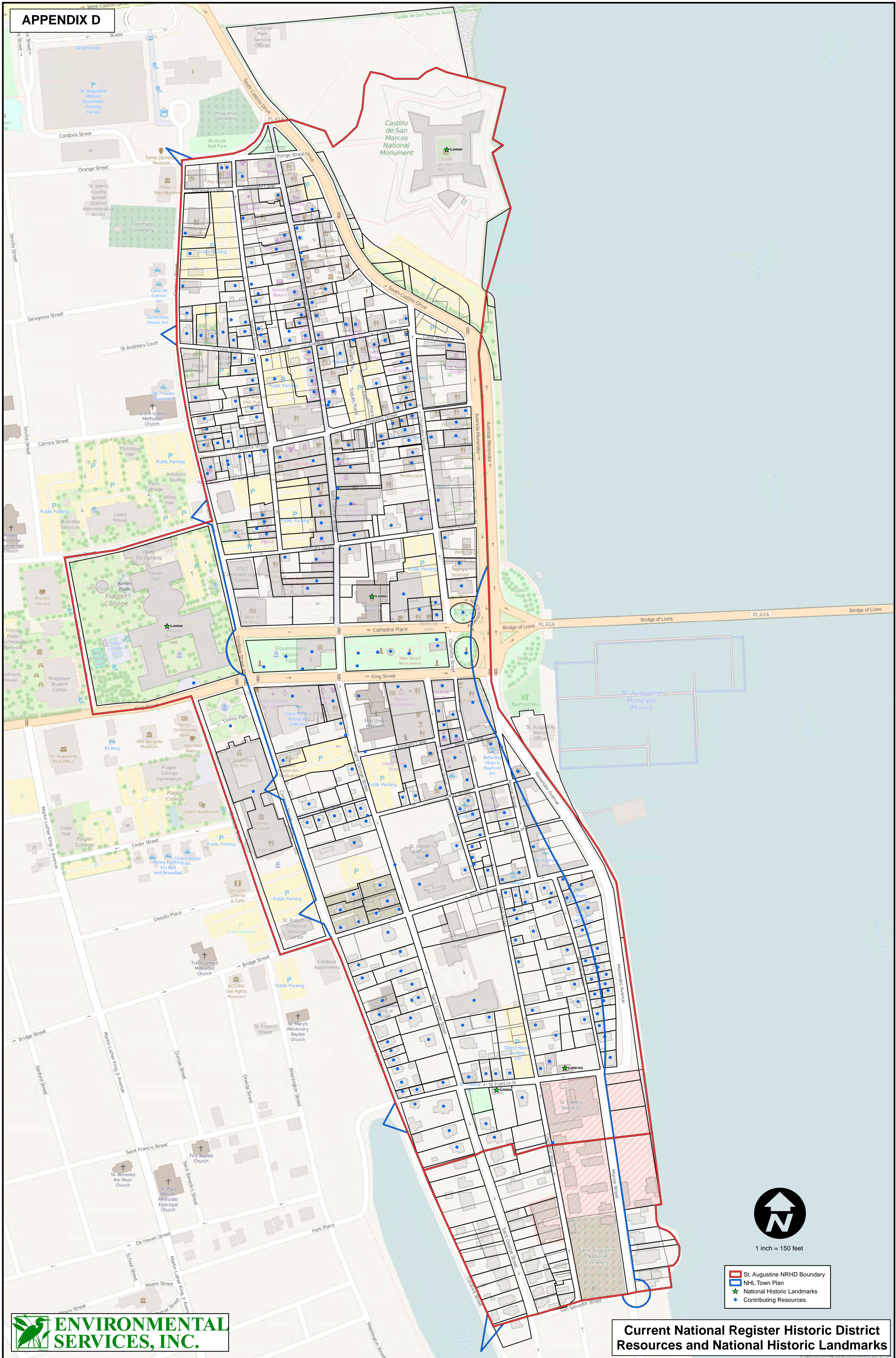
1 inch = 150 feet

- St. Augustine NRHD Boundary
- Previously Recorded (Updates)
- Newly Recorded (Original)
- Demolished Resource

Appendix D

Current National Register Historic District Resources and National Historic Landmarks

APPENDIX D



Attachment E

Potential National Historic Landmark District Resources

APPENDIX E

