

**ARCHITECTURAL SURVEY OF ANASTASIA ISLAND STRUCTURES  
ST. JOHN'S 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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## EXECUTIVE SUMMARY

Environmental Services Inc. of Jacksonville, Florida conducted an architectural survey of the recent past structures on Anastasia Island including the Davis Shores and Lighthouse Park neighborhoods, for the City of St. Augustine, St. John's County, Florida from March 2015 through June 2015. The survey was conducted under contract number RFP #PB2015-03 with the City of St. Augustine to fulfill requirements under a Historic Preservation Small-Matching Grant (CSFA 45.031), grant number F1402.

The objectives of the survey was to at a minimum record all architectural resources for the Florida Master Site File (FMSF) 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 1965. 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 seven hundred seventy-five (775) resources were identified during the field survey. Of those resources sixty-five (65) had been previously recorded; and seven hundred ten (710) are newly recorded. Six hundred thirty-two (632) of the resources are considered to be potentially eligible or contributing to a NRHD; and approximately one hundred forty-three 143 are considered to be ineligible or non-contributing structures. An electronic copy of project GIS data layers showing newly surveyed structures 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. Furthermore, certain resources were identified as having potential as a Multiple Property listing and are highlighted as well.

An inventory of these resources can be found in Appendix A of this report; identification of those resources that may contribute to a MPS can be found in Appendix B and the Survey Log Sheet can be found in Appendix C.

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Lastly, I would like send warm appreciation to the residents of Davis Shores (North and South, Lighthouse Park and various other neighborhoods that were part of this survey. Their graciousness made very hot days, bearable. I was able to face each day with great anticipation of another good story. It is my sincere hope that this report and associated data will assist in preserving your lovely neighborhoods.

## I. INTRODUCTION

Environmental Services Inc. of Jacksonville, Florida conducted an architectural survey of the recent past structures on Anastasia Island including the Davis Shores and Lighthouse Park neighborhoods, for the City of St. Augustine, St. John's County, Florida from March 2015 through June 2015. The survey was conducted under contract number RFP #PB2015-03 with the City of St. Augustine to fulfill requirements under a Historic Preservation Small-Matching Grant (CSFA 45.031), grant number F1402. The purpose of this project was to record buildings fifty (50) years old or older that fall within the project boundaries and deliver that data along with associated reports. The architectural survey was one of two parts for the grant project. The second part of the grant includes development of a mobile website which will make information from this survey available to the public as the Florida Master Site Files (FMSF) updates its records.

The Scope of Work outlined by the City included background research, the development of a historical context, and completion of fieldwork necessary to carry out an inventory of at least 722 unrecorded historic structures in the area and updates for approximately 80 previously recorded buildings; preparation of Florida Master Site Files for historic buildings and updates for previously recorded buildings; preparation of a survey map of the project area; and preparation of a final report containing all of this information and meeting the standards of the grant agency.

Historic preservation, the process of protecting and maintaining buildings, structures, objects, and archaeological materials of historical significance, can be separated into three phases: (1) identification; (2) evaluation; and (3) protection. This survey represents an important step in the preservation of historical resources in the St. Augustine area of St. John's County. Documents produced in conjunction with the survey, including the Florida Master Site File forms and the report; provide information that property owners and residents as well as local, state, and federal officials can utilize to make informed decisions and judgments about resources that have value to individuals and to the community at large. During the course of the survey, approximately 800 buildings were inventoried.

With some exceptions, namely the Lighthouse Park Neighborhood and the original D.P. Davis Buildings in Davis Shores, little emphasis has been placed upon historic buildings on the north end of Anastasia Island up until this time, and the City is to be commended for identifying the need for a resource inventory specifically for those buildings constructed between 1935 and 1965. It is anticipated that the completion of the inventory and this report outlining the historical context of the area will be one step among many which the City may take or support in the future. It is hoped that these efforts will lead to a higher level of preservation on Anastasia Island, as well as a greater degree of understanding of the value of these resources among local residents.

Future endeavors by the City could include the publication of books or pamphlets on local architecture or history, the installation of State Historic Markers, or the nomination of structures or districts to the *National Register of Historic Places*. This report contains suggestions regarding the possible nomination of historic districts as follows:



In order to preserve and protect the historical integrity of the City of St. Augustine it is important that the City, elected officials, and all of the citizenry utilize all possible means to that end. Voluntary, financial and legal techniques are available and are discussed in detail in this report.

The survey included the areas located within the city limits on Anastasia Island containing the Davis Shores and Lighthouse Park neighborhoods. Data collected from the City of St. Augustine was cross-referenced with the Florida Master Site Files, between March 2015 and June 2015, in order to produce a base map and associated database. The map and database (spreadsheet) were used to assist with the pedestrian investigation (windshield survey) of the architectural resources as well as properly identifying resources that have been destroyed. The map accurately links land parcels with street addresses and the spreadsheet worked as a photo log and for collecting other data. Where possible, data collected in the field was recorded directly to relative FMSF forms and stored with corresponding photos and maps. This effort eliminates the need to transfer data from written forms to the computer form at a later date and the prevention of data loss.

Residents of the Davis Shores neighborhood were very interested in the project and have offered information on their (and other) homes which was utilized to help with the data for survey forms. *A Field Guide to American Houses* (2<sup>nd</sup> ed.) by Virginia Savage McAlester was referenced when there was a question concerning a style or certain elements.

The project area encompasses approximately 600 acres of the northern most portion of Anastasia Island within the incorporated areas of the City of St. Augustine. The island is separated from the mainland by the Matanzas River to the West; the St. Augustine Inlet is just north and separates the island from Vilano Beach. What used to be a sand bar to the East, until the alteration of the St. Augustine Inlet, is now Conch Island (part of Anastasia State Park) this barrier island is separated from Anastasia Island by Salt Run. Anastasia Island is accessible by road-way via A1A to the South and highways 206 and 312 however the most used access road is A1A on the North end of the island over the Bridge of Lions.

All surveys conducted in association with the Division of Historical Resources, Florida Department of State, utilize the criteria for listing of historic properties in the *National Register of Historic Places* (NRHP) as a basis for site evaluations. In this way, the survey results can be used as an authoritative data bank for those agencies required to comply with both 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 U. S. Department of the Interior to evaluate properties for inclusion in the NRHP.

## II. SURVEY CRITERIA

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;
- B) that are associated with the lives of persons significant in the past;
- 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;
- 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 NRHP. 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:

1. a religious property deriving primary significance from architectural or artistic distinction or historical importance;
2. a building or structure moved 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;
3. 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;
4. 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;
5. 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;
6. a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historical significance; or
7. a property achieving significance within the past fifty years if it is of exceptional importance.

The Division of Historical Resources employs the same criteria in a less restrictive manner for selecting properties to be placed in the Florida Master Site File (FMSF), a repository located at the R. A. Gray Building in Tallahassee. The process allows for the recording of properties of local significance that could not be included in the NRHP. It should be pointed out that the FMSF is not a state historic register, but an archive that holds tens of thousands of documents intended for use as a planning tool and a central repository containing archival data on the physical remains of Florida's history. Each FMSF form represents a permanent record of a resource.

The survey team recorded buildings in incorporated portions of St. Augustine on Anastasia Island that are at least fifty years old, and retained most of their original architectural features. The year 1965 was selected as the cut-off date, in part, to fulfill a contractual obligation with the city of St. Augustine. Indeed, the cutoff date fulfills the fifty-year criteria used by the NRHP for assessing historic buildings. Building age was estimated using various sources including USGS maps published in the 1950s (Photo revised 1988); the dates of subdivision platting and recording; Sanborn Company maps; dates provided by the St. Johns County property appraiser's office; and architectural evidence, which is based on comparisons between buildings of similar size and design.

The inclusion of buildings in the survey was based on criteria established by the U. S. Department of the Interior for listing buildings and properties in the NRHP. The National Park Service (NPS) is the regulatory body charged with final evaluation of resources by significance for inclusion in the NRHP. Significance is determined through the loss or retention of integrity. The evaluation is subjective judgement but is grounded by seven aspects of integrity which the NPS defines as location, design, setting, materials, workmanship, feeling and association. Extensive additions and modifications, the use of incompatible exterior sidings and windows, and porch removal or enclosure are typical alterations that cause a building to possibly lose its historic character. While some modifications are found to be sensitive to the historic character and do not have an effect on the buildings integrity other more extreme modifications can diminish the integrity of the resource therefore altering the significance. Window replacement is common in older homes as homeowners often times desire a more energy efficient option. Window alterations that retain the fenestration and light pattern as well as use like materials typically do not alter the character of a building. Another sensitive alteration would be the enclosure of a side porch or single-car-garage – with the original footprint intact the resource may be affected but does not necessarily loose integrity. On the other hand where buildings have had large additions or major alterations to the main façade or prominent features and the original portion or feeling of the resource has been altered, so that one cannot determine the original from the addition, then that is considered diminishing the integrity of the structure and therefore would not be a significant resource. Some older buildings were not recorded because of these types of modifications. Typically, if an older building had major features modified (e.g. a major addition, incompatible replacement windows, and synthetic replacement) they were not included in the survey. Furthermore, some alterations are permanent while others may be reversible. Permanent modifications were evaluated more methodically than a reversible modification that did not alter the integrity of the structure.

The term "historic building," or "historic resource," means any prehistoric or historic district, site, building, structure, or object included in, or determined eligible for inclusion on the NRHP as defined in 36 CFR Part 800.16 –Protection of Historic Properties (as amended in August 2004). An ordinance of local government may also define historic property or historic resources under criteria contained in that ordinance. The identification of historic resources begins with their documentation through a survey conducted under uniform criteria established by federal and state historic preservation offices. A survey is a gathering of detailed information on the buildings and structures that have potential historical significance. The information provides the basis for making judgments about the relative value of the resources. Not all resources identified or documented in this survey process may ultimately be judged "historic." All such resources should be subjected to a process of detailed further evaluation that results in a determination of those which should be characterized as historic under either federal or local criteria.

The Florida Master Site File (FMSF) is the state's clearinghouse for information on archaeological sites, historical structures, and field surveys. A system of paper and computer files, it is administered by the Division of Historical Resources, Florida Department of State. The form on which a building is recorded is the FMSF form. Recording a building on that form does not mean that it is historically significant, but that it meets a particular standard for recording. A building, for example, should be fifty years old or more before it is recorded and entered into the FMSF. Lastly, and perhaps most importantly, relatively few buildings or sites included in the FMSF are listed in the NRHP, the nationally accepted criterion for a "historic resource."

The survey process also includes evaluating the condition of each building, using assessment standards established by the U. S. Department of the Interior. A subjective evaluation, the condition of each building was evaluated based upon a visual inspection of the structural integrity, roof profile and surfacing, the integrity of the exterior wall fabric, porches, fenestration and window treatments, foundation, and the general appearance of the building. Not permitted onto private property, the surveyors inspected each building from the rights of way. No attempt was made to examine the interiors of buildings, or closely inspect the foundation or wall systems for the extent of integrity, or deterioration, or insect infestation. Consequently, some buildings evaluated as "good" may upon further inspection be found in a "fair," or even "deteriorated" condition. In like manner, some buildings labeled as fair may indeed possess substantial integrity of wall framing with only inconsequential exterior fabric deterioration.

### III. SURVEY METHODOLOGY

Cultural resource management involves a series of activities carried out in succession. The first activity is survey, which is a systematic examination of historic properties. Survey is undertaken to determine the nature, extent, and character of historic properties, which includes buildings, structures, objects, sites, or districts significant in national, state, or local history. Survey should be clearly distinguished from registration and protection of historic buildings, which is provided through listings in the NRHP, and, just as importantly, by enacting historic preservation ordinances.

There are several methodologies for survey. One approach is the thematic survey, which identifies all historic properties of a specific type, such as a survey of courthouses in Florida. A more common survey is the geographic type, which results in a comprehensive recording of all significant themes and associated properties within established geographic boundaries, such as a subdivision, neighborhood, or a city limit. The goal of this survey was to identify and evaluate the significance of the historic standing structures on Anastasia Island within the incorporated area of the City of St. Augustine. Other historic resources in the City of St. Augustine, the City of St. Augustine Beach, and St. John's County were not included in this survey.

The current survey is essentially an updating of earlier surveys conducted in 1999 and 2006 of the City of St. Augustine. As a logical consequence of this survey, those remaining significant properties should be recognized and protected.

Among the initial steps of the survey was to review the records of the Florida Master Site File for St. Johns County, in particular the areas within the city limits located on Anastasia Island. A review of the inventory revealed that the vast majority of those sites stood within the City of St. Augustine but only a few on the island. The Florida Master Site File numbers for those resources anticipated for location in the field, such as those located in Davis Shores and the Lighthouse Park areas, were flagged for original recordation using the site file forms and a separate search for previously recorded resources were flagged for updating before the field work began.

After an initial review of secondary histories, previous surveys, and Florida Master Site Files, the additional pre-survey planning included the acquisition of a current property appraiser map, and historic-period and current USGS maps. Approximate dates of construction were obtained from the property appraiser's office. The historic-period and current USGS maps were obtained to help ascertain the nature and extent of properties throughout the project area, and changes to the built environment that have occurred over the past fifty years. All information collected was then transferred into a GIS data base in order to create working field maps with all pertinent information.

A survey plan was charted and implemented using the historic road system and current USGS maps. The historical/geographical route began in the North Davis Shores Neighborhood and made a zig-zag pattern south to Anastasia Boulevard, the southern portion of Davis Shores followed by the Lighthouse Park neighborhood and finally the commercial structures of Anastasia Boulevard. The survey team largely adhered to this plan, occasionally deviating to record a property missed during an early phase of the field survey. Equipment and materials used in the field included a Nikon D3300 camera, photograph inventory log sheets, field maps created from a GIS data base using ESRI software, a compass, and lap-top computer to access site file forms in the field.



As historic buildings were encountered and inventoried, they were located on the GIS data map. Architectural data was recorded directly to the site file forms, photograph numbering and direction recorded on log sheets and a digital image was taken of each building. The integrity of each building was evaluated on the basis of guidelines established by the NRHP and the FMSF. In addition, to the photograph, architectural features, and mapping, each building location was recorded using Google Earth Pro and GIS mapping capabilities.

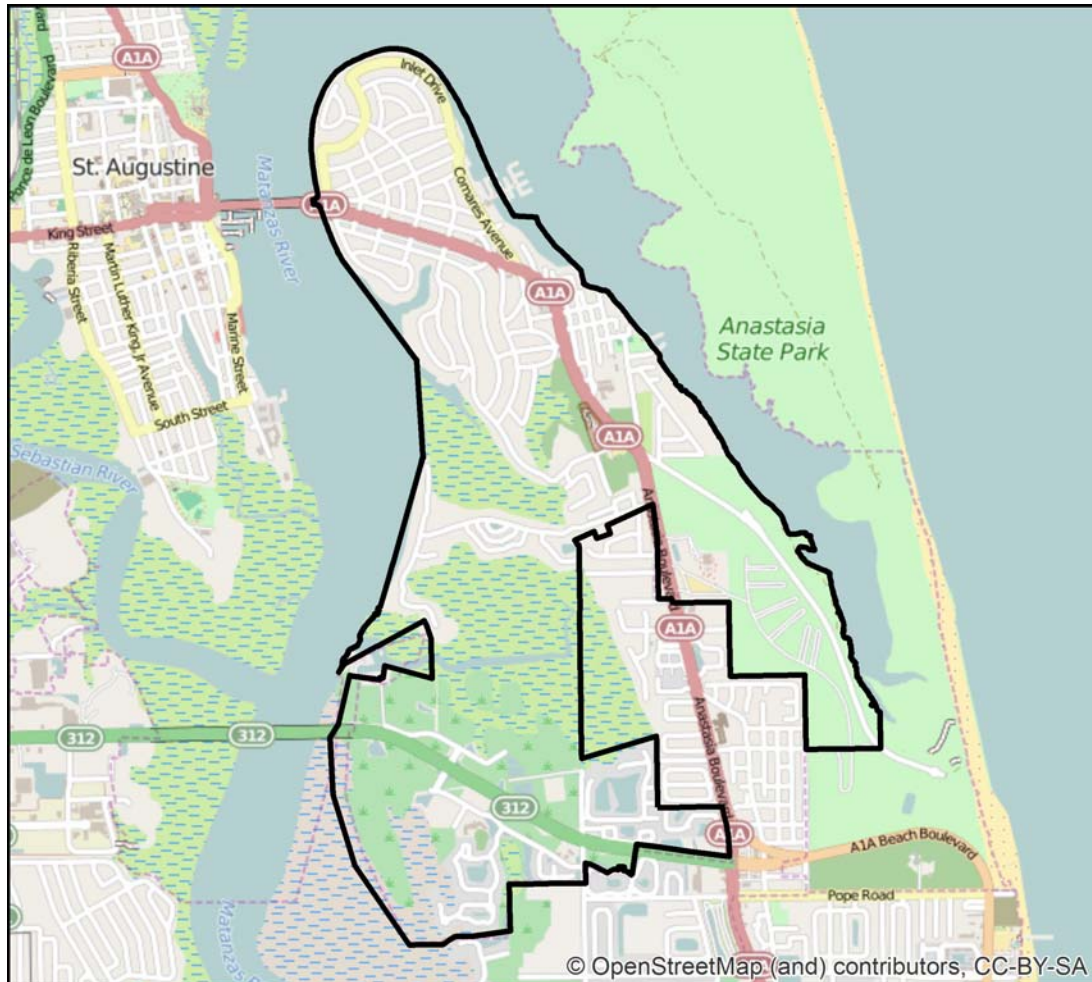
The survey team respected private property rights, recording the vast majority of the resources from the rights-of-way (ROW). In a few cases, however, extensive setbacks, and dense vegetation obscured properties from view along the rights-of-way. Where possible, the survey team drove or walked up driveways to introduce themselves to property owners, and inform owners and residents about the survey process. In some cases, where a resource had been indicated on an old map, none stood, or, instead, an extensively modified residence now occupied the site. In other cases, where a resource was inaccessible or not completely visible from the ROW and no resident was found at the dwelling, the property was either left unrecorded or recorded only by known features and public information. In still other cases, residents declined to participate and asked the survey team to leave the property; other owners consented to having their properties inventoried and photographed. The survey team also encountered locked gates, no trespassing and keep out signs, bad dog advisories or actual bad dogs, and posted warnings for guns. These types of warnings were sufficient to keep the survey team from entering those properties.

Following the field survey, FMSF forms were entered using a *SMARTFORM* template. The field inventory of historic structures was entered into the FMSF's archive using the latest version of *SMARTFORM*. This method automates the data entry process for the recorder. Developed originally in 1993 as an optional format to paper files, the *SMARTFORM* is designed to improve the efficiency and accuracy with which standardized information is added to the statewide databases of the FMSF. We facilitated the data entry of field records using *SMARTFORM*'s standard coded and non-coded fields. This process ensured the accuracy and consistency of the records. Also, the program's format allowed us to import the records to meet the needs of the City of St. Augustine, as well as the connection to ArcView's shapefile format for use by the City or County's Geographic Information System (GIS).

The data entry included parcel identification, architectural data, stylistic influence, address, and present and original use. The condition of each building, a subjective professional evaluation, was assessed based upon visual inspection of structural integrity, roof surfacing, exterior wall fabric, porches, window treatments, foundation, and the general appearance of the building. Not permitted on private property, the surveyors inspected each building from the right-of-way, making no attempt to closely inspect foundations for insect infestation or the wall framing for structural integrity. Ghost-line inspections and visual assessments provided information on alterations and the development over time.

Architectural significance, historical themes, dates of construction, and periods of significance were assigned and then evaluated. Tables were prepared classifying buildings into periods of historical development, condition, original and present functions, and historical architectural styles. Architectural and historical narratives were composed to describe settlement patterns,

important events, and the major architectural influences represented in the project area. Historical data were obtained from informants, legal instruments, newspapers, and secondary sources. Based on the evaluation, recommendations for the preservation of these resources were composed. Following the analysis, evaluation, and composition, a report was compiled and illustrated with maps and photographs to help reviewers visualize the significance of Anastasia Island historic architecture. During the current survey, 775 resources were inventoried. Newly recorded properties (n=710) are listed by street address and in Appendix A at the end of the report. All of the properties previously inventoried on Anastasia Island that were updated during this survey (n=65) are also listed and depicted on a map in Appendix A.



**Figure 3.1: Map of Survey Area, 2015.**

A number of surveys have been conducted for the City of St. Augustine regarding the extant historic architectural resources. Each survey report holds valuable information relating to the development of Anastasia Island, the City of St. Augustine and St. John's county overall. Those reports include:

1980 -- Historic Sites and Building Survey of St. Augustine by William R. Adams and Robert H. Steinbach.

1985 -- Historic Properties Survey of St. John's County by William R. Adams, Valerie Bell and Paul Weaver.

1993 -- Lost, But Not Forgotten: Archaeology on North Shore of Anastasia Island by Carl Halbirt.

1999 -- Historic Building Survey St. Augustine, Florida by William R. Adams.

2003 -- An intensive cultural Resource Assessment on Fish and Anastasia Islands with Limited Excavations at SJ62NR by Greg C. Smith, Brent Handley, and Mike A. Arbuthnot.

2006 -- North City Survey Report for the City of St. Augustine by Walter Marder and Historic Property Associates.



#### IV. HISTORIC CONTEXT

The methodology used in developing the Anastasia Island historical context consisted of researching, compiling, and preparing a historical narrative associated with four hundred years of use and occupation. Research was conducted at the Property Appraisers Office, City of St. Augustine, St. Augustine, Florida; Jacksonville Public Library; District Headquarters, U. S. Army Corps of Engineers, Jacksonville, Florida; Bureau of Historic Preservation, Tallahassee; Government Documents Department, University of Florida; Map and Imagery Library, University of Florida; P. K. Yonge Library of Florida History, University of Florida; St. Augustine Historical Society Research Library in St. Augustine, Florida and the Library of Congress. The research furnished contextual references that assisted in establishing an understanding of some of the historic patterns of development, land use, and ownership of Anastasia Island.

##### **Anastasia Island and San Julian Village Context**

At the time of the Spanish exploration into the area, Anastasia Island was sparsely populated except for a few areas such as the central portion of the island. The entire central section of Anastasia Island appears to have been called San Julian during the First Spanish Period (1565-1763). It is not known if the name was derived from the creek located slightly to the north, now known as the Ocean Palms property, the nearby Indian village, or whether San Julian was a simultaneous designation given to all three locations/features. Prior to and during the early Colonial years the area is documented as containing an established Indian town named San Julian. It is mentioned as *Rio Dulce*, or Freshwater, village of the cacique Antonio in both the Friars' and Soldiers' lists of 1602. All the caciques of the *rio dulce* (or *aqua dulce*) villages were Christian, and the San Julian village included a church (Smith 1998). San Julian was also a place where a defensive blockhouse was built to help fortify St. Augustine.

More than a century after account describe the existence of a blockhouse at San Julian, First Spanish Period documents refer to a small Catholic mission settlement in the same location that was occupied by a group of Indians known as the Casapuya. This mission/town was also known as San Nicholas de Casapuya, and is depicted on the 1737 Arredondo Map. A priest was attached to this *doctrina*, which included a church and convent of palm-thatch. At some time in the years that followed, the mission and village were apparently relocated to the opposite side of the Matanzas River, a practice that was apparently not unusual within the Franciscan mission system in Florida."

"Documentation of San Julian during the British Period (1763-1783) is provided by three maps on file in the Crown Collection at the St. Augustine Historical Society Research Library. The first of these is from 1763-1764 by an unknown cartographer who identified areas of occupation or previous settlement for use by the new British authorities. Two contiguous agricultural fields are shown that are labeled "A settlement gone to decay". A second British map labels the same general area as "Plantations abandoned," while a third map by Juan Elixio de la Puente shows the location as "Farmlands named San Julian," but does not depict the fields. To the north of the farmlands is "the Creek of the Madre of San Julian. Griffin notes that Puente may have been the owner of the property at that time, and that although the map is dated 1769 it may have been completed after he left Florida at the end of the First Spanish Period."

"During the British Period, much of the land on Anastasia Island was owned by Jesse Fish. El Vergel was the name for the entire Fish plantation and more specifically for what is today called Fish's Island (or according to Google Maps, Fishers Island), where Fish built his house and accompanying buildings. Strangely, however, El Vergel is shown on the Moncrief map of 1764 in the middle of Anastasia Island in the approximately location of San Julian. Griffin provides a good explanation for this apparent confusion by suggesting that Puerta could have farmed the plantation fields when they were referred to as San Julian during the First Spanish Period, before the Fish property acquired the name El Vergel during the British Period."

### Mid-Eighteenth Century Context

In 1740, using the War of Jenkin's Ear as a pretext, James Oglethorpe led his Georgia troops into Florida. Oglethorpe captured Fort San Diego and Fort Picolata, using the former as his temporary Florida headquarters. Oglethorpe then occupied the north end of Anastasia Island, where he established his permanent headquarters, and laid siege to St. Augustine for nearly a month. (Figure 4.1). However, in June 1740, Oglethorpe was compelled to evacuate the island and return to Savannah after supporting troops at Fort Mose were slaughtered by Spanish forces, Indians, and free blacks (Landers 1999:36-37).

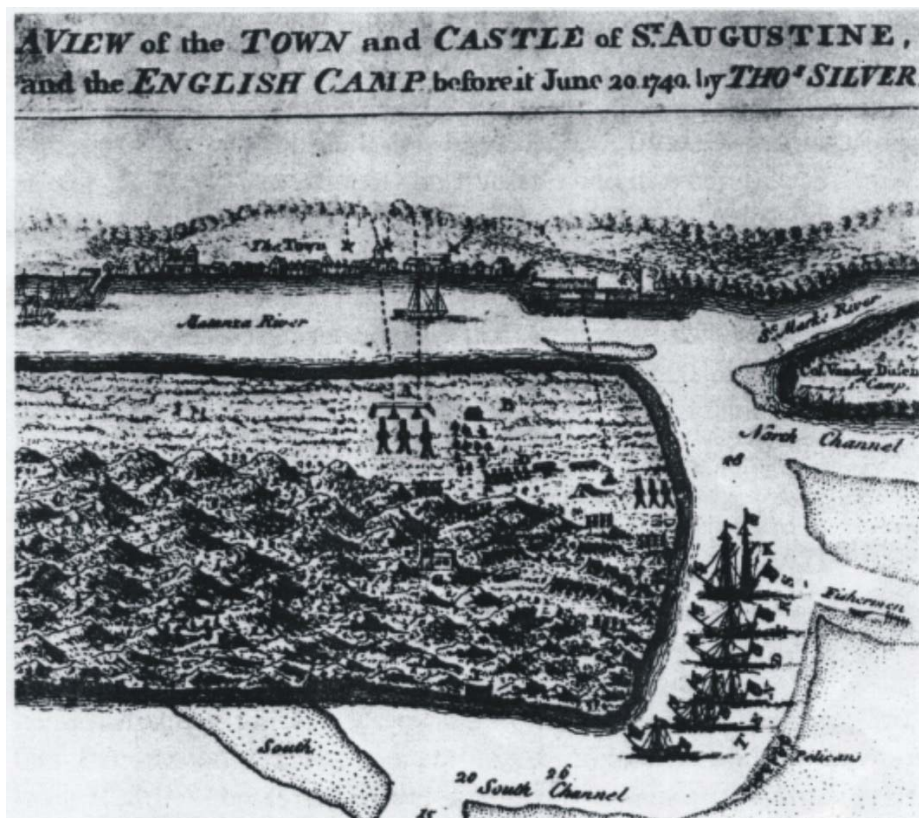


Figure 4.1: St. Augustine and the English Camp, 1740.

In 1763, the Spanish Crown, for its part in backing the defeated French in the Seven Year's War, surrendered Florida to England. The British Crown appointed James Grant as governor of East Florida (1763-1770), who established a line dividing East Florida and West Florida along the Apalachicola River. St. Augustine became the provincial capital of East Florida. In 1765, Indian leaders and Crown officials met at Picolata, where they agreed to limit English expansion to the northeastern part of the province. The British invalidated the earlier Spanish land grants, and implemented a liberal land grant system (Gannon 1993:18; Harper 1958:118; Schafer 1982:49-50; Rogers 1976:479; Siebert 1929 1:68; Mowat 1943:21-26, 53-55, 61).

The Crown Collection of Photographs of American Maps contains several images of Anastasia Island at the middle of the eighteenth century. One image depicts large estates, plantations, and landholdings in northeast Florida at the close of the first Spanish period. The British invalidated the majority of these in the 1760s. In addition to the Picolata and Tocoí holdings along the St. Johns River, a plantation labeled as "Virgil" is identified on Anastasia Island. Shortly after the British took possession of East Florida, several additional maps were published, and are referenced in the previous discussion. Prepared about 1763 (Figure 4.2), one resource identifies on Anastasia Island the "remains of Gen. Oglethorpe's Battery," the "place where boats take in shell from the Quarrys," the lookout tower, and plantations abandoned. At the approximate location of Fish Island, the cartographer identified the development as "Watt's Plantation." A revised edition of the map identified the site as "Mr. Fishe's Plantation" (Hulbert 1915:56, 79, 81). (Figure 4.3)

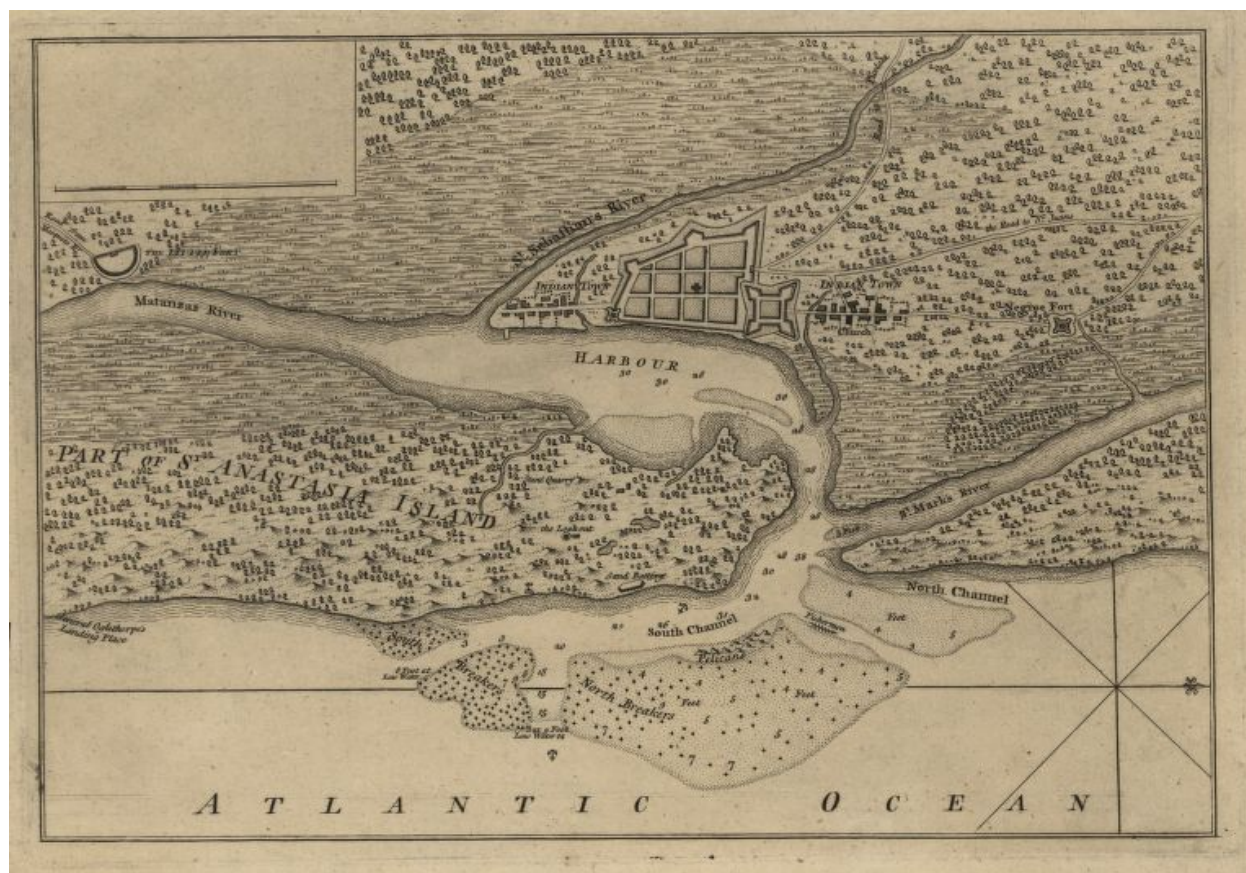
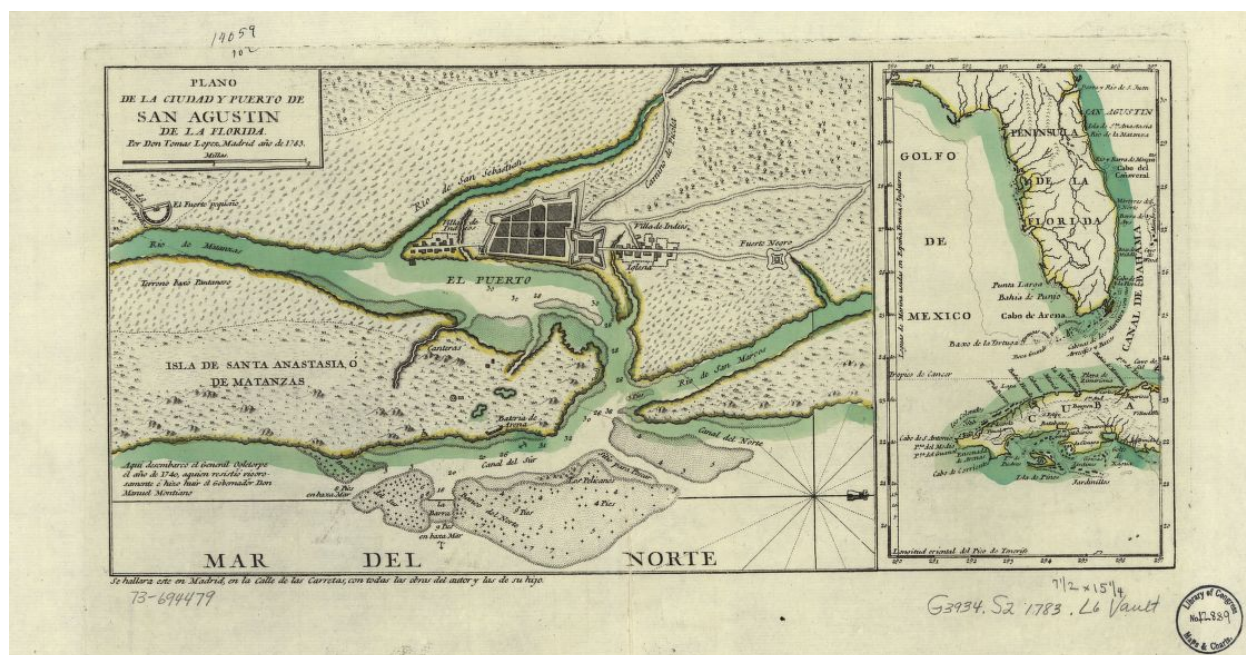


Figure 4.2: St. Augustine Harbour, 1762





**Figure 4.3: 1783 Anastasia Island**

In 1765 and 1766, William Gerard de Brahm, the surveyor general for the district of North America, surveyed St. Augustine and its inlet and later published a map of the vicinity (Figure 4.4). Other than a lighthouse, a clam pond, Black Point, and Sugarloaf Mount, DeBrahm noted few man-made or natural features on Anastasia Island, and did not ascribe the island to the ownership of Jesse Fish. Some of the features on the mainland detailed by DeBrahm included Governor Grant's Farm, Bella Vista, Fountainball, the holdings of William Mills, and various named roads. But, the name El Vergel did not appear on Anastasia Island, an indication that the plantation was in a nascent state during the mid-1760s. In an inventory of East Florida residents, DeBrahm enumerated Fish as a planter and storekeeper (DeVorse 1971:181, 204).

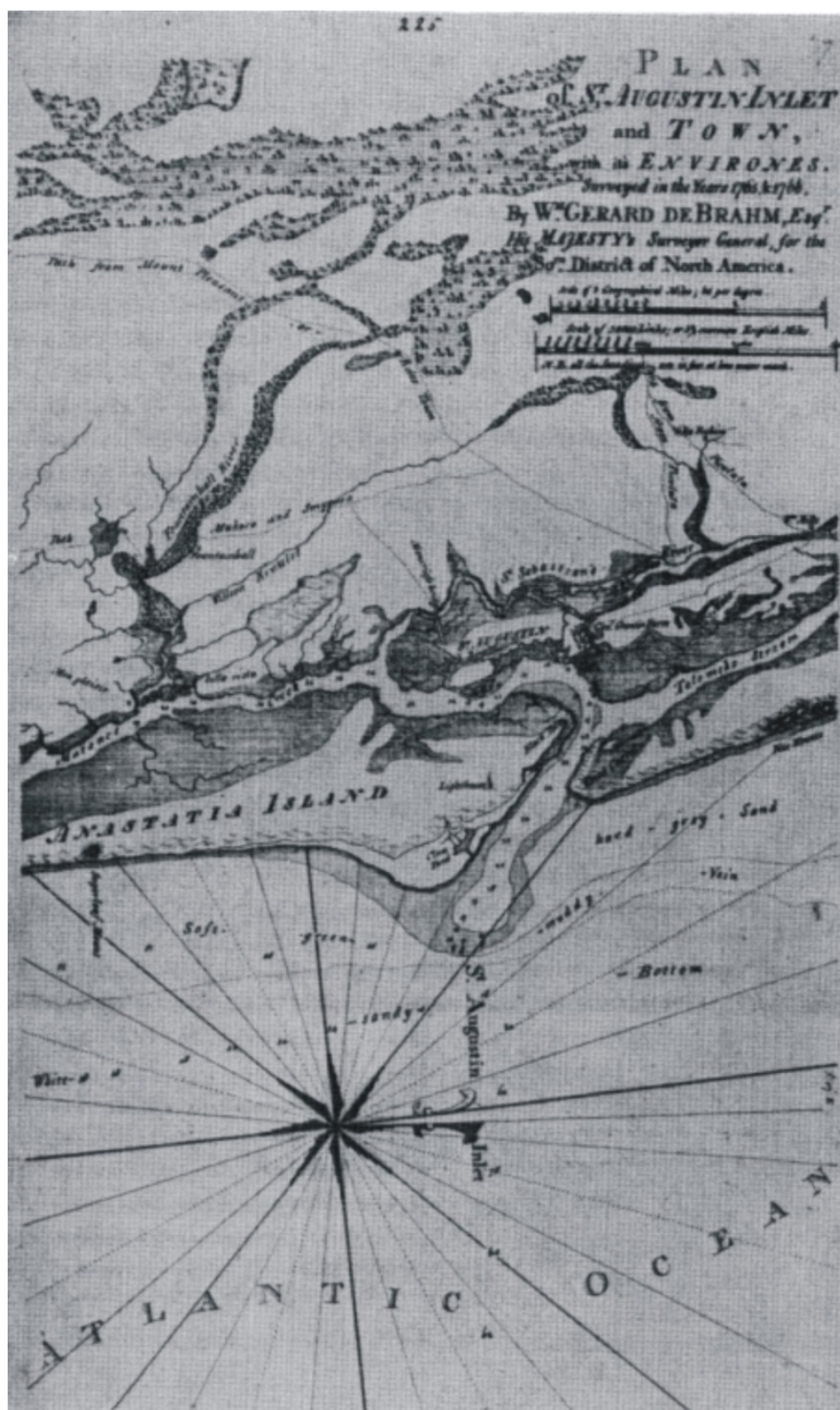


Figure 4.4: St. Augustine Inlet and Town, 1765 & 1766.

### Jesse Fish and El Vergel Context

Born at Newtown, Long Island, New York in either 1724 or 1726, Jesse Fish arrived in St. Augustine in 1735 with Charles Hicks, a factor in the William Walton Exporting Company of New York. As an apprentice clerk, Fish learned the occupation of company sales agent, but in 1739 was made a prisoner of war by the Spanish, who were engaged in King George's War with the English. In 1748, following the end of hostilities, Fish returned to St. Augustine, where he again worked for the Walton Company (Schafer 2001:6-7). Later, as the company's agent, Fish secured many of the provisions, staples, and supplies that the Royal Havana Company of Cuba could not obtain for the residents of St. Augustine. A forbidden activity, English-Spanish transactions arranged by Fish supplemented St. Augustine's meager agricultural production and inconsistent subsidy from Cuba. In the fall of 1762, Fish smuggled sufficient food and supplies from Charleston into St. Augustine to prevent the starvation of the city's residents. His illicit procurement of flour and meat from Charleston during the Seven Year's War endeared him to many residents of St. Augustine, some of whom considered him the "savior of St. Augustine" (Kingston 1987:67).

Under the terms of the Treaty of Paris, Spanish residents were permitted eighteen months to dispose of their properties. Few property owners found buyers. Instead, many former residents, before departing for Havana or Mexico, conveyed their properties to the King's agent and royal engineer, Juan José Elixio de la Puente. In July 1764, the Spanish official transferred approximately 200 houses, lots, and properties in and around St. Augustine to Fish (Gold 1973:5-6, 8). Puente's failure to convey the property would have resulted in the properties reverting to the English Crown, and the former Spanish owners would have lost one of their most valuable possessions. Before leaving St. Augustine, Puente asked Luciano Herrera, a native of St. Augustine who had also decided to remain in the town after the transfer of flags, to collect monies from Fish and send the proceeds to Havana (Schafer 2001:7). With the transfer, Fish controlled most of the property in St. Augustine (Gold 1973:5-6, 8).

Fish also gained renowned for his plantation, El Vergel, on Anastasia Island. During the late first Spanish and British periods Fish claimed to be the only proprietor on Anastasia Island. The date Fish established El Vergel remains unclear, however. Various translations as "beautiful orchard," "garden adorned with fruit trees," or simply "orange grove," El Vergel Plantation became Fish's permanent retreat late in life. In 1768, he married Sarah Warner, the daughter of St. Augustine's harbor pilot (Kingston 1987:63-64). By 1784, when England returned Florida to Spain, Fish permanently resided at El Vergel, in part, to "escape from the embarrassment and distress that followed his marriage to the seventeen-year-old Sarah Warner" (Schafer 2001:261). Kingston characterizes Fish as a hermit in retirement at El Vergel by the close of the British period (1987:66). By then, El Vergel Plantation consisted of, in part, 3,000 mature citrus trees, orchards, and 200 horses (Schafer 2001:261). Davis (1937:234) attributes international renowned to the grove in the English period with Fish shipping oranges to Europe.

As part of its agreement in the Treaty of Paris in 1783 that officially brought to a close the American Revolution, England returned East Florida to Spain. The change of flags and transition of government in East Florida created an unstable and lawless environment. In January 1785, crewmembers of a North Carolina cargo vessel raided El Vergel, breaking into the residence and fleeing with a bedsheet stuffed with valuables. Fish's servants fired their muskets at the retreating

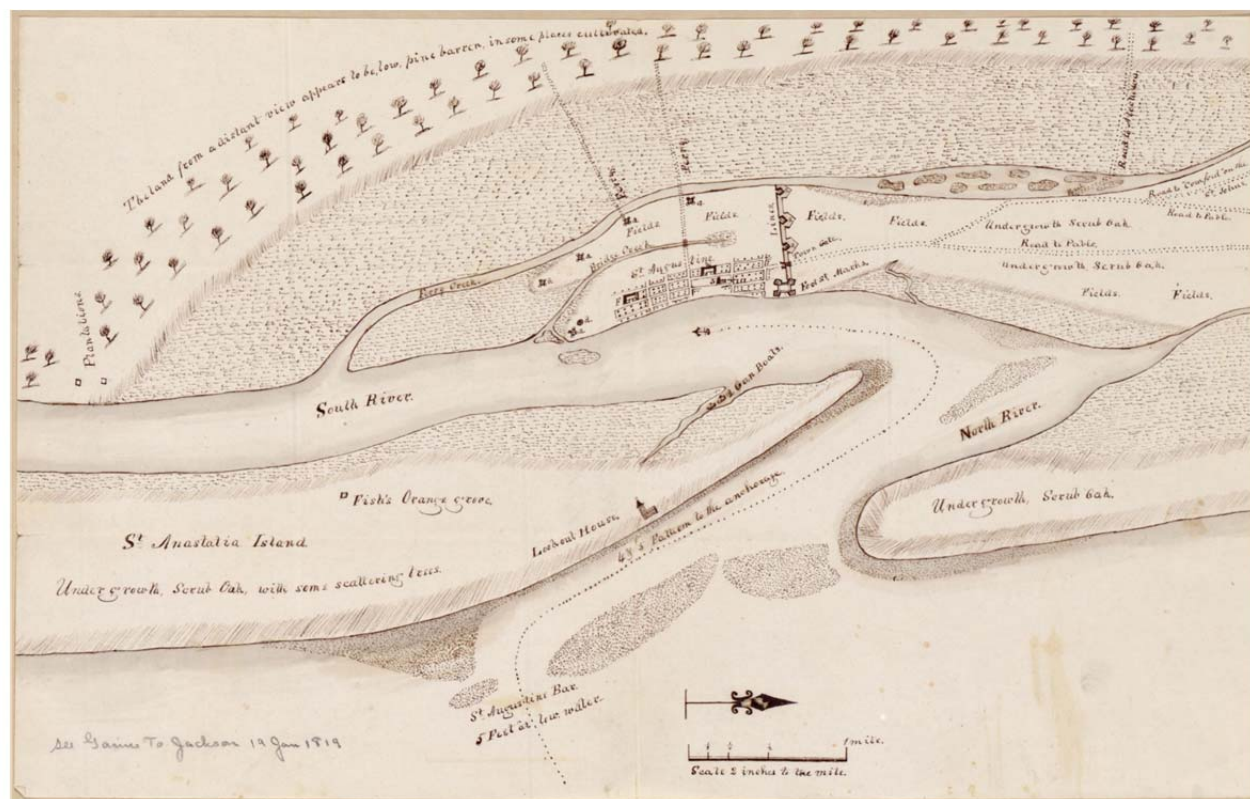


pirates, mortally wounding one of them. Although distressed by the raid, Fish remained more concerned about the ultimate fate of his landholdings (Schafer 2001:262-263). Characterizing Anastasia Island as a center of citrus and ranching, historian Gold documented from the 1786-1787 census that Fish maintained seventeen slaves and hundreds of horses on what he termed a "hacienda" (Gold 1973:7).

### **Early Twentieth Century and Davis Shores Contexts**

During the early twentieth century various illustrations and maps depicted Anastasia Island. Artist and author H. S. Wyllie prepared several line drawings. Born in Cumberland County, England in 1852, Henry Shaw Wyllie worked on a tea plantation in India before settling in Orange County, Florida, in 1886. He planted an orange grove and developed his skills as an artist and writer. He lived in several central Florida communities, including Johns Lake, Oakland, and Sanford, where he designed and published bird's eye view maps. In 1896, he moved to St. Augustine to publish books and maps. Eventually, he prepared several bird's-eye view maps of cities in Florida and New Jersey. Wyllie issued his map of DeLand in 1894, and in 1898 he published *St. Augustine Under Three Flags*. In 1914, he completed *A Fragmentary History of St. Augustine*, and developed a bird's eye view map of St. Augustine under the direction of the St. Augustine Institute of Science and Historical Society in 1916, three years before his death in New Jersey. It is believed that Wyllie's Anastasia Island artwork was prepared contemporaneous to the bird's eye view map of the city. His papers, which include correspondence and notes relating to places in St. Augustine, are held in the manuscript collection at the Library of Congress and another collection is maintained by the St. Augustine Historical Society Research Library (Fish Island File, SAHSRL; H. S. Wyllie Papers, SAHSRL; H. S. Wyllie Papers, National Union Catalog; Wyllie 1916).

The island has long been inhabited with Native American Indians, the Spanish, and the British. An 1819 map from the Library of Congress shows a developed St. Augustine with the Town Gate, Fort St. Marks which is known today as the Castillo de San Marcos. Across the South River is "St. Anastasia Island" with a "Lookout House" and Fish's Orange grove denoted – described as having undergrowth, scrub oak, with some scattered trees. (LOC Image 1819) Over time the island has taken its shape by various means; sandbars formed, marshland was filled in, and inlets have been altered which alters the flow of water and the formation of land. We see evidence of the shift in historic maps and photographs.



**Figure 4.5: 1819 Anastasia Island**

In January 1925, Sanchez conveyed lots two, three, and six, along with additional real estate, to Arthur L. and Marie Pamies of St. Augustine (Deed Book 55, p. 179, Clerk of Court, St. Johns County Courthouse). A principal in the Pamies-Arango Company, a manufacturer and purveyor of cigars in St. Augustine, the Pamies sold lots two, three, and six--properties that included Fish Island--to the Coral Shore Development Company of Hillsborough County, Florida for \$50,000 in March 1925 (Deed Book 55, p. 180, Clerk of Court, St. Johns County Courthouse). Incorporated in 1924 as a \$50,000 real estate business by David Paul Davis of Tampa, William R. Gignilliatt of Tampa, and Arthur Y. Milam of Jacksonville, the Coral Shore Development Company conveyed all of Section 29 to D. P. Davis Properties in July 1925 (Incorporation Book 3, p. 415, Deed Book 62, p. 478-479, Deed Book 64, p. 586, Clerk of Court, St. Johns County Courthouse).

A native of Green Cove Springs, Florida, D. P. "Doc" Davis spent his boyhood in Tampa, Florida, was educated in the public schools of Hillsborough County and the University of Florida, and sold real estate in Tampa and Jacksonville between 1907 and 1918. He moved to Miami in the latter year, where he made a fortune developing the Alta Vista subdivision and other tracts along low-lying lands at Miami and Miami Beach. He returned to Tampa in 1925 and launched a development he named Davis Islands, which consisted of mud flats and three islands at the mouth of the Hillsborough River. Using a fleet of dredges to fill the marshes, create canals and waterways, and construct a bridge from the mainland, he transformed the wetlands into fashionable residential sites. In March 1924, he organized D. P. Davis Properties as a \$3,500,000 real estate



business at St. Augustine and began development of the Davis Shores subdivision. By the time D. P. Davis began to develop the north end of the island, Anastasia had already seen many changes in the landscape.

In December 1925, the *St. Augustine Record* announced that the largest dredge in the world, the *New York*, had sailed into the Matanzas River from which approximately 13,000,000 cubic yards of river bottom would be used to fill Anastasia Island's marshes. One of the largest dredging operations in boom-time Florida, three shifts a day worked nonstop to pump 1,000,000 yards of river bottom onto Anastasia Island's wetlands each month for a year (Nolan 1984:196). Davis also hired contractor William N. McDonald to build twenty miles of sea wall around the Davis Shores properties (*St. Augustine Record*, 15 October, 30 December 1925, 13 October 1926; Incorporation Book 3, p. 419, Clerk of Court, St. Johns County Courthouse; Tebeau 1971:384-385).

Estimated as a \$60,000,000 project, the Davis Shores subdivision was to include a \$1,000,000 hotel, \$250,000 country club, \$200,000 yacht club, and other fashionable amenities. Companies managed by George B. Hills of Jacksonville and G. F. Young of Tampa prepared engineering studies and laid out the massive subdivision. Prepared in early-1925, the George B. Hills Company's "Topographic Map of D. P. Davis Properties, Anastasia Island, Florida" carefully labeled Fish's Island on which were identified the ruins of a house, sentry box, and tomb, in addition to cleared land, natural features, and vegetation. Executed by G. F. Young, Inc., plans to guide development included Fish Island. Formally recorded in early-1926, several plats divided Fish Island into numerous blocks and lots designed as part of the yacht and country club sections of Davis Shores (Figure 4.6). Interrupting a creative curvilinear pattern of blocks, lots, and streets, large reserved sections on Fish Island and elsewhere in the subdivision were identified for future use as a golf course. In February 1926, the Davis Shores Golf & Country Club was incorporated (1926, 1927 tax rolls, Map Book 3, p. 118-120, 122, 131, Incorporation Book 3, p. 468, Clerk of Court, St. Johns County Courthouse).

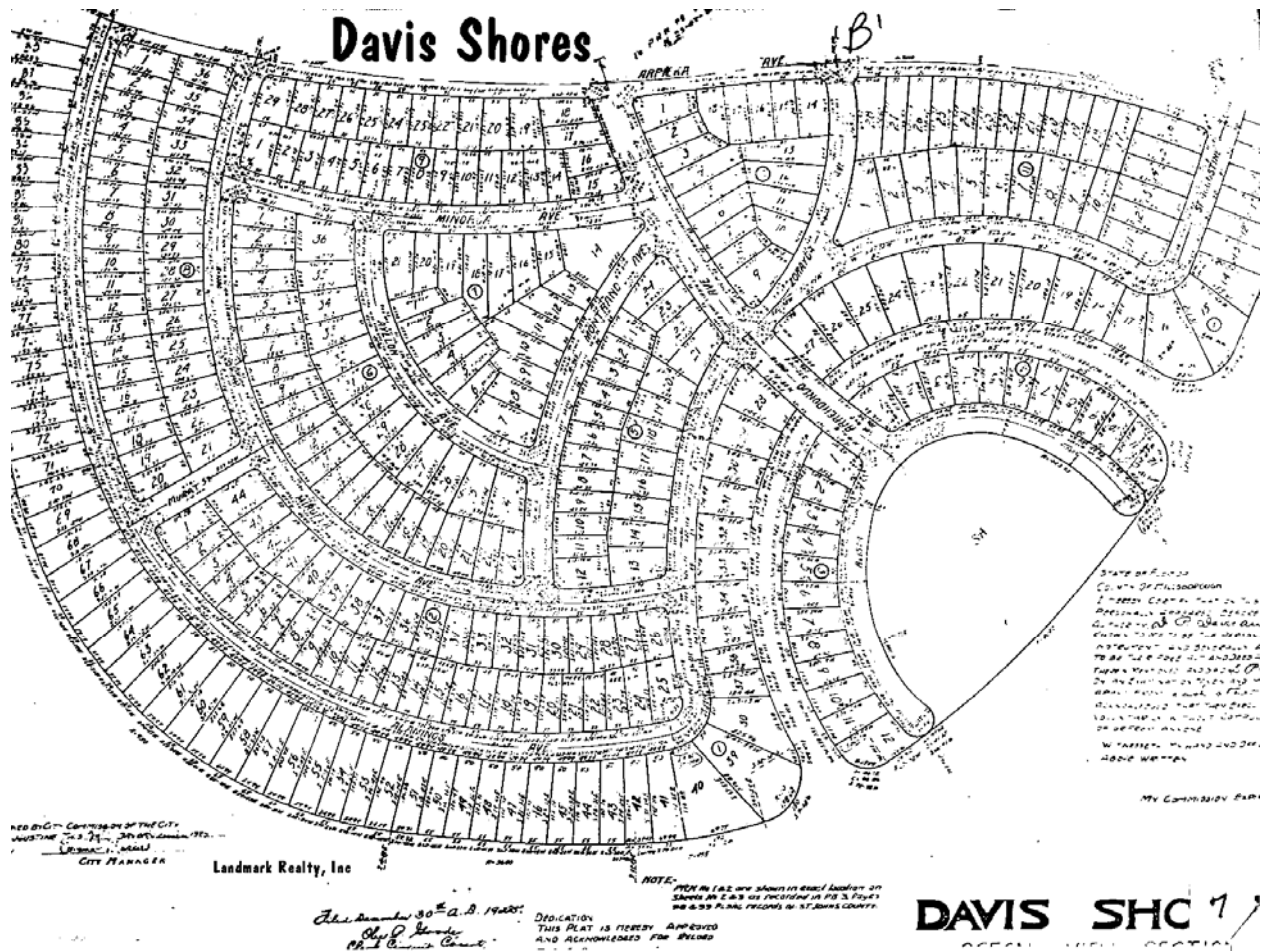


Figure 4.6: Davis Shores Plat, 1925.

In May 1926, new residences amounting to \$375,000 were under construction at the northern tip of Anastasia Island. Despite the ambitious undertaking, few if any lots were sold on the Fish Island part of the subdivision. Although areas east of the island were filled during the dredging process, little apparent disturbance occurred to the ruins on the island, and none of the planned subdivision roads were developed. Writer Kenneth Roberts included descriptions of Davis in his 1926 publication *Florida*. The author revealed "The reputation that Davis had built up on his Tampa island-building venture was of such portent nature that on the first day of Davis Shores sales, he was flooded with demand for lots. He was able to offer building lots to the value of \$11,268,000. They were snapped up within a few hours and the oversubscription amounted to \$7,137,000. In 100 days, Davis's sales force sold more than \$50,000,000 worth of property, which provides a mark at which real estate dealers will probably be able to shoot for some time to come" (*St. Augustine Record*, 13 October 1926).

Writing sixty years later, historian David Nolan found Davis to be the "quintessential boomer" and upon the appearance of the developer in St. Augustine the "Ancient City prostrated itself at his feet" (Nolan 1984:196). But, Davis's investments provided few returns in late-1925 as the Florida Land Boom began to deflate. In August 1926, a Boston syndicate acquired fifty-one percent of

Davis's share in the Davis Islands project in Tampa, which helped him meet some of his obligations. But, in October 1926, Davis plunged to his death in the Atlantic Ocean aboard the *S.S. Majestic*; initial reports indicated suicide and then accidental drowning. In his assessment of Davis's demise, Nolan found "the mystery surrounding his death has never been dispelled" (Nolan 1984:284-285).

Davis's death coincided with the collapse of Florida's speculative land bubble that began in the early-1920s. Bank deposits in the state had risen from \$180,000,000 to \$875,000,000 between 1922 and 1925, but began to decline in the late months of 1925. In August 1925, the Florida East Coast Railway announced an embargo on freight shipments to south Florida, where ports and rail terminals were clogged with unused building materials. Bankers and businessmen throughout the nation had begun to complain about transfers of money to Florida. Newspapers suggested fraud in land sales. Large withdrawals followed in early-1926, traditional months for winter tourists and speculators. In 1926, forty Florida banks collapsed. Real estate assessments between 1926 and 1928 declined by \$182,000,000. Construction tapered off in most Florida cities after 1926. Devastating hurricanes that hit southeast Florida in 1926 and 1928 killed thousands of people, providing a sad, closing chapter to the land speculation fever gone bust (Tebeau 1971:385-88).

In the aftermath of Davis's death and the collapse of the Florida Land Boom, D. P. Davis Properties held few cash reserves, struggled to pay its taxes on unsold lots, and failed to collect payments on contracts for property (Tebeau 1971:384-385). In March 1934, the courts declared the Davis Company bankrupt. In April 1935, D. P. Davis Properties conveyed hundreds of acres, including Fish Island, to Davis Shores, Inc., a real estate company organized by St. Augustine businessmen John D. Thompson and Harold E. Ryman. Thompson and Ryman vacated numerous streets in undeveloped areas. During the Depression decade, St. Augustine historian and photographer J. Carver Harris recorded several images of the ruins at El Vergel, including the tomb and sentry house. By 1940, the platted block and lot system on and around Fish Island had been eliminated from tax maps and records, and the property was returned to undivided sectional lands (Tax Rolls 1932, 1940, Deed Book 107, p. 229-235, p. 236-240, 279, 405, Miscellaneous Book Q, p. 290, Clerk of Court, St. Johns County Courthouse).

A combination of post-World War I factors, including changing leisure patterns, improved modes of transportation, and publicity, contributed to what became known as the Florida land boom, or "Florida Fever." Labor reforms raised the standard of living and shortened the amount of time Americans spent at work. Previously a prerogative of the wealthy, the notion of the family vacation was extended to a broader section of the American working class. Improved railroad systems, the availability of affordable automobiles, and the extension of hard surfaced roads brought previously remote places within reach. Promotional literature in the form of books, brochures, magazine articles, and advertisements flooded northern markets. Extolling the virtues of the healthful climate and offering cheap land, the literature sparked the imaginations of vacationers, prospective settlers, and speculators. These economic and social changes brought increasing numbers of visitors and residents to Florida, many of whom sought accommodations ranging from magnificent hotels to rustic auto camps (Belasco 1979:4).

The familiar themes of an egalitarian traveling public with diverse geographical roots and class cultures were embraced by the motoring public. Those themes transcended the changes from rustic retreat, public institution, and private business associated with the transition from auto camp to motor court. Intrigued by direct and personal contact with people from throughout the country, tourists driving into the South or Far West were confronted by interesting advertising campaigns and slogans, such as “Neighbors for a Night.” Part of a melting pot synthesis of American culture, motor courts became a source of geographical mixing of cultures, bringing people of various regions and backgrounds into close contact. Catering generally to the middle class, motor courts tended to blur class lines among working and middle class motorists, and on occasions even wealthy Americans from the professional class found themselves at an overnight cabin in a motor court. A bricklayer from Kansas City, a lawyer from Pittsburgh, and “crackers” from the Deep South might find themselves spending the night in adjoining cabins (Belasco 1979:93; Irby 2000:183-184).

Many who came to visit Florida camped in tents along roadsides, but some built winter homes and others remained as permanent residents. A state automobile association, established in Orlando in 1917, sponsored the development of an improved highway system. To accommodate travelers, construction of the Dixie Highway, which extended through St. John’s County, was undertaken. Better roads in the 1920s and 1930s encouraged still more visitors, and Federal laws governing hours in the workplace and creating additional vacation time for middle class laborers in the Great Depression created a larger annual market of seasonal tourists. Initiated in 1915 and completed in the early-1930s, the Dixie Highway became a significant road for travelers to Florida (Cutler 1923 1:433; Mormino 1987; Florida Department of State 1928:104, 266, 317).

To accommodate the increased numbers of visitors and settlers, numerous Florida counties initiated road construction programs, sometimes in conjunction with the state government. In both Volusia and St. Johns Counties, development of the Dixie Highway began in 1914. Extending along the coastline, State Road A1A was initially known as Ocean Shore Boulevard. Built to get tourists to the beaches and open the coast to development, the road became an important scenic route extending between Callahan, Florida and Miami Beach. Maintaining several toll bridges along the route, the St. Johns Bridge Company advertised it as a shortcut that saved twenty-two miles driving between St. Augustine and Daytona Beach.

Associated with the development of the Bridge of Lions that connected St. Augustine with Anastasia Island, Ocean Shore Boulevard opened in 1927 (Kendrick 1964:248; *Ponce De Leon Celebration, April 6-8, 1927*).

Improved highways and automobiles brought increased numbers of tourists to Florida during the Great Depression. Sophisticated advertising programs in various cities of south Florida continued to lure motoring tourists to the Sunshine State. Tourism helped to lift the state out of the economic slump in the late-1930s, and the industry spilled throughout the peninsula, and especially affected the state's east coast (Mormino 1987:6-12; Bauer 1997:135-151).

During the early twentieth century various illustrations and maps depicted Anastasia Island. Artist and author H. S. Wyllie prepared several line drawings. Born in Cumberland County, England in 1852, Henry Shaw Wyllie worked on a tea plantation in India before settling in Orange County, Florida, in 1886. He planted an orange grove and developed his skills as an artist and writer. He lived in several central Florida communities, including Johns Lake, Oakland, and Sanford, where he designed and published bird's eye view maps. In 1896, he moved to St. Augustine to publish

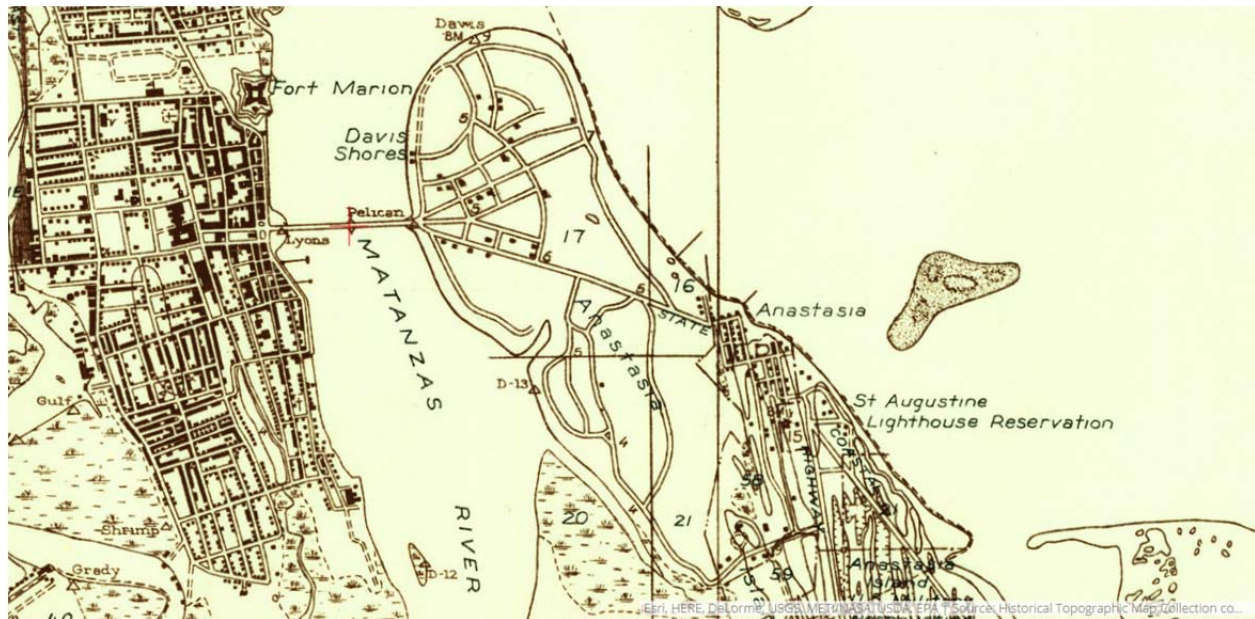


books and maps. Eventually, he prepared several bird's-eye view maps of cities in Florida and New Jersey. Wyllie issued his map of DeLand in 1894, and in 1898 he published *St. Augustine Under Three Flags*. In 1914, he completed *A Fragmentary History of St. Augustine*, and developed a bird's eye view map of St. Augustine under the direction of the St. Augustine Institute of Science and Historical Society in 1916, three years before his death in New Jersey. It is believed that Wyllie's Anastasia Island artwork was prepared contemporaneous to the bird's eye view map of the city. His papers, which include correspondence and notes relating to places in St. Augustine, are held in the manuscript collection at the Library of Congress and another collection is maintained by the St. Augustine Historical Society Research Library (Fish Island File, SAHSRL; H. S. Wyllie Papers, National Union Catalog; Wyllie 1916).

Along with the sophisticated new road developments and advertisements of a grand lifestyle in Florida were the developers. Many developers flocked to the Florida peninsula to cultivate their fortunes in land development. D. P. Davis was one of many who capitalized on the notion. A 1914 map of St. Augustine by H. S. Wyllie depicts the location of the wooden Bridge and rail-line used to connect St. Augustine with Anastasia Island. (Bowen, 2010: p.180) Col. John W. Sackett with the United States Army Core of Engineers (USACE) encouraged constructing a new more modern bridge to support automobile traffic in 1918-1919. However the St. Augustine City Commission decided it would be too expensive and the idea was put on hold. According to the Ocala Evening Star on September 19, 1921 the St. Johns County Board of Commissioners called a special election in order to bond the county for \$465,000. \$350,000 of the proposed amount would be devoted to the building of a bridge to Anastasia Island and roads on the island. (LOC newspaper files)

The New Matanzas River Bridge now known as the Bridge of Lions paved the way for D. P. Davis to develop the northern end of the island which offered another alteration in the topography. Once Davis was established and development began, architects and engineers were hired to design the featured amenities such the grand hotel and yacht club. Carlos Schoeppl a native Texan who moved to Florida in the 1926 was one such architect. Schoeppl was known for his Mediterranean Revival style however during the 1930s he established the "American Plan Service" and constructed more modern homes employing the latest technologies and design. (Boca Raton, 2007)

Before mysteriously disappearing Davis was successful in laying out his plan for Davis Shores which featured wide streets with sidewalks, curbs and landscaping. A section of the St. Augustine Record called the Sands of Time – 50 years Ago featured a piece about Davis Shores in 1987 – A pictorial record of Davis Shores from Saturday January 15, 1927 states that 2200 trees are to be planted in the development. Davis Shores Inc. would plant 800 trees and 1200-1500 were to be planted by property owners. The species to be Brazilian Oak similar to Australian Pine. There were 12 original buildings associated with Davis Shores before the eventual building bust. All of which were closely associated with the Mediterranean Revival style. Those buildings include 12 Arpieka Avenue (SJ00178), 101 Arpieka Avenue (SJ00179), 211 Arpieka Avenue (SJ00180), 121 Arredondo (SJ00181), 40 Coquina Avenue (SJ00653 which is listed as destroyed but field survey shows the building still standing), 307 Minorca Street (SJ01369), 10 Montrano Avenue (SJ01371), 11 Montrano Avenue (SJ01372), 15 Montrano Avenue (SJ01373), 107 Oglethorpe Avenue (SJ01452), and 85 North St. Augustine Boulevard (SJ01858) as well as a former Ponce De Leon Apartments which is now the site of "The Castle" between Flagler Boulevard and Alcazar Street.



**Figure 4.7: 1937 Florida Department of Transportation Map showing original homes and configuration of A1A**

With Davis' death and the Florida building bust, construction halted for number of years. A sprinkling of Minimal Traditional houses pop up in the 1930s however large numbers of homes do not begin to appear until the middle 1940s and the end of World War II. A good majority of these homes are Minimal Traditional or minimal Ranch Style. Both of which fall into the Mid-Century Modern category. The most prevalent building style found in Davis Shores today is Mid-Century with traditional Ranch Style and Minimal Traditional. Few of these remain perfectly to the original design; most homes have been altered slightly with modern conveniences. Most alterations include porch or garage enclosures, window replacements, and roof material alterations.

Lighthouse Park is located on the northeast side of the island and includes the area formerly known as the Lighthouse Reservation. It is located just inside the city limits and has been associated with maritime history of St. Augustine. Lighthouse Park contains the 1874 lighthouse, the light keeper's cottage and other associated buildings, a municipal park and recreation area as well as a residential area to the north and west of the lighthouse. The areas earliest known built resource was a wood Spanish "lookout" tower during the 16<sup>th</sup> century on the east side of the island and was depicted in many early drawings. That structure was replaced by a watch tower constructed of coquina and was located close to the present day boat ramp and pier. Threatened by the receding shoreline, a new brick lighthouse and light-keepers cottage was constructed a bit further inland between 1871 and 1874. The natural setting of the primary dune system includes canopy trees of live oak and cedars as well as magnolia and cabbage palms. (Weaver, Florida NR nomination proposal SJ4846)

Many residents of the Lighthouse Park neighborhood referenced the “Rodriguez Tract” referring to the land along what is now Magnolia Drive. This property was part of a Spanish Land grant to Lorenzo Rodriguez, a sea captain and bar pilot. While this part of Anastasia Island has been occupied by many the development of subdivision around the lighthouse shortly after its construction is the most pertinent to this report as a significant stock of building resources. The area setting has changed little since the development of residential structures and narrow street grid system shortly after the construction of the lighthouse in 1871. Neighborhood setbacks are rather shallow and few sidewalks are exist which provide a more quaint environment.

The Lighthouse Park area contains the oldest collection of building resources on Anastasia Island. Most buildings are frame vernacular with some Victorian inspired elements. Double hung sash windows with 6/6 light or 2/2 light patterns showcase raised muntins and wood trim. Pier foundations were made of coquina and later brick materials – some newer systems are constructed of concrete and decorative block. The exterior fabric for these buildings includes wood siding, brick, concrete block, coquina and asbestos shingles for those that have been modified. Most of the homes in the area have some sort of second or underground story due to the topography of the dune system. (Weaver, Florida NR nomination proposal SJ4846)

Some of the more notable structures are the Octagon House at 62 Lighthouse Avenue, the lighthouse and light keeper’s quarters, the Utley J. White Mansion, and the Coquina Inn at 37 Magnolia Drive.

### **Discussion of the Project Work**

An architectural historian (consultant) with credentials that meet the National Park Service’s Secretary of the Interior’s Standards and Guidelines for Qualification Standards and one technical assistant conducted a windshield survey of the architectural resources built prior to 1965 within the project area. Those resources were properly identified, mapped and photographed. Any resources with characteristics representative of mid-century architecture were recorded using the Florida Master Site File Historic Structure Form. All resources were identified by the local property appraisers PIN or STRAP number and latitude/longitudinal points were spatially located using ESRI GIS software and denoted on aerial maps as well as a USGS quadrangle map.

Historic Structure Forms were completed with information from the St. John’s County Property Appraiser’s Office as well as field notes and site data including information from some property owners, residents and neighbors. Photos were taken with a Nikon D3300 using a AF-S Nikkor 18-55mm lens. A photo log was incorporated into the resource data pages and included the photo number and photo direction.

Each resource was evaluated for its potential eligibility for inclusion in the NRHP either individually or as part of a district. Resource integrity was determined by field observation, resident, owner and neighbor interviews. Historic research was conducted at local and state repositories such as the St. Augustine Historical Society Research Library as well as the St. Augustine Lighthouse Museum. Furthermore, many neighbors have been very interested in the project and were able to give great insight to the history of the neighborhoods as well as the development of the area in the recent past.

Due to certain project limitations, the level of research normally afforded to survey projects was not available for this project. Given the time and volume constraints, methods such as City Directory and Deed searches as well as individual research and inspection of building permits could not be performed. While some of these methods were used they were not utilized for every resource. It is recommended that this level of research be afforded to future projects pertaining to these resources as there may be additional historical significance for individual resources.



## **V. SURVEY RESULTS**

The historic architectural resources of Anastasia Island are representative of national and statewide trends in architecture during the nineteenth and early twentieth centuries. Based on survey criteria, 775 buildings were recorded during the 2015 survey.

### **Analysis of Survey Findings**

The resources are associated with various settings, including a major planned development prior to the Florida Building Bust that included wide boulevards and sidewalks as well as more intimate neighborhood in a natural setting. The heaviest concentrations stand in the residential areas of Davis Shores (North and South), and are associated with the robust engineering of the North end of the Island. A smaller concentration of residential resources is concentrated around the lighthouse while a significant commercial area can be found along Anastasia Boulevard. A sprinkling of other resources is located in a neighborhood just south of the Alligator Farm on A1A.

Although some resources date from the nineteenth century, the vast majority of buildings date from the twentieth century. Some were assembled during the land boom era of the late 1920s and early 30s, but substantial numbers of buildings were assembled during the Florida land boom and the post-World War II eras. The majority of the buildings exhibit vernacular influences and were constructed as residences. Other original functions recorded during the survey include restaurant, gas station, motel, motor court, and school.

The following analysis includes a statistical review of the survey findings, a narrative of the historical evolution of the architectural styles documented, and illustrations that represent the styles attributed to buildings. A list of building addresses, styles, and dates of construction is located in a comprehensive inventory at the end of the report. An additional inventory lists buildings previously surveyed on Anastasia Island.

The historic architectural resources comprise a small percentage of the total building stock within the city. Largely a product of the first half of the twentieth centuries, the buildings and their materials are consistent with contemporary national and statewide architectural trends. They contribute to the sense of time, place, and historical development of the county through their location, design, setting, materials, workmanship, feeling, and association. The period of historical significance for the survey has been established to include all properties constructed prior to 1965. The date was selected as the cut-off date, in part, to fulfill a contractual obligation with the City of St. Augustine planning department. This cutoff date satisfies the fifty-year criteria established by the National Park Service as a basis for survey and for listing resources in the NRHP.

### **Historic Development Patterns and Periods of Building Construction**

The development of historic buildings on Anastasia Island is grouped into five periods of development, extending between c. 1871-1965. Even though Anastasia Island has a rich history that extends into the sixteenth century, the majority of buildings that contribute in a significant

matter are from much late time periods. Approximately ninety percent of the island's older buildings date from the twentieth century, and a plurality of those were erected during or the decades that followed World War II. This organization of resources into periods associated by development is more meaningful than simply classifying buildings by decade. The periodization strategy associates buildings within their larger contexts and with events that effected the development of the city. These periods provide a useful context for assessing the island's historic architectural resources.

**TABLE 1: DATE OF CONSTRUCTION BY HISTORIC PERIOD**

<b>Period of Construction</b>	<b>Number</b>	<b>Percentage</b>
Late 19th century, 1874-1900	8	1
Progressive Era, 1901-1919	10	1+
Land Boom, 1920-1928	36	5
Great Depression, 1929-1941	68	10
WWII & Aftermath, 1942-1965	653	83
<b>TOTAL</b>	<b>775</b>	<b>100</b>

The first period associated with appreciable numbers of historic standing structures begins with the late nineteenth century (1871-1900), when scattered buildings dotted the area located next to the lighthouse. Travel writers introduced the nation's readers to the region. Increased steamboat traffic and the introduction of the railroad spurred growth, but severe freezes in the mid-1890s temporarily dampened further development. During the survey, eight buildings, or one percent of the resources inventoried, were documented from this period.

A second period, the Progressive era, is roughly defined by the years 1901 to 1919. Largely associated with reforms in education and labor, and sparked by large reclamation efforts in Florida, the era brought wireless navigation and residential buildings to the lighthouse reservation. Buildings associated with the period amount to ten, or just over one percent, of the total documented.

A more significant amount of construction occurred during the Florida land boom, when approximately thirty-six buildings, or five percent of the total, were built. A-Typical of many Florida communities during the 1920s, Anastasia Island did not experience explosive development during the land boom, largely due to limited access to the island. Even with the massive engineering feat to fill-in the northern tip of the island. Only a small number of buildings were constructed before the big bust. The collapse of the boom resulted in Florida entering a period of economic decline several years before the rest of the nation.

The Depression/New Deal era of development extends between 1929 and 1941. During the period, 68 buildings, or just fewer than ten percent of the total, were constructed. Most of that development occurred late in the late 30s early 40s. Although many buildings were relatively small Minimal Traditional homes we see Mid-Century Modern style coming onto the scene by

the early 1940s. New building forms and styles, such as Minimal Traditional, Monterey Revival, and Ranch, precursors of modern residential forms, appeared during the late 1930s and gained popularity in the 1940s.

The last period of development extends between 1941 and 1965. During World War II, relatively few buildings (26) were constructed. Because no major military installation stood within the city or county during World War II, construction tapered off in the early-1940s. In the aftermath of the war, housing starts and development increased, and accelerated in the early-1950s. During the survey, 653 buildings or roughly eighty percent were recorded from the 1946-1965 interval. The vast majority of those were relatively small dwellings fabricated with cinder blocks and displaying features that characterize Mid-Century Modern and Ranch Style homes and are found in the Davis Shores development. In addition to the residential buildings constructed during this time period a large number of commercial buildings appear along Anastasia Boulevard and have retained their integrity. Most of these buildings in the general business district are related to the automobile or considered auto-centric and encompass various architectural styles that supported the automobile traveler of the time.

### **Functions and Condition of Buildings**

As depicted in Table 2, 715 properties, or ninety-two percent of the buildings included in the survey, were originally constructed for residential purposes. The number includes residential buildings of various types, including dwellings, duplexes, and apartment buildings. Buildings that initially served a commercially-related function total forty-seven, or five percent, of the total. All other functions combined are represented by fourteen buildings, or approximately two percent of the total resources inventoried. Those uses include motel, motor court, office, school, and attraction or recreational center. Although relatively few buildings contribute to this collection, these buildings have a distinctive presence and help convey historic ambiance and a unique sense of place on Anastasia Island.

By the early 1930s, many Americans owned an automobile. With the ease of travel methods came an increase in travelers—families visiting new places or simply visiting loved ones. While large stately hotels were offered in urban downtown areas there were few options in rural areas except roadside camps and motor courts. Improved road surfaces spurred great overnight travel and the necessity for more reliable roadside lodging. This prompted a building boom along highways. Small cottages with all the conveniences of home down to home cooked meals. The mid to late 30s and 40s road side camps and single cottages developed into multi-room motels. Most were long linear structures with multiple rooms connected by an outside breezeway or U-shaped building with the same concept except for the addition of common space in the center of the parking lot. In Florida most of this space was occupied with a pool or landscaped common space. Linear (in-line rooms) with streamlined designs were well equipped with air-conditioning and televisions, as well as other most up to date amenities and known as motels. With the development of the interstate highway system more and more traveler abandoned the back roads in favor of the interstate system. Due to minimal access from the interstate and fewer drivers using backroads, many local roadside motels closed. Even though these roadside conveniences have closed – many remain intact today. These buildings have retained their integrity although the original use is not the present use of the structure. The one activity that preserves historic buildings is use. Some motor courts, built astride State Road A1A and in the late-1930s and 1940s, serve as apartments.

Condition is a subjective evaluation based on visual inspection from a street or right-of-way. No attempt was made to examine the interior of buildings, test structural integrity, or closely inspect the foundation areas for deterioration and insect infestation. Consequently, some buildings evaluated as "good" may upon further inspection be found in a "fair," or even "deteriorated" condition, and some of those labeled as fair may indeed possess substantial integrity of wall framing with only inconsequential exterior fabric deterioration.

TABLE 2: FUNCTIONS OF BUILDINGS		
FUNCTIONS	NUMBER	PERCENTAGE
Residence	715	93
Commerce	47	5
Professional	1	nil
School	1	nil
Hotel/Motel	7	nil
Attraction/Rec	4	nil
<b>TOTAL</b>	<b>775</b>	<b>100</b>

The historic building stock of within the project area possesses only a good degree of integrity. Of the sites surveyed, the majority were recorded as being in either good or fair condition. Only a small percentage of resources were recorded as excellent, deteriorated or ruinous.

### Historic Architectural Styles

The buildings surveyed on Anastasia Island represent a large cluster of cultural resources. Exhibiting a wide range of forms and architectural styles, those buildings, with few exceptions, were designed and constructed by lay builders who drew upon traditional building techniques and contemporary stylistic preferences for their inspiration. Primary consideration was given to providing functional spaces for the owners. Decorative features were generally of secondary importance.

The styles on which the builders based their designs were popular throughout the United States. After the Civil War architectural pattern books promoting various residential designs were made available to a wide audience. That trend, combined with the mass production of architectural building components and improved means for their transportation, made it possible for a builder in Maine to construct nearly the same house as a builder in California.

Stylistically, the majority of historic buildings on the island exhibit Minimal Traditional, Mid-Century Modern and Ranch Style characteristics and are found in the area known as Davis Shores (North and South), while more Ranch, Split Level, and Monterrey Style homes are found in the neighborhood just south of the Alligator Farm off A1A.

<b>TABLE 3: HISTORIC ARCHITECTURAL STYLES OF BUILDINGS</b>		
STYLE	NUMBER	PERCENTAGE
Frame vernacular	66	8
Bungalow	23	3
Colonial Revival	4	nil
Craftsman	2	nil
Masonry Vernacular	17	2
Mediterranean Revival	20	3
Monterey	2	nil
Mid-Century Modern	234	30
Art Moderne	3	nil
Minimal Traditional	201	26
Ranch	163	21
Split Level	4	nil
Other/Misc.	36	5
<b>TOTAL</b>	<b>775</b>	<b>100</b>

*Mediterranean Revival*

Typically, Mediterranean Revival style buildings represent a significant percentage of the historic building stock in surveys of Florida cities, often ranging between five and twenty percent, depending on the geographic locale of the city in the state. South Florida communities typically have a higher percentage of Mediterranean Revival buildings than cities in central, north, or west Florida. Thus, the frequency of the Mediterranean Revival style at the beaches roughly conforms to established trends.

Mediterranean Revival is an eclectic style containing architectural elements with Spanish or Middle Eastern precedents. Found in those states that have a Spanish Colonial heritage, Mediterranean Revival broadly defines the Mission, Moorish, Turkish, Byzantine, and Spanish Eclectic revival styles which became popular in the Southwest and Florida. The influence of those Mediterranean styles found expression through a detailed study in 1915 of Latin American architecture made by Bertram Goodhue at the Panama-California Exposition in San Diego. That exhibit prominently featured the rich Spanish architectural variety of South America. Encouraged by the publicity afforded the exposition, other architects began to look directly to Spain and elsewhere in the Mediterranean basin, where they found still more interesting building traditions.

Mediterranean Revival buildings in Florida display considerable Spanish influence. The style was popular during the 1920s, and its use continued after the collapse of the boom and in the 1930s. It was adapted for a variety of building types ranging from grandiose tourist hotels to two room residences. The popularity of the style became widespread, and many commercial and residential buildings underwent renovation in the 1920s to reflect the Mediterranean influence. Identifying features of the style include flat or hip roofs, usually with some form of parapet; ceramic tile roof surfacing; stuccoed facades; entrance porches, commonly with arched openings supported by square columns; casement and double hung sash windows; and ceramic tile decorations.

One of the largest examples of the style in the survey area are the original 12 structures (ten remaining) built during the D. P. Davis era. The buildings display irregular massing with flat and gable roofs trimmed with ceramic barrel tiles. Textured stucco serves as the exterior wall fabric, and arches accent the doors and windows along the first story. Shields and canales adorn the wall surfaces.





**Figure 5.1: Mediterranean Revival -SJ1372- 11 Montrano Avenue**



**Figure 5.2: Mediterranean Revival -SJ1452- 107 Oglethorpe Boulevard**

*Minimal Traditional*

The style appeared in the mid-1930s, at the height of the Great Depression, as a relatively low cost alternative to its high style predecessors. Most models are relatively small one-story dwellings with gable or hip roofs and sparse architectural detailing. Common attributes of the style include moderate roof slopes and eaves that display little overhang. Some models display dentils along a narrow frieze. Entrances often convey vague Colonial or Tudor influences, and front facing gable extensions and large end, exterior chimneystack often appear in combination.

In Florida, Minimal Traditional architecture gained some popularity in the mid-1930s in larger cities, such as Jacksonville, Miami, Orlando, and Tampa. Architects turned to the style to help address housing needs in a constricted economy, and deal with the excesses associated with house designs of the 1920s. Architectural journals and popular magazines helped disseminate the form. The style was found to be well suited to suburban tract house developments, which appeared in the late 1930s and 1940s, and remained a popular building form throughout the United States into the 1950s.



**Figure 5.3: Minimal Traditional - SJ05759- 40 St Augustine Boulevard**





**Figure 5.4: Minimal Traditional- SJ05925- 410 Flagler Boulevard**

### *Monterey Revival*

The Monterey style, a fusion of revival styles taken from New England, the South, and the Southwest, emerged in California in the 1830s. During the second quarter of the twentieth century, the style enjoyed a brief renaissance, primarily in regions claiming a Spanish Colonial heritage. The resulting designs were two-story dwellings of Spanish Eclectic and Colonial Revival detailing. Early examples of Monterey, built between 1925 to 1935, tended to portray Spanish detailing; those buildings from the 1940s and 1950s typically emphasized English Colonial influences. Scattered examples of the style were constructed across America's suburbs during the second quarter of the twentieth century.

In Florida, the Monterey Revival style never gained wide popularity. The style, principally applied to residential housing, never made a significant contribution to hotel or commercial building trends. The distinctive features included a low pitched gable roof, a cross gable, and a second story balcony, usually cantilevered and integrated within the principal roof. Construction materials included wood shingles, brick, tile, stucco, and weatherboard. The first and second stories generally had different materials, wood over brick the most common application. Door and window surrounds often reflected Territorial examples of Spanish Colonial antecedents. Cast iron applications for balcony columns led to a further variant, called Creole French.





**Figure 5.5: Monterey-SJ06025- 77 Dolphin Drive**



**Figure 5.6: Monterey-SJ06326- 3 Park Terrace Drive**



*Split Level*

Architects created the Split Level style as a multistory version of the Ranch Style, which gained popularity in the 1940s and 1950s. Early Ranch and Split Level models that appeared in the 1930s were typically small, modest versions. Widespread application emerged with the increasing dependence of Americans on the automobile during the post-World War II period. Prior to the war, many Americans lived in or adjacent to the areas in which they worked. Because land was at a premium in those areas houses generally were constructed on relatively small, narrow lots. The increased mobility afforded by the automobile enabled many people to move away from congested cities to suburbs where comparatively large building lots could accommodate larger houses. The style was most popular in the suburbs of the Northeast and Midwest, with fewer examples constructed in western and southern states.

Split Level homes retain the horizontality and the low pitched roof with overhanging eaves typical of the Ranch Style, but include a two-story block to increase interior living space. A built-in garage is often placed on the ground floor of the two-story extension. A wide range of exterior wall fabrics are used, such as brick, concrete block, and wood siding often applied to a single model. Decoration is sparse and usually confined to vague Colonial precedents.



**Figure 5.7: Split-Level-SJ06325- 2 Park Terrace Drive**



**Figure 5.8: Split Level-SJ06369- 6 Flamingo Drive**

### *Contemporary*

Contemporary architecture has its roots in the late 1940s as architects adjusted to the austere forms offered by International and Streamline architecture. Emerging about 1940 and finding its fullest expression in the 1950s and 1960s, the style appeared in subtypes with flat, gable, and shed roofs. The flat-roof models often display some of the trappings of the International style, while gabled- and shed-roof dwellings often exhibit restrained characteristics of the Craftsman and Prairie genres. Generally one-story in height, building shapes are often rectangular, but some models exhibit a series of irregular masses to form the main body, sometimes connected at obtuse angles. Incised within the primary roof system, porches typically occupy small spaces and contrast from the large expanse of wall systems. Generally devoid of decoration, buildings executed in the Contemporary style often display a combination of wall surfaces with brick, stone, stucco, and wood. Some models have purlins or beams mounted under broad eaves. Clerestories often open under the eaves of gabled models. On some shed roof examples, clerestories open along stem walls where two shed roofs of different pitches meet. Fenestration is often irregular and asymmetrical with combinations of metal awnings and fixed windows.

The one-story house has an irregular, shallow-pitched shed roof with exposed rafter ends mounted under broad eaves over the front facade, masonry walls of contrasting concrete brick and streamlined textured brick bracketing window openings, awning, fixed, and jalousie windows, clerestory windows under the eaves, and a carport with a flat roof that tapers to protect the front entrance.





**Figure 5.9: Contemporary/Modernistic- SJ06295- 600 Anastasia Boulevard**



**Figure 5.10: Contemporary/Modernistic- SJ06294- 551 Anastasia Boulevard**

*Ranch*

Part of the Modern movement, the Ranch Style originated in California during the Great Depression and ultimately emerged as a dominant style for suburban residences between the middle of the 1940s and the 1960s. Widespread application of the style gained impetus from an increasing dependence of Americans on the automobile during the post-World War II period. Prior to the war, Americans lived in neighborhoods close to the areas in which they worked. In larger cities, these street car suburbs consisted of subdivisions with relatively narrow building lots close to the commercial districts into which residents walked or traveled by trolleys. Following the war, suburbs expanded as the post-war economy boomed, encouraging developers to open large subdivisions with wide lots that maximized the facade width of new dwellings. Ranch Style homes were generally larger than those commonly built during the Great Depression and World War II. The affordability of automobiles and increased wealth enabled Americans to move away from congested cities to suburbs with the comparatively large building lots necessary to accommodate “rambling” Ranch houses.

Ranch architecture, loosely based on colonial precedents and sometimes displaying influences of the Craftsman or Prairie styles, typically displays an asymmetrical long one-story block with a low pitched gable or hip roof with deep eaves oriented parallel to the street. Secondary gable or hip extensions are common and often contain a built-in garage. Low, broad chimneys generally pierce the roof of large models. Informal, simple entrances may be incised within the main block of the house, or protected by the eaves or even a simple porch. Few models display front porches, however. Instead, courtyards or patios often open along the rear elevation. Brick serves as a common wall construction material in early examples. Later versions of the style are often assembled with a wood frame finished with contrasting masonry and wood products. Fenestration is typically irregular and asymmetrical with ribbons of double-hung sash, sliding, or casement windows interrupted by large fixed picture windows bracketed with shutters. Adornment is sparse, sometimes including wrought-iron railings near the entrance or wood purlins mounted under the gable ends.



**Figure 5.11: Ranch- SJ05789- 75 Avista Circle**

#### *Auto Centric Commercial*

More of a type than a style however very distinctive characteristics are present with these structures. Mid-century commercial structures will vary from residential buildings in their set-back and general layout with respect to the automobile. Buildings found along Anastasia Boulevard that are directly associated with the traveler such as hotels/motels, garage or service stations, restaurants and entertainment venues are often positioned directly adjacent to the right of way and possibly host drive thru canopies. Other features include large plate glass windows, accent walls, flat roofs with wide reaching overhangs or fly-away roof lines, projecting wings, decorative concrete screens, streamline railings and stand-alone signage with similar characteristics.

#### *Art Moderne*

A good many of the commercial structures on Anastasia Boulevard are a blend of Art Moderne and International Styles. Most commonly found in the older “Box-Station” gas stations that have been converted to new uses. These resources possess rounded corners, stripes or horizontal elements and large scale windows. Character features include flat roofs and stucco exterior with minimal detail or embellishments -- other features typically include terra cotta, porcelain, enamel, steel or structural glass panels. Streamlined designs provided visual identify that customer could identify with. Design and layout was both economic and eye catching. During the great depression when station owner wanted to expand their revenue, many gas stations expanded to offer service and repair bays. Sales floors were expanded as well and large display windows allowed for show casing the goods for sale.





**Figure 5.12: Art Moderne-SJ03468- 4 Anastasia Boulevard**



**Figure 5.13: Mid-Century Modern- SJ05717- 124 Inlet Drive**



## VI. CONCLUSIONS AND RECOMMENDATIONS

Historic preservation, the process of protecting and maintaining buildings, structures, objects, and archaeological materials of significance, can be separated into three phases: (1) identification; (2) evaluation; and (3) protection. This survey constitutes an important step in the preservation of St. Augustine's historic resources. The documents produced by the survey, including the Florida Master Site File (FMSF) forms, the associated maps and photographs as well as the report, are designed to provide information that property owners, residents, local, state, and federal officials need to make judgments about resources that have value and the means by which they can protect those resources.

### Summary of Recommendations

This section contains a summary of measures that the City can adopt and employ in its preservation program. It includes an opinion regarding the significance of particular resources, the efficacy of measures that may be taken to protect or to preserve them, and suggestions for a program that will call attention to the city's heritage.

1. Copies of the report and FMSF forms generated from the survey should be maintained at Office of the Historic Preservation and Special Projects Planner, City of St. Augustine. Copies of the report should also be placed in the collections of the St. Augustine Historical Society, and the St. Johns County Public Library.
2. City staff, elected officials, and residents should utilize the information contained in the report, becoming aware of the county's historic building fabric and act to protect those historic resources. Public meetings should be held about the survey to make residents aware of the preservation process, and the aesthetic benefits and tax incentives afforded property owners of historic buildings.
3. Community awareness of Anastasia Island's historic architecture and historic places can be handled through a continuing education program that includes public meetings, articles in local newspapers, and the publication of guidebooks and pamphlets. Several pamphlets and guidebooks to St. Augustine historic architecture have been published, including one published for the County and its Tourist Development Council in 1993, *Historic Places of St. Augustine and St. Johns County: A Visitor's Guide*. In addition to updating and republishing this guidebook, the City should also produce a pamphlet that can be more widely distributed to include maps, significant buildings, lost landmarks, and historic development patterns specifically on the north end of the island. Other forms of public education involve a building plaque program that identifies historic buildings, and the continuation of an already well-established historic marker program. These markers, implemented in conjunction with the Bureau of Historic Preservation, which offers grant assistance for these projects, and the Florida Department of Transportation, should identify significant historical buildings and events at specific historic sites. If for any reason it is found and evidence presented that shows some of the present markers may be misplaced they shall be correctly identified and relocated. For those sites believed to be incorrect, additional research should be conducted, and the marker either confirmed to be properly placed, or reinstalled in the proper location.

4. The City's officials and staff should review the properties suggested for listing in the *National Register of Historic Places* (NRHP) outlined in a subsequent section of the recommendations. The listing of significant buildings and historic districts in the NRHP will help document the identity of the architectural and historical significance of Anastasia Island and the City of St. Augustine. National Register listings also promote rehabilitation of historic buildings through tax incentives for owners of income-producing historic properties.
5. In 1983, the City Commission adopted a historic preservation ordinance (Ordinance 83-10), to reorganize and define the responsibilities of the Historic Architectural Review Board. The list of properties suggested to be potentially eligible for inclusion on the NRHP should also form the basis of an inventory of buildings and districts to be protected within the City's historic preservation ordinance through landmark designations.
6. Lastly, the development of a mobile website which holds information about these historic resources should be publicized or marketed to local citizens as an educational tool.

### **Identifying, Documenting, and Evaluating Historic Resources**

"Historic property" or "historic resource" means any prehistoric or historic district, site, building, structure, or object included in, or eligible for, inclusion on the NRHP. An ordinance of local government may also define a historic property or historic resource using slightly less rigorous criteria than those used for listing properties in the NRHP.

The identification of historic resources begins with their documentation through a professional survey conducted under uniform criteria established by federal and state historic preservation offices. Survey is a gathering of detailed information on the buildings, structures, objects, and artifacts that have potential historical significance. The information should provide the basis for making judgments about the relative value of the resources. Not all resources identified or documented in the survey process may ultimately be judged "historically significant," protected by a historic preservation ordinance, or preserved. Still, all such resources should be subjected to a process of evaluation that results in a determination of those which should be characterized as historic under either federal or local criteria.

The Florida Master Site File (FMSF) is the state's clearinghouse for information on archaeological sites, historical structures, and field surveys. A system of paper and computer files, the FMSF is administered by the Division of Historical Resources, Florida Department of State. The form on which a site or building is recorded is the FMSF form. Recording a site or building on that form does not mean that it is historically significant, but simply that it meets a particular standard for recording. A building, for example, should be fifty years old or more before it is recorded and entered into the FMSF. Relatively few buildings or sites included in the FMSF are listed in the NRHP, the accepted criterion for a "historic resource." The *National Register of Historic Places* (NRHP) is the official federal list of culturally significant properties in the United States. The NRHP is maintained by the U. S. Department of the Interior, National Park Service. The buildings, sites, structures, objects, and districts listed in it are selected under

criteria established by the Department. Listing is essentially honorary, and does not imply federal protection or control over private properties listed unless federal funds or activities are allocated toward them. Under current law, commercial and other income-producing properties within a NRHP historic district are eligible for federal tax credits and other benefits if they are first certified as contributing to the characteristics of the district. Buildings individually listed in the NRHP are automatically considered certified historic structures and, if income-producing, also qualify for federal tax credits and other benefits. Formats for nominating properties to the NRHP include the individual nomination; the historic district, which designates a historic area within defined and contiguous boundaries; and the multiple property submission (MPS), which permits scattered resources that have common links to history, prehistory, or architecture to be included under one cover nomination.

### **The Importance of Historic Preservation on Anastasia Island**

A historic properties survey constitutes the indispensable preliminary step in a community's preservation program. The survey provides the historical and architectural data base upon which rational decisions about preservation can be made. Further progress in preserving culturally significant resources in the city will depend on the decisions of the city officials and residents. To assist them in deciding what steps they can take, the consultants present the following recommendations, which are based on their assessment of the city and its resources and their familiarity with the current status of historic preservation in Florida and the nation.

Since its earliest manifestations in the mid-nineteenth century, historic preservation has experienced an evolutionary change in definition. In its narrow and traditional sense, the term was applied to the process of saving buildings and sites where great events occurred or buildings whose architectural characteristics were obviously significant. In recent decades, historic preservation has become integrated into community redevelopment programs.

Arguments on behalf of a program of historic preservation can be placed in two broad categories: (1) aesthetic or social; and (2) economic. The aesthetic argument has generally been associated with the early period of the historic preservation movement that is, preserving sites of exceptional merit. Early legislation protecting historic resources included the Antiquities Act of 1906 (Public Law 59-209), which authorized the President to designate historic and natural resources of national significance located on federally owned or controlled lands as national monuments; and the Historic Sites Act of 1935 (Public Law 74-292), which established as national policy the preservation for public use of historic resources by giving the Secretary of the Interior the power to make historic surveys to document, evaluate, acquire, and preserve archaeological and historic sites across the country.

The National Historic Preservation Act of 1966 created the NRHP and extended this early legislation and definitions to include sites or districts of local as well as national distinction for the purpose of maintaining a federal listing of historic properties by the Keeper of the NRHP. Various other acts and amendments in 1966, 1974, and 1980 strengthened the protection of historic and archaeological resources. Tax credits became available with revisions to the U. S. Tax Code in 1976, 1978, 1980, and 1981, which provided incentives for the rehabilitation of historic buildings for income-producing purposes. In this process, there was, concomitantly, a

growing appreciation of the importance of districts that expressed architectural or historic value. Although no single building in a district may be significant, together those buildings create a harmonious scene. It is often necessary to preserve the individual elements to maintain the harmony of all.

One reason to preserve historic buildings is the "sense of place" they convey. Older buildings lend distinction to a community, setting it apart from other, newer neighborhoods and commercial centers. The ritual destruction of older buildings that has normally accompanied twentieth century "urban renewal" programs often resulted in the loss of community's identity. In a modern era of franchised architecture, many areas of Florida have become indistinguishable one from another. The loss of familiar surroundings disrupts the sense of continuity in community life and contributes to feelings of personal and social disorder. The historic buildings associated with Anastasia Island and the St. Augustine developed a distinctive and familiar character over a long period of time, and that is sufficient reason for their preservation.

A second argument used on behalf of historic preservation is economic. Ours is a profit-oriented society and the conservation of older buildings is often financially feasible and economically advantageous. Current federal tax law contains specific features that relate to the rehabilitation of eligible commercial and income-producing buildings located in a local certified historic district, or a historic district or individual building listed in the NRHP. Furthermore, Florida Statutes 196.1997 and 196.1998 provide authority to local governments to allow for ad valorem tax exemptions to owners of historic properties who wish to restore, renovate or rehabilitate those properties. When such actions are taken the property owner must follow specific guidelines outlined in the Secretary of the Interior Standards for Rehabilitation and reviewed by a regulatory body. The regulatory body for the City of St. Augustine is the Historic Architectural Review Board (HARB). HARB is responsible for determining historical significance and the appropriateness of the proposed work. In order to qualify for the program the property must either be listed in the NRHP, be a contributing property within a NRD or be designated a historic property or contributing property within a local historic district.

Beyond pure aesthetic and commercial value, there are additional benefits to reusing older buildings. First, historic buildings frequently contain materials that cannot be obtained in the present market. The materials and craftsmanship that went into their construction generally cannot be duplicated. Historic buildings typically have thicker walls, windows that open, higher ceilings and other amenities not always found in modern buildings. They are natural energy savers, having been designed in the pre-air conditioning era. From an economic standpoint, the rehabilitation of older buildings is a labor-intensive activity that contributes to a community's employment base. Preservation tends to spur construction activity, for once a few owners rehabilitate their dwellings or commercial buildings, others often follow suit.

Historic buildings and districts attract tourists. Studies by the National Trust for Historic Preservation and *Southern Living* confirm that historic buildings rank very high in tourist appeal among Americans. Tours of historic homes sponsored by historical societies and social organizations often draw hundreds of patrons, and generate thousands of dollars in revenue, which are often used to educate the public about the history of a community and the benefits of preservation. In St. Augustine, annual ceremonies and special events hosted by the City and the National Park Service at the Castillo de San Marcos and Fort Matanzas help ensure visitation to the area – the same can be said for the Lighthouse and other areas of Anastasia Island.



In Florida, where tourism is the state's largest industry and cities must compete vigorously for their share of the market, the preservation of historic resources that give an area distinction cannot be ignored. Historic resources that lend Anastasia Island its claim to individuality and a unique sense of place, ought therefore to have a high civic priority. Millions of tourists pour into St. Augustine annually, but relatively few seek places outside the Ancient City. Tourists seek out destinations that are often off the beaten track and impart special memories. Looking for places that possess originality, tourists are often lured to a historic landscape or district, which conveys a sense of place. The continuing destruction throughout Florida of buildings and other historic and cultural resources that give counties and cities in which they are found individuality goes largely ignored. In the process, Florida has begun to acquire a dull sameness.

Any effort at preserving the overall historic character of the north end of the island will fail if elected officials and property owners do not join in taking active measures to prevent the destruction of historic buildings. Federal and state officials have no authority to undertake a local historic preservation program. Federal authority is strictly limited to federal properties or to projects requiring federal licenses or using federal funding. Under no circumstances can federal or state governments forbid or restrict a private owner from destroying or altering a historic property when federal or state funds are not involved. Since in Florida most zoning and code regulations of private property are vested in county or municipal governments, specific restrictions or controls designed to preserve significant resources are their responsibility.

It also must be noted that historic preservation does **not** seek to block or discourage change. Preservation does seek to reduce the impact of change on existing cultural resources and to direct that change in a way that will enhance the traditional and historic character of an area. For historic preservation efforts to succeed the efforts must promote economic development that is sympathetic to the existing built environment.

### **National Register of Historic Places**

St. Augustine should begin reviewing opportunities for listing these historic resources in the NRHP as there is potential for several listings. The City should consider preparing a multiple property submission (MPS), and encourage property owners to list their properties in the NRHP, using either the historic district or the individual building format. A MPS is organized into three sections: historical contexts, geographical area, and property types. The document facilitates the preparation of later NRHP proposals by eliminating the need for developing historical and architectural contexts. Subsequent proposals would only require specific information regarding an individual resource or historic district, and not the associated historic or architectural contexts. A MPS for Anastasia Island could be organized on a neighborhood basis, or, as an alternative, only target specific types of resources, for example the original twelve structures (ten remaining) constructed during the D. P. Davis era, the Anastasia Resource Group in Lighthouse Park and the Davis Shores subdivision as a district. The preparation of the historical and architectural sections of this report represent important steps in the preparation of an MPS for Anastasia Island.

Listing historic districts in the NRHP is also an important tool for recognizing and preserving historic areas of the City. To clarify common questions asked about historic district nominations, once a building has been included in a NRHP district it cannot be nominated on an individual

basis. It should also be noted that a local historic district boundary and NRHP district boundary need not share contiguous lines. Factors that influence the development of a historic district include the ratio of historic buildings to non-historic buildings; the overall concentration of buildings in the district; the architectural integrity of the buildings; breaks in the pattern of development; and the overall significance of the district to the development of the Island or City. Although the NRHP has not established a minimum ratio requirement for districts, the rule of thumb is that contributing resources should constitute at least sixty percent of the total number of elements. Buildings identified as contributing must have been erected during the period of historic significance for the district, and maintain their original physical appearance to a high degree.

The establishment of a historic district boundary is an inexact science. The NRHP requires that a boundary follow lines of legal delineation. Because boundaries can follow subdivision lot lines, streets, contours of lakes, fence lines, and rights-of-way, straight-line boundaries, such as those formed by street patterns, are not necessary. Using these legal delineations, boundaries can meander between buildings and form irregular patterns. This system provides maximum latitude for including significant properties in districts, and also makes it possible to draw boundaries that include only contributing properties. This approach to boundaries offers a number of benefits, such as excluding non-contributing elements and the inclusion of a greater number of contributing resources than would be possible without the formation of irregular lines.

Conversely, these irregularly drawn boundaries often contain various types of resources that have little in common with one another. Also, asymmetric boundaries can appear indiscriminate and erratic to lay persons, and often increase the difficulty of determining, without a map, which buildings are included in the district. Last, the formation of extensive irregular boundary lines to enclose a historic district often serves to weaken the perception, extent, and nature of a historic district.

Regardless of a selected boundary, for historic districts containing fewer than fifty property owners, each owner will be notified by the Bureau of Historic Preservation in Tallahassee that a nomination proposal includes their property. If more than fifty percent of the property owners object to the process, the proposal will not be forwarded for review to the Florida National Register Review Board. For those historic districts containing more than fifty properties, the Bureau places public notices in the legal advertisement section of a local newspaper.

It appears that at least three areas within the city limits on the north end of the island contain sufficient concentrations of buildings with satisfactory integrity to form historic districts. Among those areas Davis Shores North and South as well as Lighthouse Park. In terms of Lighthouse Park it is the architectural historian's opinion that the City explore options for resubmitting a proposed district for the area as the last proposal was completed in 1993 and the community may have adapted in favor of a district. Furthermore, the district may be amended as there have been other buildings that have become contributing resources. See Appendix B for a list of resources to be considered for a MPS.

In addition to recognizing the original buildings constructed during the D.P. Davis era, the Lighthouse Park area, and the Davis Shores (North and South) subdivisions there are several structures that can be identified a significant individually by architectural style and on the local level. Some of those high-style examples are: 124 Inlet Drive (SJ05717), 75 Avista Circle (SJ05789), 201 Arpieka Avenue (SJ05848), 311 Oglethorpe Boulevard (SJ05874), and 207 Anastasia Boulevard (SJ06273).

Further research by the City to evaluate Davis Shores as a National Register Historic District is highly recommended as the area retains a significant number of resources with excellent integrity. While this can be a lengthy process that would require a special allocation of funding, the city should also consider reaching out to the community to individually landmark buildings if the meet historical or high-styled architectural significance such as the examples listed above. The same effort is recommended for the expanse of properties along Anastasia Boulevard which is favorable for a recognizable business district.

### **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 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. Just as St. Augustine has protected its resources on the mainland, an historic preservation ordinance can protect the recent past resources found on Anastasia Island.

The City's historic preservation ordinance and landmark designations on Anastasia Island should include a set of standards to apply in reviewing architectural changes to individual landmarks and buildings within designated historic districts. 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. The City of St. Augustine has adopted design guidelines, and a set of statewide guidelines is available from the Bureau of Historic Preservation. Notwithstanding these models, the City's design guidelines for Mid-Century Modern structures on Anastasia Island should be based on consensus definitions of the unique features of the area, and what property owners and residents, in concert with the Historic Architectural Review Board, would like to retain and reinforce.

Furthermore the City of St. Augustine has already established a number of regulatory tools to enhance and protect historic resources at the local level that can be employed for resources found on Anastasia Island. 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 2004, 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)

### **Further Actions the City Can Undertake**

It is critical that St. Augustine promote preservation on Anastasia Island. Without property owner and community support any preservation program will be hampered and delayed, or even doomed to fail. Physical changes made under the auspices of public agencies and departments, or by private property owners, should not compromise the historical integrity of buildings. A review of physical features, including street lights, utility poles, and street signs should be pursued to insure their compatibility with St. Augustine's historic resources. The general rule for evaluating these types of features is that they should be as unobtrusive as possible.

Signs, commercial and public, constitute some of the most disruptive visual elements on the modern urban landscape. A commercial necessity and an aid to shoppers and visitors, signs should not be permitted to disrupt the landscape or diminish the integrity of surrounding

architectural elements. Properly fabricated and installed, signs can be visually pleasing and architecturally harmonious with surrounding elements. Signage, advertising, and other promotional devices draw attention to historic buildings. This action will require the approval of the Department of Transportation, and should be pushed forward in concert with the City of St. Augustine, St. Augustine Historical Society, the local chamber of commerce, and other applicable local agencies and committees.

The City may also want to consider awarding certificates of merit and achievement to the owners of historic buildings, who have met specific criteria for rehabilitation. Awards of this kind are often employed to encourage preservation by recognizing outstanding efforts by property owners, as well as to identify important sites and buildings. Effective preservation programs depend on the determination of property owners to maintain the historic character of their buildings. This can be promoted through tax credits, tax abatements, streetscape improvements to enhance civic pride, and by educating property owners about the significance and historic value of the buildings they own. Publications are important tools for educating property owners and visitors about the history of the county, and the benefits of historic preservation. The addition of and continuous update to a mobile website will assist in educating the citizens and visitors to Anastasia Island. Another useful public education tool and visitor's guide is a relatively small and inexpensive brochure that describes and depicts the historic buildings and places on the island. Such a brochure may help spark additional interest in historic preservation and revitalization of historic buildings and dwellings. Grants are available through the Florida Department of State to offset some of the costs required to publish such materials.

The introduction of unharmonious elements within a historic setting may destroy the integrity of a historic resource. Historic architectural controls are merely a special kind of zoning, and should be considered a reasonable regulation of property applied in the interest of a community. Zoning is the most common historic preservation tool, and one that presents significant dangers to historic resources if it is wrongfully applied.

The conversion of residential buildings into professional office space, or the introduction of commercial buildings into a residential neighborhood often leads to a change in the character of a neighborhood, or even its eventual demise. The harmful effects of rezoning residential neighborhoods for office use become painfully apparent when multiple properties are leased or sold rapidly, or buildings lie vacant for indefinite periods of time. Eventually, historic buildings can become so modified that they retain little of the architectural integrity they once displayed. The adaptation of numerous dwellings into offices can eventually compromise the historic character of an entire neighborhood. Sensitive zoning restricts land use and can effectively preserve the fabric and character of historic districts and buildings.

### **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 enacted 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 of Resources

ADDRESS	STYLE	*DATE	FMSF #
<b>ALCAZAR STREET</b>			
104	Ranch	1952	SJ05881
108	Minimal Traditional	1930	SJ05882
200	Minimal Traditional	1958	SJ05883
201	Minimal Traditional	1948	SJ05884
202	Bungalow	1946	SJ05885
208	Mediterranean Revival	1946	SJ05886
211	Minimal Traditional	1957	SJ05887
212	Ranch	1965	SJ05888
217	Mid-Century Modern	1959	SJ05889
306	Minimal Traditional	1949	SJ05890
307	Minimal Traditional	1950	SJ05891
308	Ranch	1949	SJ05892
309	Minimal Traditional	1954	SJ05893
310	Mid-Century Modern	1949	SJ05894
312	Minimal Traditional	1949	SJ05895
315	Ranch	1950	SJ05896
316	Minimal Traditional	1950	SJ05897
323	Minimal Traditional	1951	SJ05898
324	Minimal Traditional	1951	SJ05899
<b>ALERTO STREET</b>			
208	Mid-Century Modern	1965	SJ06313
<b>ANASTASIA BOULEVARD</b>			
1	Mid-Century Modern	1954	SJ06257
9	Mid-Century Modern	1964	SJ06259
13	Mid-Century Modern	1955	SJ06262
100	Masonry Vernacular	1948	SJ06265
104	Masonry Vernacular	1950	SJ06266
106	Minimal Traditional	1953	SJ06267
108	Other	1930	SJ06268
113	Mission Revival	1950	SJ06269
115	Mid-Century Modern	1958	SJ06270
200	Mid-Century Modern	1959	SJ06271
205	Mid-Century Modern	1955	SJ06272
207	Mid-Century Modern	1953	SJ06273



208	Mid-Century Modern	1940	SJ06274
209	Mid-Century Modern	1953	SJ06275
211	Masonry Vernacular	1947	SJ06276
300	Mid-Century Modern	1955	SJ06277
301	Mid-Century Modern	1954	SJ06278
304	Mid-Century Modern	1958	SJ06279
317	Frame Vernacular	1930	SJ06280
400	Renaissance Revival	1940	SJ06283
403	Renaissance Revival	1951	SJ06284
405	Other	1955	SJ06285
409	Mid-Century Modern	1961	SJ06286
415	Colonial Revival	1945	SJ06288
420	Mid-Century Modern	1945	SJ06289
421	Colonial Revival	1923	SJ06290
427	Other	1936	SJ06291
501	Mid-Century Modern	1957	SJ06292
512	Mid-Century Modern	1939	SJ06293
551	Mid-Century Modern	1961	SJ06294
600	Mid-Century Modern	1952	SJ06295
604	Masonry Vernacular	1964	SJ06296
802	Masonry Vernacular	1962	SJ06297
804	Masonry Vernacular	1962	SJ06298
806	Minimal Traditional	1946	SJ06299
828	Mid-Century Modern	1944	SJ06300
841	Masonry Vernacular	1930	SJ06301
844	Mid-Century Modern	1952	SJ06302
902	Frame Vernacular	1960	SJ06303
904	Mid-Century Modern	1965	SJ06304
906	Masonry Vernacular	1963	SJ06305
912	Mid-Century Modern	1955	SJ06306
999	Mission	1938	SJ06307
1020	Mid-Century Modern	1964	SJ06308
1035	Mid-Century Modern	1964	SJ06309
1075	Mid-Century Modern	1953	SJ06310
1085	Mid-Century Modern	1953	SJ06311
1095	Mid-Century Modern	1953	SJ06312
<b>ANASTASIA PARK DRIVE</b>			
14	Mid-Century Modern	1958	SJ06263

<b>ANDREAS STREET</b>			
307	Minimal Traditional	1952	SJ05934
310	Minimal Traditional	1952	SJ05935
311	Ranch	1952	SJ05936
314	Minimal Traditional	1952	SJ05937
315	Minimal Traditional	1950	SJ05938
317	Ranch	1952	SJ05939
402	Minimal Traditional	1952	SJ05940
405	Minimal Traditional	1954	SJ05941
406	Mid-Century Modern	1950	SJ05942
407	Minimal Traditional	1954	SJ05943
411	Ranch	1954	SJ05944
<b>ARPIEKA AVENUE</b>			
5	Mid-Century Modern	1962	SJ05841
11	Frame Vernacular	1937	SJ05842
13	Frame Vernacular	1936	SJ05843
100	Ranch	1948	SJ05844
107	Minimal Traditional	1938	SJ05845
108	Mid-Century Modern	1955	SJ05846
110	Other	1940	SJ05847
201	Mid-Century Modern	1963	SJ05848
202	Mid-Century Modern	1957	SJ05849
204	Minimal Traditional	1952	SJ05450
207	Minimal Traditional	1948	SJ05851
304	Mid-Century Modern	1954	SJ05852
308	Minimal Traditional	1920	SJ05853
323	Ranch	1951	SJ05854
327	Mediterranean Revival	1951	SJ05855
329	Ranch	1956	SJ05856
333	Minimal Traditional	1952	SJ05857
<b>ARREDONDO AVENUE</b>			
7	Ranch	1952	SJ05972
8	Frame Vernacular	1948	SJ05971
105	Minimal Traditional	1949	SJ05970
106	Frame Vernacular	1950	SJ05969
107	Bungalow	1939	SJ05968

111	Minimal Traditional	1948	SJ05967
115	Ranch	1945	SJ05966
120	Ranch	1954	SJ05965
200	Ranch	1945	SJ05964
300	Minimal Traditional	1936	SJ05963
306	Ranch	1956	SJ05962
307	Minimal Traditional	1952	SJ05961
400	Mid-Century Modern	1955	SJ05960
401	Colonial Revival	1929	SJ05959
404	Minimal Traditional	1955	SJ05958
405	Ranch	1965	SJ05957
406	Mid-Century Modern	1955	SJ05956
410	Ranch	1959	SJ05955
414	Mid-Century Modern	1956	SJ05954
415	Mid-Century Modern	1947	SJ05953
416	Mid-Century Modern	1956	SJ05952
<b>ARRICOLA AVENUE</b>			
10	Minimal Traditional	1939	SJ06159
115	Minimal Traditional	1952	SJ06160
205	Minimal Traditional	1958	SJ06161
211	Ranch	1958	SJ06162
320	Bungalow	1948	SJ06163
406	Minimal Traditional	1949	SJ06164
417	Frame Vernacular	1940	SJ06165
433	Ranch	1965	SJ06166
439	Ranch	1964	SJ06167
445	Minimal Traditional	1964	SJ06168
447	Mid-Century Modern	1963	SJ06169
451	Ranch	1963	SJ06170
455	Ranch	1963	SJ06171
457	Minimal Traditional	1964	SJ06172
461	Ranch	1963	SJ06173
463	Minimal Traditional	1964	SJ06174
467	Ranch	1963	SJ06176
469	Mid-Century Modern	1956	SJ06177
470	Mid-Century Modern	1960	SJ06012
472	Mid-Century Modern	1960	SJ06178
473	Ranch	1957	SJ06179

474	Ranch	1954	SJ06180
475	Mid-Century Modern	1957	SJ06181
478	Ranch	1955	SJ06182
479	Ranch	1958	SJ06183
483	Ranch	1954	SJ06184
485	Minimal Traditional	1956	SJ06185
489	Minimal Traditional	1954	SJ06186
490	Minimal Traditional	1954	SJ06187
491	Minimal Traditional	1956	SJ06188
494	Mid-Century Modern	1954	SJ06189
495	Ranch	1957	SJ06190
496	Ranch	1956	SJ06191
497	Ranch	1956	SJ06192
500	Minimal Traditional	1958	SJ06193
501	Minimal Traditional	1956	SJ06194
502	Ranch	1958	SJ06195
503	Minimal Traditional	1956	SJ06196
506	Ranch	1956	SJ06197
507	Minimal Traditional	1956	SJ06198
509	Mid-Century Modern	1955	SJ06199
510	Minimal Traditional	1953	SJ06200
513	Minimal Traditional	1952	SJ06201
514	Ranch	1954	SJ06202
515	Ranch	1955	SJ06203
516	Mid-Century Modern	1955	SJ06204
519	Minimal Traditional	1953	SJ06205
520	Mid-Century Modern	1954	SJ06206
524	Mid-Century Modern	1956	SJ06207
<b>AVISTA CIRCLE</b>			
1	Ranch	1958	SJ05772
9	Minimal Traditional	1951	SJ05773
12	Ranch	1956	SJ05779
14	Ranch	1964	SJ05780
15	Minimal Traditional	1952	SJ05774
16	Moderne	1954	SJ05782
17	Minimal Traditional	1950	SJ05775
18	Moderne	1954	SJ05784
21	Ranch	1953	SJ05776



31	Mission	1951	SJ05777
35	Ranch	1950	SJ05778
39	Ranch	1948	SJ05781
47	Ranch	1962	SJ05783
51	Ranch	1956	SJ05785
61	Ranch	1954	SJ05786
65	Ranch	1955	SJ05787
69	Ranch	1965	SJ05788
75	Ranch	1958	SJ05789
<b>CABEZA STREET</b>			
204	Minimal Traditional	1950	SJ06314
<b>CARVER STREET</b>			
101	Ranch	1954	SJ06043
102	Mid-Century Modern	1957	SJ06044
104	Minimal Traditional	1958	SJ06045
204	Mid-Century Modern	1957	SJ06046
208	Mid-Century Modern	1958	SJ06047
212	Minimal Traditional	1957	SJ06048
216	Minimal Traditional	1957	SJ06049
220	Minimal Traditional	1959	SJ06050
<b>CASANOVA DRIVE</b>			
1	Mid-Century Modern	1957	SJ06379
10	Mid-Century Modern	1957	SJ06380
12	Mid-Century Modern	1957	SJ06381
17	Ranch	1957	SJ06382
25	Bungalow	1930	SJ06383
27	Other	1930	SJ06384
<b>COMARES AVENUE</b>			
31	Mid-Century Modern	1955	SJ05993
32	Minimal Traditional	1948	SJ05994
45	Mid-Century Modern	1954	SJ05995
48	Mid-Century Modern	1942	SJ05996
54	Mid-Century Modern	1955	SJ05997
57	Mid-Century Modern	1943	SJ05998
60	Minimal Traditional	1955	SJ05999

67	Mediterranean Revival	1956	SJ06000
72	Mid-Century Modern	1962	SJ06001
76	Mid-Century Modern	1950	SJ06002
80	Minimal Traditional	1951	SJ06003
<b>COQUINA AVENUE</b>			
4	New England Cottage	1949	SJ06103
6	Minimal Traditional	1950	SJ06104
8	Minimal Traditional	1950	SJ06105
9	Mid-Century Modern	1954	SJ06106
10	Minimal Traditional	1950	SJ06107
11	Mid-Century Modern	1951	SJ06108
14	Mid-Century Modern	1958	SJ06109
15	Mid-Century Modern	1959	SJ06110
16	Mid-Century Modern	1955	SJ06111
18	Mid-Century Modern	1956	SJ06112
19	Mid-Century Modern	1952	SJ06113
21	Ranch	1954	SJ06114
22	Minimal Traditional	1956	SJ06115
24	Minimal Traditional	1958	SJ06116
25	Minimal Traditional	1954	SJ06117
29	Ranch	1953	SJ06118
30	Minimal Traditional	1951	SJ06119
31	Minimal Traditional	1953	SJ06120
35	Minimal Traditional	1954	SJ06121
39	Mid-Century Modern	1957	SJ06122
41	Minimal Traditional	1950	SJ06123
44	Mid-Century Modern	1957	SJ06124
45	Mid-Century Modern	1953	SJ06125
46	Minimal Traditional	1954	SJ06126
47	Minimal Traditional	1950	SJ06127
50	Ranch	1955	SJ06128
51	Ranch	1950	SJ06129
52	Ranch	1963	SJ06130
55	Ranch	1954	SJ06131
56	Mid-Century Modern	1955	SJ06132
60	Ranch	1956	SJ06133
62	Mid-Century Modern	1954	SJ06134
66	Mid-Century Modern	1957	SJ06135

70	Mid-Century Modern	1957	SJ06136
71	Unspecified	1957	SJ06137
73	Ranch	1956	SJ06138
74	Colonial Revival	1957	SJ06139
75	Mid-Century Modern	1955	SJ06140
76	Minimal Traditional	1958	SJ06141
77	Ranch	1957	SJ06142
80	Ranch	1953	SJ06143
81	Unspecified	1957	SJ06144
82	Ranch	1953	SJ06145
83	Mid-Century Modern	1955	SJ06146
84	Mid-Century Modern	1962	SJ06147
91	Frame Vernacular	1959	SJ06148
92	Ranch	1953	SJ06149
95	Minimal Traditional	1955	SJ06150
101	Ranch	1956	SJ06151
201	Ranch	1961	SJ06152
204	Mid-Century Modern	1961	SJ06153
205	Ranch	1961	SJ06154
208	Ranch	1959	SJ06155
217	Mid-Century Modern	1964	SJ06156
218	Ranch	1962	SJ06157
222	Ranch	1962	SJ06158
<b>CORONADO STREET</b>			
103	Mid-Century Modern	1957	SJ05983
104	Mid-Century Modern	1954	SJ05984
106	Minimal Traditional	1955	SJ05985
107	Mid-Century Modern	1956	SJ05986
110	Mid-Century Modern	1955	SJ05987
111	Mid-Century Modern	1957	SJ05988
112	Mid-Century Modern	1956	SJ05989
113	Mid-Century Modern	1957	SJ05990
117	Mid-Century Modern	1957	SJ05991
<b>D'ALLYON AVENUE</b>			
4	Mid-Century Modern	1955	SJ05833
6	Minimal Traditional	1956	SJ05832
8	Minimal Traditional	1953	SJ05831

9	Ranch	1957	SJ05830
11	Ranch	1957	SJ05828
12	Mid-Century Modern	1950	SJ05829
15	Mid-Century Modern	1958	SJ05824
16	Mid-Century Modern	1953	SJ05827
18	Mid-Century Modern	1962	SJ05826
20	Minimal Traditional	1953	SJ05825
21	Mid-Century Modern	1958	SJ05822
22	Mid-Century Modern	1957	SJ05823
24	Mid-Century Modern	1955	SJ05821
<b>DOLPHIN DRIVE</b>			
1	Mid-Century Modern	1953	SJ06004
9	Frame Vernacular	1948	SJ06005
10	Mid-Century Modern	1961	SJ06006
22	Minimal Traditional	1948	SJ06007
23	Minimal Traditional	1947	SJ06008
26	Minimal Traditional	1962	SJ06009
27	Ranch	1958	SJ06010
32	Ranch	1963	SJ06011
40	Ranch	1963	SJ06013
46	Ranch	1949	SJ06015
50	Mid-Century Modern	1954	SJ06016
55	Ranch	1949	SJ06017
56	Minimal Traditional	1952	SJ06018
60	Ranch	1952	SJ06019
64	Mid-Century Modern	1954	SJ06020
66	Minimal Traditional	1950	SJ06022
70	Ranch	1958	SJ06023
74	Minimal Traditional	1956	SJ06024
77	Monterey	1955	SJ06025
78	Ranch	1948	SJ06026
81	Mid-Century Modern	1952	SJ06027
84	Minimal Traditional	1957	SJ06028
94	Ranch	1963	SJ06030
95	Ranch	1951	SJ06031
100	Minimal Traditional	1954	SJ06032

<b>EAST CARVER STREET</b>			
98	Bungalow	1949	SJ06385
110	Mid-Century Modern	1953	SJ06387
<b>EUGENE PLACE</b>			
2	Mid-Century Modern	1956	SJ06334
3	Mid-Century Modern	1957	SJ06335
4	Mid-Century Modern	1956	SJ06336
5	Mid-Century Modern	1957	SJ06337
6	Mid-Century Modern	1956	SJ06338
7	Mid-Century Modern	1957	SJ06339
8	Mid-Century Modern	1956	SJ06340
9	Mid-Century Modern	1956	SJ06341
10	Mid-Century Modern	1956	SJ06342
11	Minimal Traditional	1958	SJ06343
12	Minimal Traditional	1956	SJ06344
13	Mid-Century Modern	1961	SJ06345
14	Mid-Century Modern	1958	SJ06346
16	Mid-Century Modern	1959	SJ06347
17	Mid-Century Modern	1957	SJ06348
18	Mid-Century Modern	1957	SJ06349
<b>FANCHER COURT</b>			
1	Mid-Century Modern	1957	SJ06350
2	Mid-Century Modern	1953	SJ06351
3	Mid-Century Modern	1957	SJ06352
4	Mid-Century Modern	1953	SJ06353
6	Mid-Century Modern	1953	SJ06354
8	Mid-Century Modern	1953	SJ06355
14	Mid-Century Modern	1962	SJ06356
15	Mid-Century Modern	1963	SJ06357
16	Mid-Century Modern	1962	SJ06358
17	Minimal Traditional	1960	SJ06359
18	Ranch	1956	SJ06360
19	Mid-Century Modern	1961	SJ06361
20	Minimal Traditional	1956	SJ06362
21	Mid-Century Modern	1958	SJ06363
22	Ranch	1956	SJ06364
23	Mid-Century Modern	1957	SJ06365



24	Mid-Century Modern	1957	SJ06366
<b>FLAGLER BOULEVARD</b>			
101	Minimal Traditional	1964	SJ05900
103	Minimal Traditional	1951	SJ05901
105	Minimal Traditional	1955	SJ05902
107	Minimal Traditional	1943	SJ05903
114	Ranch	1952	SJ05904
115	Minimal Traditional	1956	SJ05905
200	Minimal Traditional	1954	SJ05906
204	Minimal Traditional	1958	SJ05907
209	Minimal Traditional	1940	SJ05908
210	Mid-Century Modern	1949	SJ05909
211	Minimal Traditional	1948	SJ05910
213	Minimal Traditional	1952	SJ05911
216	Ranch	1954	SJ05912
300	Minimal Traditional	1949	SJ05913
304	Minimal Traditional	1952	SJ05914
307	Minimal Traditional	1952	SJ05915
308	Ranch	1952	SJ05916
311	Bungalow	1964	SJ05918
312	Minimal Traditional	1952	SJ05917
314	Minimal Traditional	1954	SJ05919
400	Minimal Traditional	1954	SJ05920
402	Minimal Traditional	1954	SJ05921
404	Minimal Traditional	1954	SJ05922
406	Minimal Traditional	1954	SJ05923
408	Minimal Traditional	1948	SJ05924
410	Minimal Traditional	1946	SJ05925
412	Minimal Traditional	1951	SJ05926
415	Minimal Traditional	1948	SJ05927
435	Frame Vernacular	1948	SJ05928
<b>FLAMINGO DRIVE</b>			
2	Split Level	1962	SJ06367
5	Ranch	1956	SJ06368
6	Split Level	1962	SJ06369
9	Ranch	1956	SJ06370
15	Ranch	1955	SJ06371

24	Bungalow	1940	SJ06372
25	Ranch	1956	SJ06373
<b>HERADA STREET</b>			
205	Mid-Century Modern	1960	SJ06051
206	Other	1950	SJ06052
209	Mid-Century Modern	1961	SJ06053
215	Ranch	1962	SJ06054
<b>HOLLY LANE</b>			
15	Bungalow	1950	SJ06378
<b>INLET DRIVE</b>			
106	Mid-Century Modern	1957	SJ05715
120	Craftsman	1938	SJ05716
124	Mid-Century Modern	1955	SJ05717
130	Unspecified	1950	SJ05718
134	Masonry Vernacular	1950	SJ05719
136	Ranch	1946	SJ05720
151	Mid-Century Modern	1957	SJ05721
162	Mid-Century Modern	1954	SJ05722
168	Mid-Century Modern	1955	SJ05723
171	Mid-Century Modern	1957	SJ05724
175	Ranch	1961	SJ05725
176	Masonry Vernacular	1946	SJ05726
180	Other	1946	SJ05728
184	Mid-Century Modern	1959	SJ05729
185	Mid-Century Modern	1955	SJ05727
188	Mid-Century Modern	1954	SJ05732
189	Other	1955	SJ05730
191	Mid-Century Modern	1947	SJ05731
194	Other	1946	SJ05733
199	Mediterranean Revival	1946	SJ05734
204	Frame Vernacular	1946	SJ05736
209	Mid-Century Modern	1965	SJ05738
<b>INLET PLACE</b>			
5	French Cottage	1938	SJ06388
7	Other	1948	SJ06389

9	Minimal Traditional	1938	SJ06390
10	Masonry Vernacular	1956	SJ06391
11	Minimal Traditional	1947	SJ06392
12	Minimal Traditional	1948	SJ06393
<b>LEW BOULEVARD</b>			
919	Ranch	1953	SJ06394
929	Ranch	1956	SJ06395
931	Ranch	1957	SJ06396
935	Other	1952	SJ06397
936	Ranch	1958	SJ06398
947	Mid-Century Modern	1954	SJ06399
953	Ranch	1954	SJ06400
955	Mid-Century Modern	1956	SJ06401
959	Mid-Century Modern	1956	SJ06402
<b>LUWANNA CIRCLE</b>			
1	Mid-Century Modern	1956	SJ06055
2	Mid-Century Modern	1958	SJ06056
<b>MAGNOLIA DRIVE</b>			
26	Bungalow	1930	SJ06403
28	Bungalow	1930	SJ06404
31	Frame Vernacular	1941	SJ06405
40	Ranch	1957	SJ06406
41	Frame Vernacular	1925	SJ06407
46	Mid-Century Modern	1950	SJ06408
47	Bungalow	1915	SJ06409
49	Frame Vernacular	1915	SJ06410
50	Frame Vernacular	1950	SJ06411
54	Minimal Traditional	1949	SJ06412
56	Frame Vernacular	1950	SJ06413
60	Frame Vernacular	1940	SJ06414
72	Frame Vernacular	1945	SJ06415
82	Frame Vernacular	1953	SJ06417
90	Minimal Traditional	1964	SJ06418
125	Masonry Vernacular	1950	SJ06419

<b>MARLIN DRIVE</b>			
3	Mid-Century Modern	1957	SJ06420
4	Other	1955	SJ06421
7	Mid-Century Modern	1957	SJ06422
10	Mid-Century Modern	1957	SJ06423
11	Mid-Century Modern	1957	SJ06424
14	Mid-Century Modern	1956	SJ06425
15	Mid-Century Modern	1955	SJ06426
<b>MENENDEZ ROAD</b>			
5	Mid-Century Modern	1956	SJ06208
7	Mid-Century Modern	1957	SJ06209
9	Minimal Traditional	1950	SJ06210
16	Minimal Traditional	1950	SJ06211
20	Minimal Traditional	1948	SJ06212
21	Frame Vernacular	1950	SJ06213
24	Mid-Century Modern	1963	SJ06214
26	Minimal Traditional	1939	SJ06215
27	Minimal Traditional	1941	SJ06216
31	Minimal Traditional	1940	SJ06217
32	Minimal Traditional	1944	SJ06218
35	Minimal Traditional	1938	SJ06219
36	Minimal Traditional	1946	SJ06220
37	Minimal Traditional	1945	SJ06221
41	Minimal Traditional	1948	SJ06222
42	Minimal Traditional	1939	SJ06223
45	Minimal Traditional	1948	SJ06224
46	Minimal Traditional	1944	SJ06225
47	Mid-Century Modern	1957	SJ06226
49	Mid-Century Modern	1957	SJ06227
54	Minimal Traditional	1946	SJ06228
56	Mid-Century Modern	1956	SJ06229
58	Ranch	1950	SJ06230
59	Minimal Traditional	1951	SJ06231
100	Minimal Traditional	1945	SJ06232
101	Ranch	1961	SJ06233
104	Minimal Traditional	1945	SJ06234
107	Ranch	1960	SJ06235
111	Minimal Traditional	1950	SJ06236

113	Mid-Century Modern	1954	SJ06237
114	Mid-Century Modern	1956	SJ06238
117	Mid-Century Modern	1954	SJ06239
118	Mid-Century Modern	1956	SJ06240
119	Mid-Century Modern	1956	SJ06241
123	Mid-Century Modern	1956	SJ06242
126	Minimal Traditional	1954	SJ06243
127	Ranch	1955	SJ06244
130	Mid-Century Modern	1954	SJ06245
133	Mid-Century Modern	1955	SJ06246
134	Mid-Century Modern	1954	SJ06247
135	Mid-Century Modern	1955	SJ06248
138	Mid-Century Modern	1956	SJ06249
139	Minimal Traditional	1941	SJ06250
141	Mid-Century Modern	1957	SJ06251
144	Minimal Traditional	1955	SJ06252
145	Ranch	1955	SJ06253
146	Ranch	1954	SJ06254
149	Mid-Century Modern	1962	SJ06255
150	Ranch	1954	SJ06256
<b>MINORCA AVENUE</b>			
312	Ranch	1950	SJ05820
321	Mid-Century Modern	1952	SJ05819
326	Ranch	1955	SJ05818
<b>MIRUELA AVENUE</b>			
4	Mid-Century Modern	1950	SJ05790
8	Mid-Century Modern	1949	SJ05791
15	Minimal Traditional	1948	SJ05792
19	Ranch	1952	SJ05793
21	Minimal Traditional	1960	SJ05794
22	Minimal Traditional	1955	SJ05795
25	Ranch	1954	SJ05798
26	Minimal Traditional	1948	SJ05796
29	Mid-Century Modern	1955	SJ05799
30	Minimal Traditional	1948	SJ05797
35	Mid-Century Modern	1954	SJ05802
36	Mid-Century Modern	1950	SJ05800



37	Ranch	1951	SJ05803
41	Ranch	1954	SJ05805
43	Mid-Century Modern	1955	SJ05808
44	Mid-Century Modern	1955	SJ05804
46	Mid-Century Modern	1946	SJ05806
47	Mid-Century Modern	1954	SJ05809
50	Mid-Century Modern	1953	SJ05807
51	Ranch	1959	SJ05811
52	Mid-Century Modern	1962	SJ05810
53	Minimal Traditional	1963	SJ05814
54	Ranch	1958	SJ05812
58	Mediterranean Revival	1948	SJ05813
61	Ranch	1951	SJ05817
62	Minimal Traditional	1946	SJ05815
64	Ranch	1948	SJ05816
<b>MONTRANO AVENUE</b>			
9	Ranch	1956	SJ05840
16	Mid-Century Modern	1953	SJ05839
20	Mid-Century Modern	1953	SJ05838
22	Mid-Century Modern	1954	SJ05837
27	Ranch	1962	SJ05835
28	Ranch	1954	SJ05836
29	Ranch	1960	SJ05834
<b>MOULTRIE PLACE</b>			
2	Minimal Traditional	1948	SJ06042
6	Minimal Traditional	1954	SJ06029
<b>MURAT STREET</b>			
2	Mid-Century Modern	1960	SJ05801
<b>NORTH MATANZAS BOULEVARD</b>			
100	Mid-Century Modern	1957	SJ05945
106	Ranch	1964	SJ05946
200	Mid-Century Modern	1952	SJ05947
201	Minimal Traditional	1952	SJ05948
207	Other	1952	SJ05949
208	Mid-Century Modern	1952	SJ05950

212	Minimal Traditional	1950	SJ05951
<b>OCEAN WAY</b>			
15	Frame Vernacular	1942	SJ06427
<b>OCEAN VISTA AVENUE</b>			
441	Ranch	1960	SJ06428
445	Mid-Century Modern	1965	SJ06429
<b>OGLETHORPE BOULEVARD</b>			
6	Ranch	1955	SJ05858
12	Mid-Century Modern	1956	SJ05859
18	Ranch	1955	SJ05860
101	Minimal Traditional	1933	SJ05861
102	Mediterranean Revival	1940	SJ05862
108	Minimal Traditional	1948	SJ05863
115	Minimal Traditional	1930	SJ05864
200	Ranch	1961	SJ05865
202	Ranch	1945	SJ05866
205	Ranch	1964	SJ05867
210	Minimal Traditional	1949	SJ05868
211	Mid-Century Modern	1962	SJ05869
212	Minimal Traditional	1937	SJ05870
215	Mediterranean Revival	1952	SJ05871
305	Minimal Traditional	1936	SJ05872
306	Ranch	1951	SJ05873
311	Mid-Century Modern	1960	SJ05874
312	Ranch	1954	SJ05875
319	Minimal Traditional	1945	SJ05876
320	Other	1950	SJ05877
321	Ranch	1954	SJ05878
325	Minimal Traditional	1954	SJ05879
330	Minimal Traditional	1948	SJ05880
<b>OLD QUARRY ROAD</b>			
395	Minimal Traditional	1965	SJ06315
398	Other	1961	S06316
399	Ranch	1961	SJ06317
401	Frame Vernacular	1920	SJ06318

403	Ranch	1962	SJ06319
<b>PALMETTO AVENUE</b>			
6	Minimal Traditional	1939	SJ06430
21	Bungalow	1925	SJ06431
22	Minimal Traditional	1925	SJ06432
25	Bungalow	1949	SJ06433
31	Minimal Traditional	1952	SJ06434
33	Minimal Traditional	1952	SJ06435
71	Minimal Traditional	1953	SJ06436
<b>PARK TERRACE DRIVE</b>			
1	Ranch	1963	SJ06324
2	Split Level	1964	SJ06325
3	Monterey	1965	SJ06326
4	Ranch	1962	SJ06327
10	Split Level	1963	SJ06328
14	Ranch	1964	SJ06329
18	Ranch	1964	SJ06330
23	Ranch	1965	SJ06331
25	Ranch	1965	SJ06332
28	Ranch	1964	SJ06333
<b>PONCE DE LEON AVENUE</b>			
4	Ranch	1956	SJ05735
8	Ranch	1957	SJ05737
10	Minimal Traditional	1957	SJ05931
22	Bungalow	1935	SJ05992
24	Frame Vernacular	1945	SJ06021
26	Frame Vernacular	1945	SJ06033
<b>RIBAUT STREET</b>			
306	Minimal Traditional	1956	SJ05929
309	Bungalow	1938	SJ05930
320	Mid-Century Modern	1950	SJ05932
321	Mid-Century Modern	1952	SJ05933

<b>SOUTH COMARES AVENUE</b>			
9	Minimal Traditional	1950	SJ06320
19	Minimal Traditional	1956	SJ06321
<b>SOUTH MATANZAS BOULEVARD</b>			
200	Minimal Traditional	1947	SJ06057
209	Mid-Century Modern	1954	SJ06058
210	Mid-Century Modern	1954	SJ06059
213	Mid-Century Modern	1963	SJ06060
215	Minimal Traditional	1958	SJ06061
218	Ranch	1954	SJ06062
220	Mid-Century Modern	1954	SJ06063
224	Minimal Traditional	1950	SJ06064
234	Minimal Traditional	1948	SJ06065
240	Mid-Century Modern	1955	SJ06066
244	Mid-Century Modern	1955	SJ06068
248	Minimal Traditional	1956	SJ06069
252	Minimal Traditional	1955	SJ06070
256	Minimal Traditional	1955	SJ06071
260	Mid-Century Modern	1955	SJ06072
263	Ranch	1948	SJ06073
268	Ranch	1954	SJ06074
269	Other	1950	SJ06075
270	Minimal Traditional	1955	SJ06076
273	Ranch	1954	SJ06077
274	Mid-Century Modern	1955	SJ06078
275	Ranch	1949	SJ06079
285	Mid-Century Modern	1955	SJ06080
286	Minimal Traditional	1958	SJ06081
288	Other	1955	SJ06082
<b>SALT RUN COURT</b>			
17	Minimal Traditional	1936	SJ06322
<b>SAND DUNE ALLEY</b>			
2	Mid-Century Modern	1950	SJ06258
6	Other	1910	SJ06260

<b>SOLANO AVENUE</b>			
2	Mid-Century Modern	1950	SJ06083
6	Unspecified	1950	SJ06084
9	Minimal Traditional	1955	SJ06085
10	Mid-Century Modern	1957	SJ06086
13	Minimal Traditional	1956	SJ06087
14	Minimal Traditional	1950	SJ06088
15	Ranch	1950	SJ06089
18	Ranch	1954	SJ06090
19	Mid-Century Modern	1956	SJ06091
22	Ranch	1955	SJ06092
23	Ranch	1955	SJ06093
24	Ranch	1954	SJ06094
25	Minimal Traditional	1958	SJ06095
28	Ranch	1954	SJ06096
29	Minimal Traditional	1960	SJ06097
30	Minimal Traditional	1954	SJ06098
31	Minimal Traditional	1960	SJ06099
32	Ranch	1954	SJ06100
36	Minimal Traditional	1958	SJ06101
38	Ranch	1958	SJ06102
<b>ST. AUGUSTINE BOULEVARD</b>			
9	Minimal Traditional	1946	SJ05771
11	Minimal Traditional	1946	SJ05770
15	Mid-Century Modern	1950	SJ05769
21	Mid-Century Modern	1961	SJ05768
22	Mid-Century Modern	1950	SJ05767
23	Ranch	1962	SJ05766
24	Other	1950	SJ05765
25	Frame Vernacular	1950	SJ05764
31	Mid-Century Modern	1942	SJ05761
32	Mediterranean Revival	1932	SJ05763
34	Mission	1925	SJ05762
36	Ranch	1953	SJ05760
40	Minimal Traditional	1940	SJ05759
42	Bungalow	1940	SJ05758
45	Mid-Century Modern	1940	SJ05756



46	Minimal Traditional	1940	SJ05757
51	Mid-Century Modern	1955	SJ05755
52	Mid-Century Modern	1950	SJ05754
55	Mid-Century Modern	1950	SJ05753
58	Mid-Century Modern	1950	SJ05752
59	Mid-Century Modern	1940	SJ05751
60	Minimal Traditional	1941	SJ05750
66	Frame Vernacular	1941	SJ05749
68	Minimal Traditional	1945	SJ05748
74	Ranch	1957	SJ05747
78	Mediterranean Revival	1940	SJ05745
81	Mid-Century Modern	1956	SJ05746
86	Minimal Traditional	1949	SJ05744
88	Mid-Century Modern	1946	SJ05742
91	Mid-Century Modern	1955	SJ05743
92	Mid-Century Modern	1943	SJ05741
98	Mid-Century Modern	1945	SJ05740
106	Ranch	1952	SJ05739
<b>WHITE STREET</b>			
4	Frame Vernacular	1935	SJ06067
38	Frame Vernacular	1932	SJ06175
<b>ZORATOA AVENUE</b>			
107	Minimal Traditional	1952	SJ06034
111	Ranch	1922	SJ06035
112	Minimal Traditional	1952	SJ06036
200	Mid-Century Modern	1956	SJ06037
203	Minimal Traditional	1956	SJ06038
205	Mid-Century Modern	1958	SJ06039
212	Ranch	1956	SJ06040
218	Ranch	1956	SJ06041
<b>ZORAYDA AVENUE</b>			
102	Minimal Traditional	1945	SJ05973
105	Ranch	1948	SJ05974
107	Ranch	1954	SJ05975
108	Minimal Traditional	1941	SJ05976
200	Ranch	1964	SJ05977

401	Ranch	1942	SJ05978
402	Minimal Traditional	1948	SJ05979
405	Minimal Traditional	1940	SJ05980
409	Mediterranean Revival	1940	SJ05981
410	Minimal Traditional	1946	SJ05982
<b>Previously recorded structures</b>			
<b>ANASTASIA BOULEVARD</b>			
4	Modern	1930	SJ03468
10	Masonry Vernacular	1950	SJ03469
12	Mid-Century Modern	1950	SJ03470
<b>ARPIEKA AVENUE</b>			
12	Mediterranean Revival	1925	SJ00178
101	Mediterranean Revival	1930	SJ00179
211	Mediterranean Revival	1925	SJ00180
<b>OLD BEACH ROAD</b>			
	Masonry Vernacular	1888	SJ00097
<b>BUSAM STREET</b>			
20	Frame Vernacular	1920	SJ00320
<b>COQUINA AVENUE</b>			
40	Mediterranean Revival	1927	SJ00653
<b>EAST CARVER STREET</b>			
106	Frame Vernacular	1960	SJ00395
<b>HOLLY LANE</b>			
9	Frame Vernacular	1910	SJ00933
<b>LIGHTHOUSE AVENUE</b>			
5	Frame Vernacular	1930	SJ01127
7	Frame Vernacular	1930	SJ01129
8	Frame Vernacular	1930	SJ01130
10	Frame Vernacular	1930	SJ01131
60	Prarie	1912	SJ01132

62	Octagon	1900	SJ01133
65	Frame Vernacular	1900	SJ01134
67	Frame Vernacular	1900	SJ01135
69	Bungalow	1914	SJ01136
74	Frame Vernacular	1900	SJ01137
76	Frame Vernacular	1910	SJ01138
81	Masonry Vernacular	1888	SJ00097
<b>MAGNOLIA DRIVE</b>			
22	Frame Vernacular	1924	SJ01242
25	Bungalow	1958	SJ01243
30	Frame Vernacular	1920	SJ01244
32	Frame Vernacular	1921	SJ01245
34	Frame Vernacular	1898	SJ01246
37	Masonry Vernacular	1930	SJ01247
65	Frame Vernacular	1926	SJ01249
81	Frame Vernacular	1948	SJ01250
89	Frame Vernacular	1950	SJ01251
95	Frame Vernacular	1915	SJ01252
101	Frame Vernacular	1928	SJ01253
<b>MINORCA AVENUE</b>			
307	Mediterranean Revival	1924	SJ01369
<b>MONTRANO AVENUE</b>			
10	Mediterranean Revival	1925	SJ01371
11	Mediterranean Revival	1925	SJ01372
15	Mediterranean Revival	1925	SJ01373
<b>N. ST. AUGUSTINE BOULEVARD</b>			
2	Mid-Century Modern	1950	SJ03467
85	Mediterranean Revival	1927	SJ01858
<b>OCEAN WAY</b>			
5	Frame Vernacular	1938	SJ01449
27	Frame Vernacular	1924	SJ01451
17	Frame Vernacular	1942	SJ01450
<b>OCEAN VISTA AVENUE</b>			

443	Craftsman	1924	SJ01448
<b>OGLETHORPE BOULEVARD</b>			
107	Mediterranean Revival	1925	SJ01452
<b>OLD QUARRY ROAD</b>			
400	Frame Vernacular	1924	SJ01463
402	Frame Vernacular	1925	SJ01785
404	Frame Vernacular	1963	SJ01464
<b>PALMETTO AVENUE</b>			
7	Frame Vernacular	1925	SJ01608
8	Frame Vernacular	1928	SJ01609
9	Frame Vernacular	1925	SJ01610
10	Frame Vernacular	1928	SJ01611
11	Frame Vernacular	1923	SJ01612
12	Frame Vernacular	1928	SJ01613
15	Frame Vernacular	1924	SJ01614
16	Frame Vernacular	1928	SJ01615
17	Bungalow	1924	SJ01616
19	Bungalow	1921	SJ01617
<b>PONCE DE LEON AVENUE</b>			
1	Frame Vernacular	1907	SJ02418
5	Frame Vernacular	1910	SJ01727
15	Frame Vernacular	1890	SJ01728
16	Bungalow	1926	SJ01729
18	Bungalow	1934	SJ01730
<b>WHITE STREET</b>			
37	Masonry Vernacular	1930	SJ02416
43	Bungalow	1932	SJ02417

**\*Circa**

## **Appendix B**

### Possible MPS Eligible Resources



Possible Multiple Property Submissions or National Register Districts to consider are the remaining 10 of the original 12 structures constructed during the D. P. Davis era as well as the Anastasia Historic District in Lighthouse Park – others may include high-style examples of the architecture found in the surveyed areas. The lists below include individual properties that would contribute to a MPS.

#### **D. P. Davis Era Buildings**

<b>ADDRESS</b>	<b>STYLE</b>	<b>*DATE</b>	<b>FMSF #</b>
<b>ARPEIKA AVENUE</b>			
12	Mediterranean Revival	1952	SJ00178
101 (Dunne Apt.)	Mediterranean Revival	1952	SJ00179
211 (Seashore Apt.)	Mediterranean Revival	1952	SJ00180
<b>COQUINA</b>			
40	Minimal Traditional	1952	SJ00653
<b>MINORCA</b>			
307 (Ryman House)	Mediterranean Revival	1924	SJ01369
<b>MONTRANO</b>			
10	Mediterranean Revival		SJ01371
11	Mediterranean Revival	1954	SJ01372
15	Mediterranean Revival	1950	SJ01373
<b>OGLETHORPE</b>			
107	Mediterranean Revival	1925	SJ01452
<b>N. ST. AUGUSTINE BLVD.</b>			
85	Mediterranean Revival	1925	SJ01858

#### **Anastasia Historic District/Lighthouse Park**

<b>ADDRESS</b>	<b>STYLE</b>	<b>*DATE</b>	<b>FMSF #</b>
<b>BUSAM STREET</b>			
20	Frame Vernacular	1917	SJ00178
52	Masonry Vernacular	1917	SJ00179
330	Frame Vernacular	1913	SJ00180

**CARVER STREET**

106 (U.S. Navy Wireless Station)	Frame Vernacular	1905	SJ00653
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**LIGHTHOUSE AVENUE**

5 (O. B. Smith Cottage)	Frame Vernacular	1899	SJ01127
7 (Ingraham Cottage)	Frame Vernacular	1910	SJ01129
8	Frame Vernacular	1930	SJ01130
10	Frame Vernacular	1930	SJ01131
60	Prarie	1912	SJ01132
62	Octagon	1900	SJ01133
65	Frame Vernacular	1900	SJ01134
67	Frame Vernacular	1900	SJ01135
69	Bungalow	1914	SJ01136
74	Frame Vernacular	1900	SJ01137
76	Frame Vernacular	1910	SJ01138
81	Masonry Vernacular	1888	SJ00097

**MAGNOLIA DRIVE**

37	Masonry Vernacular	1917	SJ01247
65	Frame Vernacular	1930	SJ01249

**OCEAN VISTA**

107	Mediterranean Revival	1924	SJ01448
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**PONCE DE LEON AVENUE**

5	Frame Vernacular	1917	SJ01727
15	Frame Vernacular	1980	SJ01728
16	Frame Vernacular	1930	SJ01729
18	Frame Vernacular	1924	SJ01730
22	Frame Vernacular	1917	SJ01731

**WHITE STREET**

37	Masonry Vernacular	1930	SJ02416
43	Frame Vernacular	1930	SJ02417
46	Frame Vernacular	1890	SJ02418

## **Appendix C**

### 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) Architectural Survey of Anastasia Island Structures

Report Title (exactly as on title page) Architectural Survey of Anastasia Island Structures, St. Johns County

Report Authors (as on title page, last names first) 1. Davenport, Patricia 3. \_\_\_\_\_  
2. Handley, Brent 4. \_\_\_\_\_

Publication Date (year) 2015 Total Number of Pages in Report (count text, figures, tables, not site forms) 92

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. Davis Shores 3. Mid-Century Modern 5. Florida Building Boom 7. Ranch Style  
2. Lighthouse Park 4. Anastasia Island 6. D. P. Davis 8. \_\_\_\_\_

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

Name Jenny Wolfe Organization City of St. Augustine

Address/Phone/E-mail jwolfe@citystaug.com/ 904-209-4326/ PO Box 210 St. Augustine, FL 32085

Recorder of Log Sheet Patricia Davenport Date Log Sheet Completed 7-8-2015

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 ST. AUGUSTINE Year 1988 4. Name \_\_\_\_\_ Year \_\_\_\_\_  
2. Name ST. AUGUSTINE BEACH Year 1988 5. Name \_\_\_\_\_ Year \_\_\_\_\_  
3. Name \_\_\_\_\_ Year \_\_\_\_\_ 6. Name \_\_\_\_\_ Year \_\_\_\_\_

## Description of Survey Area

Dates for Fieldwork: Start 3-16-2015 End 5-29-2015 Total Area Surveyed (fill in one) \_\_\_\_\_ hectares 600 acres

Number of Distinct Tracts or Areas Surveyed 4

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 Pedestrian survey of ~800 architectural resources at least 50 years old  
within the incorporated areas of Anastasia Island. Associated archival research of Anastasia Island  
history and development, Davis Shores, Lighthouse Park/Reservation, D.P. Davis etc

## 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): \_\_\_\_\_

## 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 65 Count of Newly Recorded Sites 710

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

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

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)\*\*\***

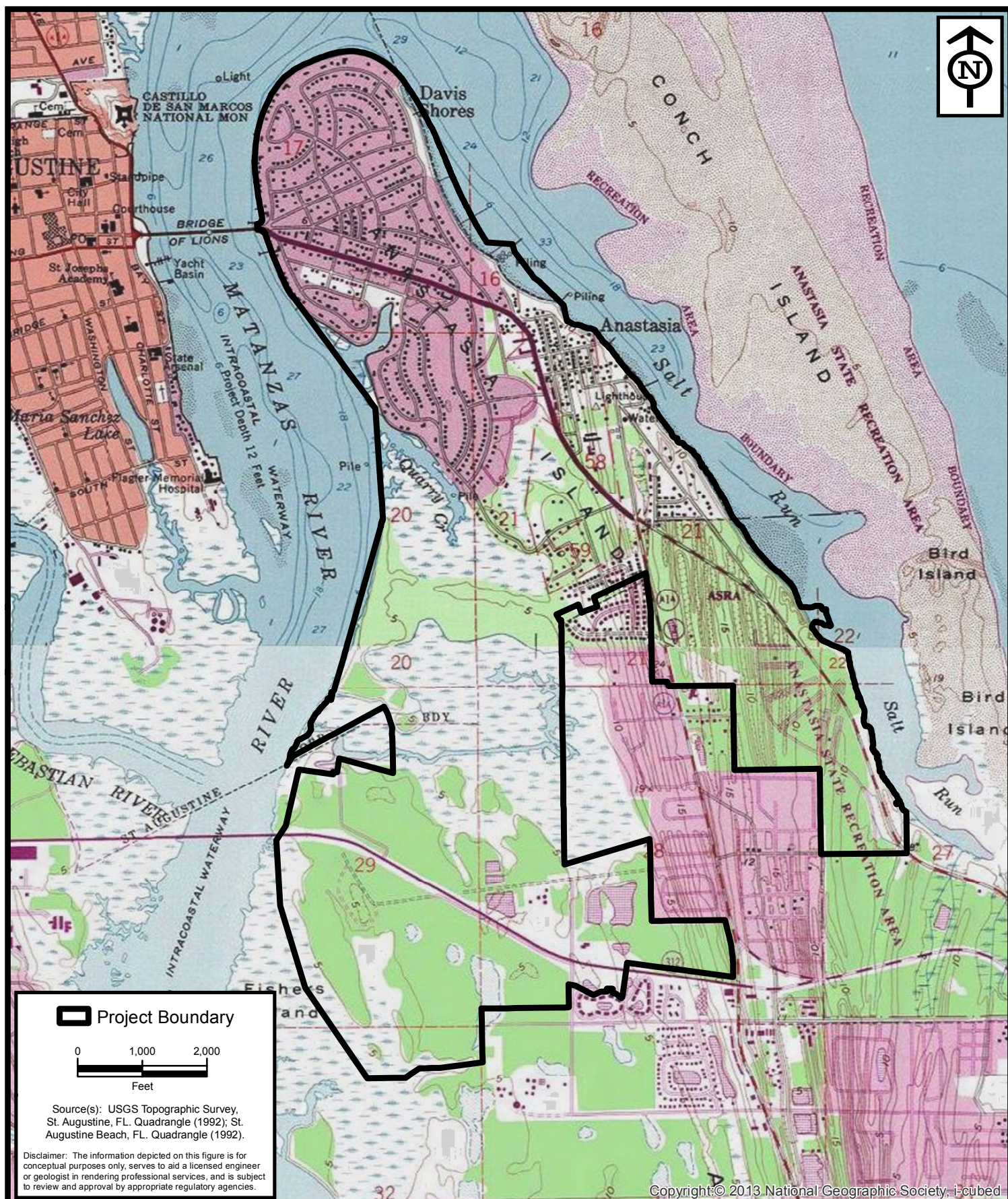
## SHPO USE ONLY

## SHPO USE ONLY

## SHPO USE ONLY

Origin of Report: ☐ 872 ☐ CARL ☐ UW ☐ 1A32 # \_\_\_\_\_ ☐ Academic ☐ Contract ☐ Avocational  
☐ Grant Project # \_\_\_\_\_ ☐ Compliance Review: CRAT # \_\_\_\_\_  
Type of Document: ☐ Archaeological Survey ☐ Historical/Architectural Survey ☐ Marine Survey ☐ Cell Tower CRAS ☐ Monitoring Report  
☐ Overview ☐ Excavation Report ☐ Multi-Site Excavation Report ☐ Structure Detailed Report ☐ Library, Hist. or Archival Doc  
☐ MPS ☐ MRA ☐ TG ☐ Other: \_\_\_\_\_  
Document Destination: \_\_\_\_\_ Plotability: \_\_\_\_\_





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# Survey Boundary **Architectural Survey of Anastasia Island Structures**

St. Augustine, Florida

Project: AJ1555.00

Date: Jul. 2015

Drwn/Chkd: AVL/JRN

Figure: 1