

# St. Augustine Survey, Part IV

West Augustine and the subdivisions of Fort Moosa Gardens and Saratoga Lakes

Prepared for  
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St. Johns County, Florida

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## EXECUTIVE SUMMARY

Environmental Services, Inc., a Terracon Company (ESI) of Jacksonville, Florida conducted an architectural survey of structures in St. Augustine, specifically the area known as West Augustine and the subdivisions of Fort Moosa Gardens and Saratoga Lakes, for the City of St. Augustine, St. Johns County, Florida between November 2019 and June 2020. The survey was conducted under for the City of St. Augustine to fulfill requirements under a Historic Preservation Small-Matching Grant, grant number 20.4.sm.200.058, “St. Augustine Survey Part 4.”

The objectives of the survey were to, at a minimum, record 600 combined original and updated resources using Florida Master Site File (FMSF) forms for all resources 45 years or older for planning purposes. ESI utilized the Historic Structure Form v5 and assessed the eligibility for listing in the *National Register of Historic Places* (NRHP) as well as assess their eligibility for contribution to a historic district. All work was intended to comply with Section 106 of the *National Historic Preservation Act* (NHPA) of 1966 (as amended) implemented by 36 CRF 800 (Protection of Historic Properties), Chapter 267 F.S. and the minimum field methods, data analysis, and reporting standards embodied in the Florida Department of Historic Resources (FDHR) *Historic Compliance Review Program* (November 1990). 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 historic resources, including architecture, objects, or linear resources (such as roads and railways), within the project area constructed in 1975 or earlier. Data from the St. Johns County Property Appraiser and the FMSF was collected and cross referenced to insure the accuracy of information and the correlation with respective buildings and developments. Research conducted at local and state repositories focused on the historical context of the project area.

Initial estimates for the project included one thousand and thirteen (1,013) parcels which met the age criteria in the project area. In total, 887 historic resources were assessed through a desktop reconnaissance and pedestrian inspection, including two (2) statues, one (1) railroad, and (1) cemetery. Of the surveyed structures, ESI recorded a total of 795 resources using the FMSF form. Of those recorded, 325 resources were previously recorded and were updated; the remaining 468 resources were recorded for the first time. This survey resulted in the potential eligibility for six (6) National Register Historic District's (NRHD) within the survey area; including 365 resources considered potentially eligible or contributing to a potential NRHD; 371 resources were considered ineligible or non-contributing structures; and fifty-seven (57) were considered to have insufficient information to determine their eligibility. In addition, ESI recommends further investigation into two areas that may be eligible for listing as a Historic Conservation District, as well as one (1) historic property that may be individually eligible from the NRHP.

An electronic copy of project GIS data layers showing all surveyed resources is included with the final deliverables to the City of St. Augustine and the Florida Department of State, Division of Historical Resources. Final deliverables include both new and updated FMSF forms, maps, images, and all other associated data; a Survey Log Sheet and associated map; and a file geodatabase. An inventory of resources can be found in **Appendix A** of this report and the Survey Log Sheet and map can be found in **Appendix B**. An overall report map of the survey area can be found in **Appendix C** and **Appendix D** contains details on the city's demolished structures within the project area.

## ACKNOWLEDGMENTS

This project was financed in part with the historic preservation grant assistance provided by the Bureau of Historic Preservation, Division of Historical Resources, Florida Department of State, assisted by the Florida Historical Commission.

This survey and subsequent report would not have been possible without essential feedback from city staff concerning the historic context as well as oversight on the recordation of historic resources with the FMSF. The consultant and authors would like to thank the City of St. Augustine Planning & Building Department and Historic Preservation Officer Jenny Wolfe and the St. Augustine Historical Society, especially Charles Tingley and Bob Nawrocki for their help, conversation, and extensive knowledge. The St. Augustine City Commission and the Historic Architectural Review Board should be commended as their tireless effort to promote and record St. Augustine's history. The St. Johns County Property Appraiser and the Florida Master Site File staffs were invaluable, for providing baseline information for the project team to build upon. The team also would like to thank Virginia Savage McAlester, author of *A Field Guide to American Houses* and preservationist extraordinaire.

The project team would like to thank the citizens of West Augustine and Fort Moosa neighborhoods for their appreciation of their neighborhood and desire to preserve and better their community. They permitted photographs and answered questions to the best of their ability. ESI hopes this survey will continue to provide helpful information for future historic preservation in the neighborhoods.



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## INTRODUCTION

*Some figures in this report are held by repositories and should not be duplicated without permission.*

Environmental Services, Inc., a Terracon Company (ESI), of Jacksonville, Florida, conducted an architectural survey of the recent past structures in the City of St. Augustine, St. Johns County, Florida, specifically including the neighborhood known as West Augustine and including Fort Moosa Gardens and Saratoga Lakes within the city limits. The Survey was conducted for the City of St. Augustine, in part to fulfill requirements as a Certified Local Government (CLG).

The St. Augustine Survey Update Part 4 is part of a continuation of a citywide survey effort to update the entire inventory of historical resources within St. Augustine. This survey focused on West Augustine, generally bounded by the San Sebastian River on the east, Ravenswood Drive on the north, west of Whitney Street, and Arapaho Avenue on the south. It also included the neighborhood of Fort Mose between Poinciana Avenue and Fort Mose Trail off Ponce de Leon Boulevard (**Figure 1**). The purpose of the project was to identify and evaluate historic resources within the aforementioned area constructed in or prior to 1975. As a part of the survey, ESI recorded all resources using the Florida Site Master File (FSMF) form.

The scope of work outlined by the City included background research, the development of a historical context and completion of field work necessary to carry out a total inventory of an estimated seven hundred and fifty (750) resources. ESI prepared and updated the FMSF forms, a survey map of the project area, and the final report containing all previously mentioned information. A total of 887 resources were surveyed during this project. Of those, 795 were recorded with the FMSF form. The remaining balance of resources include those resources that were demolished (92), in part by additions and/or alterations, or in their entirety. ESI also recorded one (1) cemetery, one (1) railroad and two (2) statues. This report contains the methods and findings of the survey, historic and architectural contexts of the city, and an inventory of recorded resources.

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 within the City of St. Augustine. Documents produced in conjunction with the survey, including the FMSF forms and the associated report, provide information to better the community. Property owners, residents and local, state, and federal officials can utilize this report to make informed decisions and judgments about resources that have value to individuals and their community at large.

The City is to be commended for its continuing dedication to preservation and identifying the need for a resource inventory. It is anticipated this inventory and report will be one step among many. It is hoped that these efforts will lead to higher level of preservation in West Augustine and the Fort Moosa neighborhoods, as well as a greater understanding of the value of these resources among St. Augustine residents. Future endeavors by the City may include the publication of books or pamphlets on local architecture or history, the installation of historic markers, and nomination of resources or districts to the National Register of Historic Places (NRHP). In order to preserve and protect the historic integrity of St. Augustine, it is important the City, elected officials, and residents utilize incentives to assist with preservation efforts. Voluntary, financial, and legal techniques are available and are discussed in detail in this report.

## SURVEY CRITERIA & 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 resources. A survey is undertaken to determine the nature, extent, and character of historic resources, which includes buildings, structures, objects, sites, or districts that can be significant in national, state, or local history. A survey should be clearly distinguished from registration and protection of historic properties, which is provided through listings in the NRHP, and, just as importantly, by enacting local historic preservation ordinances.

### The Importance of Historic Preservation

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 US Tax Code in 1976, 1978, 1980, 1981, and 2017, which provided incentives for the rehabilitation of historic buildings for income-producing purposes.

A strong 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.

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 St. Augustine its claim to individuality and a unique sense of place, ought therefore to have a high civic priority. Looking for places that possess originality, tourists and potential residents 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, some parts of Florida have begun to acquire a dull sameness.



It also must be noted that historic preservation does not seek to block or discourage change. Preservation seeks 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 – in other words, to mitigate change, not prevent it. For historic preservation efforts to succeed the efforts must promote economic development that is sympathetic to the existing built environment.

Any effort at preserving the historic character of St. Augustine, West Augustine, and the Fort Moosa neighborhoods 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. In Florida, most zoning and code regulations of private property are vested in County or municipal governments; therefore, specific restrictions or controls designed to preserve significant resources are their responsibility.

### Background Research and Previous Surveys

The City of St. Augustine has been extensively documented. Ten (10) surveys had project boundaries which overlapped with the project boundaries of this survey. They range in date from 1980 to 2017 and provided baseline data for this survey. Each report possesses valuable information relating to the development of West Augustine and the larger St. Augustine. Previous surveys held on file with the Division of Historical Resources, Florida Master Site File Department include:

- 1980 – *Historic Sites and Buildings Survey of St. Augustine, Florida* by William Adams and Robert Steinbach. Manuscript No. 1015.
- 1987 – *St. Johns County Historical, Architectural and Archaeological Survey* by the Historic St. Augustine Preservation Board. Manuscript No. 01515
- 1999 – *Historic Building Survey Up-date of the City of St. Augustine* by William Adams of Historic Property Associates. Manuscript No. 05705
- 2001 – *Historic Properties Survey* by Sidney Johnston of Environmental Services, Inc. Manuscript No. 06612
- 2006 – *North City Survey Report for the City of St. Augustine* by Walt Marder, AIA, and Paul Weaver of Historic Property Associates. Manuscript No. 14002
- 2006 – *Addendum to: A Phase II Archaeological Site Evaluation of the Miller I Site (SJ4984) and Detailed Historical research of the Jeffery Bridge Site (SJ4985) and Miller Shops Site (SJ5005), St. Johns County, Florida* by Environmental Services Inc. Manuscript No. 13167 & 15445
- 2008 – *West Augustine Historic District Assessment Survey, St. Johns County, Florida* by Bland & Associates, Inc. Manuscript No. 15447
- 2009, *The King's and Pablo Roads, Florida's First Highways*, Historic Property Associates, Inc.
- 2012: *Cultural Resource Assessment Survey of the Twin Rivers Capital Retail Store Project, St. Johns County, Florida* by SEARCH. Manuscript No. 20511
- 2017 – *Cultural Resource Assessment Survey of St. Augustine Sidewalk Project, St. Johns County, Florida* by Environmental Services, Inca. Manuscript No. 24227



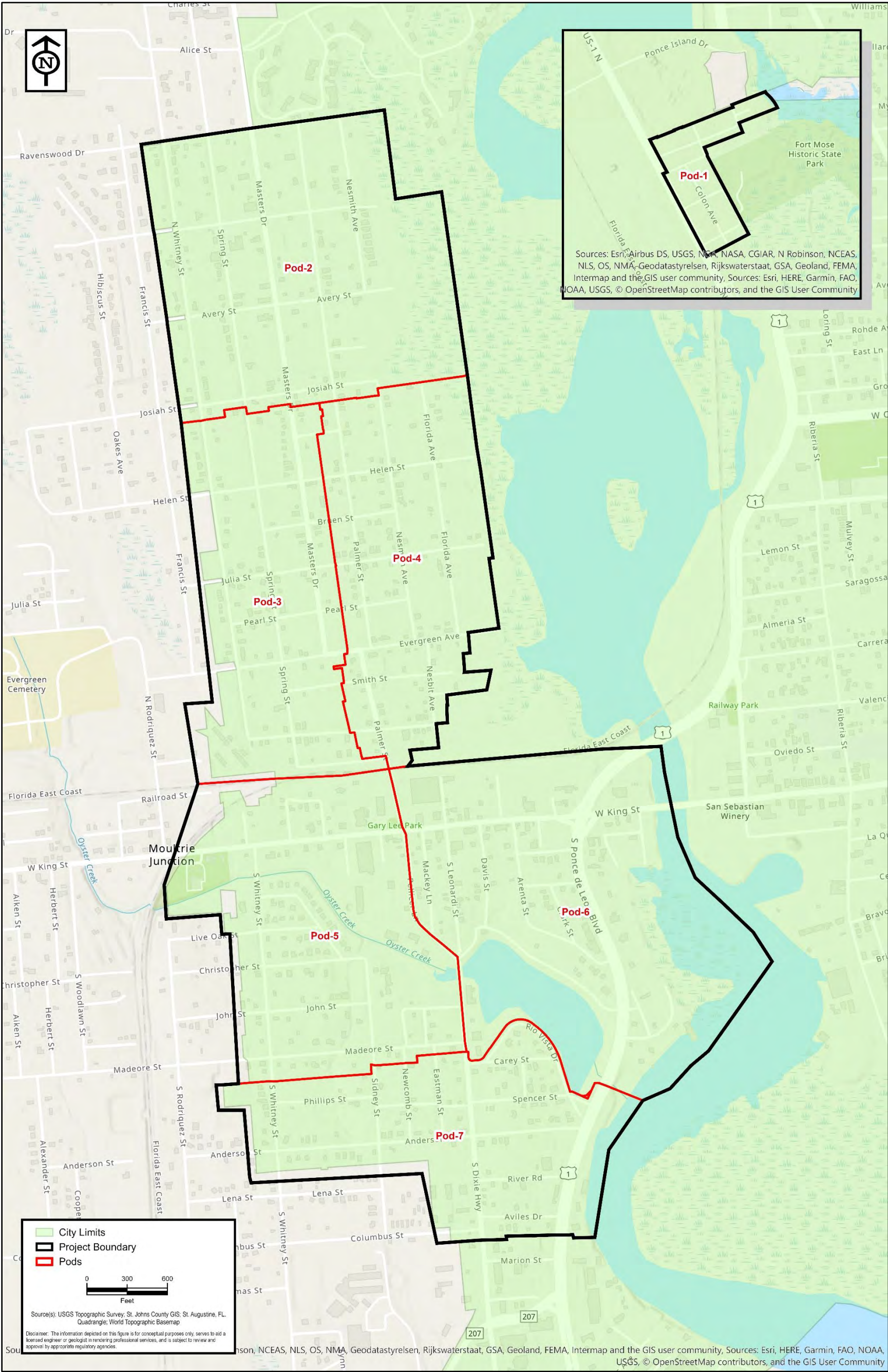


Figure 1. Survey location and project pod boundaries within the St. Augustine City Limits.



## Survey Criteria

A survey is a gathering of detailed information on the buildings, structures, objects, sites, and artifacts that have potential historical significance. The information should provide the basis for making judgements 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 historically significant under either federal or local criteria.

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 (SHPO). The term *historic property* is defined as any prehistoric or historic district, site, building, structure, or object included on, or determined eligible for inclusion on, the NRHP as defined in 36 CFR Part 800.16 – Protection of Historic Properties (as amended). An ordinance of state and/or local government may also define a historic property or historic resources under criteria contained in that ordinance. 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 properties." 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. **Within the context of this survey, the terms *historic resource* or *cultural resource* means any prehistoric or historic district, site, building, or structure constructed in or prior to 1975.**

Relatively few buildings or sites included in the FMSF are listed in the NRHP, the accepted criterion for what constitutes a *significant historic property*. The NRHP is the official federal list of culturally, historically, or architecturally significant properties in the United States and is maintained by the US Department of the Interior, National Park Service (NPS). The buildings, sites, structures, objects, and districts listed in it are selected under criteria established by NPS. Inclusion is honorary and does not imply federal protection or control over private properties listed unless federal funds or activities are allocated toward them. Under current federal 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 verified as contributing to the other 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. Other benefits are available, including grants and alternative financing measures (see **Incentive Programs** section for more information). 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 (or listing), which permits scattered resources that have common links to history, prehistory, or architecture to be included under one cover nomination.

NRHP 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 the U.S. Department of the Interior to evaluate properties for inclusion on the NRHP:

*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:*

- a. a religious property deriving primary significance from architectural or artistic distinction or historical importance;*
- b. 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;*
- c. a birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his or her productive life;*
- d. a cemetery that derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events;*
- e. a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived;*
- f. a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historical significance; or*
- g. a property achieving significance within the past fifty years if it is of exceptional importance.*

The Division of Historical Resources employs the same criteria in a less restrictive manner for selecting properties to be placed in the FMSF, a repository located at the R. A. Gray Building in Tallahassee. The process allows for the recordation of resources of local significance that are not listed in or eligible for the NRHP. The FMSF is the state's clearinghouse for information on archaeological sites, historical structures, and field surveys. Used as a central repository containing archival data, including both paper and computer files, it is administered by the Division of Historical Resources, Florida Department of State. It 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. The form on which a resource is recorded is the FMSF form. Each FMSF form represents a permanent record of a resource. Recording a building on the FMSF 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. One of the largest differences between the FMSF and the NRHP is that there is almost no requirement for integrity or significance to be recorded, unlike with the NRHP. The primary qualification for inclusion on the site file is the age of the resource, suggested to be fifty years or older, unless the resource is especially important.

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. NPS is the regulatory body charged with the final evaluation of resources by significance for inclusion in the NRHP. Significance is determined through the loss or retention of integrity. The evaluation is grounded by seven aspects of integrity, which the NPS defines as location, design, setting, materials, workmanship, feeling and association.

### Survey Methodology

There are several methodologies for survey. One approach is the thematic survey, which identifies all historic properties of a specific type. 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 city limit.

This survey was performed as a geographic survey. The goal was to identify and evaluate the significance of the historic structures in West Augustine and the neighborhood of Fort Mose. The survey area comprises approximately 520 acres and is roughly bound to the east by the San Sebastian River; to the north by Ravenswood Drive; along Whitney Street to the west; and Arapaho Avenue on the south. It also included the Fort Moosa Gardens and Saratoga Lake subdivisions along the northern boundary of the St. Augustine city limits to the north; U.S. 1 along the west; and Fort Mose Trail along the south.

After an initial review of secondary histories, previous surveys, and FMSF, additional pre-survey planning included the acquisition of a current property appraiser map, historic and current USGS maps, Sanborn Maps, historic aerial imagery, and plat maps. Approximate dates of construction were obtained from the St. Johns County Property Appraiser's office and Planning & Building Department of the City of St. Augustine. Historic and current United States Geological Survey (USGS) maps, historic aerial imagery hosted by the University of Florida Digital Collections (UFDC), and Sanborn Maps were obtained to 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 in pre-survey planning was transferred into an ESRI GIS database in the form of the ESRI Collector mobile application (Collector app) to create working field maps with all pertinent information made accessible in the field. Information populated into the survey map included a general building location denoted by the recording point, address, year-built date, and a FMSF site ID, if previously recorded. This information was uploaded into the Collector app by ESRI's GIS team. The survey area was divided into pods, or sections, typically containing 50-100 structures each and using the existing road system within each district to define the boundaries (**Figure 1**). A total of seven (7) pods were generated for this survey. The survey team worked in pairs or groups with one surveyor on each side of the street working parallel to each other.

Equipment and materials used in the field included data collection devices equipped with a high-quality digital photography camera loaded with the Collector app. Mobile devices were further equipped with internet access allowing field research and address verification to be conducted as necessary. The devices were also equipped with cloud storage and sync technology that allow immediate access to collected data while in the field. Sync capability allowed surveyors to avoid overlapping and redundancy thereby reducing the margin or human error. For each building, architectural data and at least one digital image per structure were recorded directly to the Collector app. Architectural data was then transferred to the Florida site file form, one form was generated for each structure. In addition to the photographs, architectural features, and mapping, each building location was recorded using the collection device's ESRI GIS mapping capabilities. This not only

allowed for more accurate location data, but also clarification if multiple resources were located on a single parcel.

Information collected in the field included parcel identification, architectural data, stylistic influence, address (if different than property appraiser), and present and original use. The integrity of each building was evaluated on the guidelines established by the NRHP and the FMSF. Additional resources, such as cemeteries and linear resources require different recorded information. Not permitted on private property, the surveyors inspected each building from the ROW, making no attempt to closely inspect foundations or wall framing for confirmation of structural integrity. Ghost-line inspections and visual assessments for each surveyed structure provided detailed evidence of alterations and additions over time.

In a few cases, extensive setbacks and dense vegetation obscured properties from view along the ROW. Where a resource was inaccessible or not completely visible from the ROW, the property was either left unrecorded or recorded only by known features and public information. In cases where the consultant could not see the structure, or too little to gain comprehension of the building, the condition defaulted to "fair" and district eligibility recorded as "insufficient information." If too few features were visible, and the resource had not been previously recorded, the style was noted as "other."

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 impact the building's 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 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 lose 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, that is considered diminishing the integrity of the structure and therefore would not be a significant resource. 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 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.

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 (version 5) of *SMARTFORM*. This method automates data entry process for the recorder. The consultant 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. The program's format also allowed the import of 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's Geographic Information System (GIS).

Architectural significance, historical themes, dates of construction, and periods of significance were assigned and 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 was obtained from informants, legal instruments, newspapers, and secondary sources. Based on the evaluation, recommendations for the preservation of these resources were composed.



## HISTORIC CONTEXT

Research methodology used to develop the historical context consisted of examining, compiling and preparing a historical narrative associated with approximately five hundred years of use and occupation. Research was conducted using the St. Johns County Property Appraiser's Office; St. Augustine Historical Society; 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; Jacksonville Public Library Florida Collection; and the Library of Congress. The research furnished contextual references which established historic development patterns, land use, and ownership of local historic districts.

This historical context focuses on West Augustine and the Fort Mose neighborhood, using the previous surveys mentioned within the Survey Criteria and Methodology Section of this report. There are multiple extensive histories of the City of St. Augustine that are on file with the Florida Division of Historical Resources. A well composed and researched version of the history of the city is also included in the City of St. Augustine's Historic Preservation Master Plan.

### 1513-1783: Colonization and the American Revolution

Early contact included expeditions by Juan Ponce de Leon and Pedro Menendez de Aviles. Ponce de Leon, governor of Puerto Rico, was the first European to have sighted and explored the Florida Coast in 1513. He then sailed southward past the land of the Ais, where native huts were sighted (Milanich 1998). After a while, Spaniards tended to avoid these southern people whose reputation for imprisoning and executing shipwrecked sailors spread far and wide. The French arrived in Florida in 1562, under French Huguenot Captain Jean Ribault. Rene de Laudonniere, Ribault's former lieutenant, explored the St. Augustine Inlet and the Riviere des Dauphins, presently the Matanzas River. Laudonniere made contact with the local Timucua chief and established Fort Caroline and along the St. Johns River (Pickett & Pickett 2011).

After rumors reached the Spanish, the Spanish King was "determined to get rid" of the French settlement. In 1565, the "Tragedy of Fort Caroline," as T. Frederick Davis called it, began in September, led by Spanish Governor Pedro Menendez de Aviles (**Figure 2**). Menendez, under a Royal Decree from King Philip II of Spain, destroyed the French fort and executed the captured Frenchmen near St. Augustine, thus beginning the first Spanish Period of rule in Florida (1513 – 1763).



*Figure 2. Drawing of Pedro Menendez de Aviles.*

Under Menendez, Spain led a rapid militarization style of expansion combined with a religious theme of conversion, establishing forts along the southeastern portion of Florida. Faced with widespread Native resistance, St. Augustine remained the only permanent settlement in Florida by 1587. The primary concern of the Spanish colonization was to provide security to Spanish interests in the Caribbean. While Florida would not become populated with settlers, the possibility of "civilizing" the Timucua, Guale, and Apalachee would provide interior security. The Spanish encouraged Native Americans to settle on vacant land in Florida. This led to the wide spread Franciscan missions, whose goal was to convert the Natives to Catholicism. By 1655, Spain had seventy friars and claimed 26,000 Native converts. Half a century later, only twenty friars and 400 Native converts remained, due to

famine and disease spread by the European colonization, war and enslavement from the British colonies to the north of Florida (Tebeau 1999; Clark 2014).

Despite the extensive mission system, Spain was unable to settle permanently in any area other than St. Augustine, where the Spanish constructed Castillio de San Marcos out of hand cut coquina blocks and tabby in 1672. The Castillio was completed in 1695. The invading English forces would burn the city to the ground in 1702 and 1740, but the Castillo survived both attacks by man and nature.

In 1738, the Spanish governor of Florida established the first legally sanctioned free African settlement in (what is now) the United States. Gracia Real de Santa Teresa de Mose (Fort Mose for short) was a settlement for those fleeing English slavery, primarily from the Carolinas. The only requirement for freedom was a declaration of allegiance to the Spanish Crown and conversion to Catholicism. The first fort was constructed out of stone, earth, and logs, and also served as a lookout in case of an overland British attack (Barnes 1994). Those living at Fort Mose created a “new cultural community, pulling from Native American, Spanish and English cultural customs” (Lane 1990). The British did attack and capture the fort in the summer of 1740, but it was taken back by the Spanish and free Black Militia of St. Augustine and then abandoned. Fort Mose residents relocated to St. Augustine proper, and some scholars cite this period as the time they were fully integrated into the society of the city (Barnes 1994). A second fort (SJ00040, an archaeological site) was built near the original location in 1753. The free Blacks who had lived at the first Fort Mose did not want to return but were ordered to do so by the new Spanish governor, Fulgencio Garcia de Solis. Even after their return, however, residents remained an integral part of the St. Augustine community.

In 1763, Spain surrendered Florida to England after the defeat of the French in the Seven Years’ War. The Royal Proclamation of 1763 established governments for East and West Florida (**Figure 3**).



Figure 3. A New and Accurate Map of East of West Florida, Drawn from the best Authorities, 1763. Image courtesy of the State of Archives of Florida, Florida Memory.

James Grant, a British Army officer, served as Governor of East Florida from 1763-1771. Governor Grant wrote numerous pamphlets promoting Florida’s healthy climate and economic potential that circulated in England. British accounts indicate large citrus groves along the St. Johns River, possibly developed by the Spanish. While the land grant program may have appeared to be a success, with approximately 3 million acres granted in East Florida, only sixteen were settled by the time the American Revolution began. There were several British-owned plantations in and around St. Augustine, but those west of the San Sebastian River were abandoned by 1770.

In 1768, Andrew Turnbull established a settlement south of St. Augustine, called New Smyrna. Turnbull recruited indentured servants primarily from the island of Minorca. The conditions were so appalling that the most settlers walked the seventy miles to St. Augustine (Waterbury 1983).



The beginning of the American Revolution increased the population in Florida from 3,000 in 1776, to 17,000 in 1784. During the American Revolution, Black inhabitants in and around St. Augustine outnumbered whites by 2:1, but the area was still sparsely populated (for reference, the population in 1776 was three thousand<sup>1</sup>). Unlike the northern colonies, “the royal province of East Florida remained conspicuously loyal to the Crown. East Floridians realized that the amount of money expended in the province by the British government greatly exceeded the taxes they paid” (Bland and Associates 2008, p.3-4). The Florida colony remained loyal to the British, allowing for loyalists from Georgia and South Carolina to flee and settle near St. Augustine and the St. Johns River during the Revolution (Siebert 2018). The British loss of the American colonies returned Florida to Spain at the end of the war, and as a consequence, began the Second Spanish Period (1784-1821).

After the loss of the American Revolution, England returned Florida to Spain in 1784. With the departure of the British, the population fell to under 2,000. Residents of Fort Mose also left, headed for Cuba (Barnes 1994). To rebuild the population, Spain permitted non-Catholics to settle in Florida, requiring only an oath of allegiance to the Spanish Crown and enough financial resources to establish a farm or plantation. Fort Mose remained in use until 1812 when it was destroyed by the Spanish, but it never held the same prominence. The site is currently listed on the National Register of Historic Places and is a National Historic Landmark.

Seeing the potential for residents as an economic incentive, the Spanish regime incentivized colonization (much like the British) by offering tax breaks, major land grants, and cash, only requiring an oath of loyalty to the Spanish government. As an additional incentive, the Spanish would eventually forego the requirement that colonists needed to be Catholic. The Spanish instituted a land grant system designed to attract settlers and reward service to the government. Between 1815 and 1818, the Spanish granted seventy-eight headright grants totaling 47,496; and twenty-nine military veterans received service grants totaling 322,884 acres (Hoffman 2002; Bland & Associates 2008). Although it did not encourage wide spread settlement and development, the grants would become the first private land holdings in Florida after 1821 (Weaver 2016).

The area presently known as West Augustine is associated with several of the Spanish land grants, including the Avice and Veil Grant and the Antonio Huertas Grant. The Avice & Veil Grant was originally owned by John Forbes, an Anglican minister. It was then subdivided into four separate grants, the northern most was granted to Francisco and Juan Triay and extended from Oyster Creek to present day Theodore Street. The grant was then exchanged for lands owned by Joseph Carlos Pesco de Burgo in 1818. In 1822, Burgo’s widow sold the property to FJ Avice and Prosper Veil for \$2,800 (WPA 1939; Bland & Associates 2008; SJ00164).

The Huertas Grant was located to the south of the Avice & Veil Grant. Prior to ownership by Antonio Huertas, the grant was owned by Bartolome Suarez, who ceded the land to Huertas, a Spanish soldier and Indian interpreter between 1775 and 1785. Huertas immigrated to St. Augustine in 1786 and received the 800-acre head right grant on the west side of the San Sebastian River in 1797. The grant was expanded by 15,000 acres in 1817 along the upper St. Johns River. By 1812, Huertas had developed an 800-acre plantation west of St. Augustine; Huertas has established himself as a prominent cattle farmer and in 1813, extended the plantation to incorporate the Six Mile Creek region (Bland & Associates 2008; WPA 1939).

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<sup>1</sup> It is not clear if this refers to all or only white residents.

Both the Huertas Grant and the Avicé & Veil Grant were divided by the St. Augustine-Picolata Road, an important feature as it allowed for the transportation of trade and access to and from St. Augustine.

The War of 1812 furthered Spain's problem with Florida as it resulted in the withdrawal of the Spanish Navy from the Florida coast. The first Seminole War began in 1817, although skirmishes along the Florida-Georgia border began in 1812. The area provided a haven for runaway slaves and Seminole Indians, who were often in conflict with settlers along the Georgia and Alabama borders, and provided easy access to ports for trade and smuggling. Most importantly, the newly formed United States worried Florida would become a target for attack by foreign powers. When Andrew Jackson invaded Florida in 1818, pursuing Indians during the first Seminole War, it became clear Spain could no longer control Florida. Major General Jackson was ordered to destroy the Seminole settlements and crops in retaliation of the attacks and threats along the border. Jackson's campaign was successful and combined with the Adams-Onís Treaty in 1819, the Second Spanish period ended, and Florida was transferred from Spain to the United States (**Figure 4**).



*Figure 4. The Change of Flags, 1821 at Castillo de San Marcos in St. Augustine. This event symbolized the transfer of Florida from Spain to the United States and ended over 250 years of Spanish rule in Florida.*

#### *The region west of the San Sebastian River from 1763 to the 1874*

The area west of the San Sebastian River was included within a large tract of land owned by John Forbes, an Anglican minister who lived in St. Augustine during the British Period. After the loss of the American Revolution, the Spanish returned and divided Forbes property into four grants. The first, an estimated one-thousand acres, was given to two Minorcan siblings, Juan and Francisco Triay in 1785. The remaining grants were south of Oyster Creek and given known as the Huertes, Hernandez, and Solana grants. Colonel Francis Dancy, mayor of St. Augustine from 1838 to 1840, acquired the property in 1837 (St. Johns County Deed, Book M page 411; SJ01313). The section of the Dancy tract, north of present-day West King Street, was sold to John F. Whitney in 1870. Whitney subdivided the land in 1874, creating the first subdivision in West Augustine, but restricted property owners to those from the North (SJ01313).

#### **1821 – 1860: Territorial and Statehood Period**

The territory of Florida was established in 1821, and Andrew Jackson was named the first provisional governor. In July, Jackson created St. Johns and Escambia counties, the first two political subdivisions in the territory. St. Johns County initially encompassed all territory east of the Suwannee River, extending as far as Lake Worth. Originally the capital of East Florida, St. Augustine, was relegated to the seat of government for St. Johns County. By the following year, 325 land claims had been confirmed in East Florida by the Congressionally-appointed board of land commissioners (Bland and Associates 2008).

Land commissioners were appointed by the US Government to review land claims in Florida, a process that included translating Spanish documents, obtaining old surveys, deposing witnesses, and reviewing claims. Congress confirmed the Avicé and Veil Grant in February 1827 and the Huertas Grant in 1828 (WPA 1939; Tebeau 1999; Bland & Associates 2008). With grant confirmation, land

surveyors were also dispatched to lay out the parallel basis, range and township lines, create sections and confirm those private claims associated with the Spanish land grants (Butler 1839; Bland & Associates 2008).

In 1834, Surveyors John Hagan and Jack Yowell, along with deputy surveyors Benjamin and Jesse B. Clements surveyed township seven south, range twenty-nine east and published a plat in 1839. Congress allowed for the continuity of land holding patterns between the Second Spanish and American Territorial periods and preserved the Spanish Town Plan. In 1848, the Rocque Map (1788) of the colonial city was updated to assist in the identification of historic blocks, lots, and streets (WPA 1940; Clements 1834; Weaver 2016). The plat also confirmed the transportation route, the St. Augustine-Picolata Road and “Tomocco Road,” known today as King Street (Butler 1839; DEP Volume 58 Field Notes Avice & Veil Grant).

The lack of adequate and treacherous land transportation made St. Augustine a difficult city to access, made worse by its risky harbor and hazardous sandbar. The city remained isolated until it was discovered as a haven for invalids and northern visitors escaping harsh winters (Graham 1978).

The Second Seminole War began in 1835, and, although it appears that no wartime or settlement activities occurred within St. Augustine or adjacent grants, skirmishes were fought from Jacksonville to the Suwanee River and south to the Everglades. Plantations were abandoned as owners and settlers fled to fortified towns. While the US military was often out fought by the Seminole use of “guerilla-style” warfare, the military eventually prevailed after a bloody war that ended in 1842 when most of the Seminole were forcibly removed from Florida to the Oklahoma Territory. The Second Seminole War proved to be one of the longest and most expensive wars, approximately costing \$40,000,000 and destroying the plantation growth (Mahon 1967; Dovell 1952; Bland & Associates 2008).

During the Second Seminole War, the St. Augustine sea wall began construction in 1833. The sea wall was made of coquina and granite coping, the engineering project was one of the earliest federally funded public works projects in the United States (**Figure 5**). Much of this work was completed during the Second Seminole War States (Sastre 2005). The agricultural infrastructure of the surrounding area was largely destroyed, and tourists were unable to travel during the course of the War, causing an economic decline during the 1840s in St. Augustine.

Also, amidst the Seminole War, in 1837, the Avice & Veil Grant, part of the Huertas Grant and an additional 6,000 acres was sold



*Figure 5. The St. Augustine Sea Wall, c1880s. Photo courtesy of the Library of Congress.*

to Francis L. Dancy and Janet Black. After the War ended, in 1842, the United States Congress passed the Armed Occupation Act of 1842. The law was designed to encourage settlement in Florida and provide security in lieu of a peace treaty with the Seminoles. It granted 160 acres in the unoccupied regions of Florida to any settler willing to bear arms to defend the property from the remaining Seminoles for five years. Within the nine months the law was in effect, 1,184 homesteading permits were issued. Most of the permits were for Central Florida, although there were some claims along the Atlantic coast and in the St. Johns and Indian River sections (US House of Representatives, 1843). The first application under the Occupation Act of 1842 was filed at the St. Augustine office on October 11, 1842 by Frederick Weeden (Covington 1961).

In 1845, Florida was admitted into the Union as the twenty-seventh state, a slave state. Florida's population was an estimated 66,000 concentrated in 7,333 square miles; twenty-four percent of the state population resided in East Florida (Dodd 1945). By 1850, the population had grown to 87,445, including 39,000 African American slaves and 1,000 free blacks.

The St. Johns Railway Company built tracks from the San Sebastian River immediately north of King Street to Tocoí, a small village on the St. Johns River. The railway incorporated in 1858 and was led by Dr. John Westcott of St. Augustine. Westcott, a future member of the Florida Legislature, took advantage of the land grant system in the 1860s to further develop the railroad. By the start of the Civil War, Florida developed only 327 miles of railway, the third smallest mileage of southern states (Penttengill 1952; Stover 1955; Black 1952; Bramson 1984; Bathe 1958; Bland & Associates 2008).

Florida land owners, predominantly white males and subsequent Florida voters viewed the anti-slavery Republican party with suspicion and concern to their way of life. As a result, no Floridians voted for Abraham Lincoln in the presidential election of 1860.

### 1861 – 1900: Civil War & the Flagler Era

Florida seceded from the Union in January 1861 and was asked to supply the Confederacy with 5,000 troops. The state's population was one of the smallest of the Confederate states, with just 140,000 residents, at least half of whom were enslaved. Relatively few battles or skirmishes occurred in Florida. In March 1862, the USS *Wabash* occupied the city for the US government without opposition. St. Augustine remained under Union control for the remainder of the War (Weaver 2016).

In 1862, the US Government authorized the Homestead Act. Under the act, any "head of household" or single person over the age of twenty-one (21) could apply for 160 acres of land. If the homesteader occupied the land for five years, built a house and cultivated the land, they would receive complete ownership. The Civil War ended in 1865 and Florida was readmitted to the Union in 1868. Despite the collapse of the economy and uphill battle the state faced to rebuild the government, the Civil War had little impact on the citizens of St. Augustine. The federal soldiers stationed in northeast Florida often returned to the state due to the weather and land opportunities. These factors eventually stimulated development in Florida (Gannon, et al. 2018).

Prior to the development of direct railroad service to St. Augustine, Tomoka Road (present day King Street) served as the primary route for those arriving by boat, and residential streets branched out from King Street. The St. Johns Railway was repaired in 1866 and sold to William Astor in 1870 (**Figure 6**). The St. Johns Railway was the first Florida railroad to adopt the standard-gauge rail



system of 4'8 ½". In 1881, Utley J. White, a former St. Johns Railway employee, organized the Jacksonville, St. Augustine and Halifax Railroad in 1881. The railroad reached St. Augustine in 1883. After a series of expansions and sales, the line was sold to Henry Flagler in the late-1880s (Pettengill 1952; Shofner 1974; Graham 1978).

Development continued to increase in the area, including the Dancy, Huertas, Greeno, and Whitney subdivisions. This area would form the central location of what would become known as New Augustine, although there was little residential development in the area until the end of the century. In 1882 or 1883, Blanche Travis (better known by her married name, Blanche Altavilla) had begun purchasing property on and near West King Street. Perhaps St. Augustine's most infamous madam (or landlady, as they were locally known), she constructed her house at 262 W King Street (SJ01070) in 1910 or 1911, replacing the building that stood on the property. Records indicate she had been operating a brothel since her arrival. On the surrounding properties she built taverns, gambling halls, and other brothels. Records indicate Altavilla hired both Black and white employees, and although reviewed records do not identify her race, this lack of identification suggests she was white. She "also appears to be at the center of a well-organized assemblage of the city landladies," including Ocie Martin, a prominent Black Lincolnville madam, and Marie de Medici, who ran a nearby brothel at the corner of West King and South Leonardi (Colby 2020). Altavilla was a shrewd businesswoman and owned the land on which many of the local landladies had their brothels, including Martin's.

Today, the area is a closed loop off of W King created by Blanche and Travis Lanes and Travis Place. The house at 262 W King was often referred to as the "Country Club," and "according to the witness testimony contained in her 1892 trial for operating a lewd house, a constant stream of carriage and foot traffic moved down King Street at all hours of the day and night from St. Augustine to Blanche's Country Club" (Colby 2020). In addition to running the Country Club, Altavilla also owned the land or held the mortgages on other brothels throughout St. Augustine and New Augustine, as well as other non-vice related properties. One of these was a hotel at 229 W King Street, described as a miniature version of the Ponce de Leon Hotel. She dedicated the land to the city in 1941, when it became known the Altavilla Subdivision, but continued to run her businesses. The small area thrived through WWII (reportedly, soldiers from Camp Blanding lined up along West King Street) and until Blanche's death in 1953 (Colby 2020).



Figure 6. Advertisement for the St. Johns Railroad, 1878.



Figure 7. The Alcazar Hotel, St. Augustine, Florida, c1898. Photo courtesy of the Library of Congress.

St. Johns County, of which St. Augustine was the county seat, contained 5,714 citizens in 1885. The main occupation of the citizens was citrus and vegetable production (US Census 1890). Henry M. Flagler, former Standard Oil tycoon, had honeymooned with his second wife in Jacksonville the previous year. He enjoyed the area and prospects of untamed Florida so much, that he returned the next year and in 1888, purchased the St. Johns Railroad and Jacksonville, St. Augustine Halifax Railroad after (Standiford 2002). The St. Johns Railway was ended in 1894 and the Jacksonville, St. Augustine and Halifax Railroad served as the mainline further south into Florida. He constructed three hotels in St. Augustine, the Ponce de Leon, the Alcazar, and purchased the

Cordova (later renamed Casa Monica), building his resort town for wealthy northerners (**Figure 7**). To build the Ponce de Leon, many existing buildings were destroyed or moved, including the Sunnyside Hotel, a pre-Flagler hotel on King Street west of the plaza. In 1887, Flagler divided the wood-frame hotel and moved two sections into New Augustine, along West King Street. One section became known as Sansara Hall (destroyed) and the other section is located at 525 West King Street (SJ01078). The latter structure was occupied by the African American Demps family.<sup>2</sup>

Flagler merged his railroad into the Florida East Coast Railroad (FEC) in 1895. The company built a new railroad corridor, one block north of King Street, and named the street north of King, "Railroad Street" (Akin 1988:114-115, 134-138; Johnson 1965:190-191; Davis 1925:349-351; Pettengill 1952:102-103; Bramson 1984:18, 21, 24). Throughout the remainder of the decade, Flagler would continue extending and redeveloping the railroad. The Flagler Era in St. Augustine had run its course by 1900, as Flagler himself focused attention on the railway's developments in South Florida.

The Great Freeze of 1894 and 1895 devastated the Florida citrus and vegetable crops when temperatures fell to below twenty-degrees. Prior to the freeze, Florida's orange trees were estimated at three-million and could yield harvests of 2,500,000 boxes of fruit. After the first freeze, the citrus trees decreased so much so that the 1895 harvests only produced 150,000 boxes. Record low temperatures were again experienced in February 1895, which destroyed what little fruit was left from December. In Jacksonville, a temperature of ten degrees was recorded. St. Augustine was devastated by the Great Freezes, and few citrus groves remained in New Augustine or within the county (Longstreet 1960; Kennedy 1929; Bland & Associates 2008).

### *New Augustine, 1861 - 1900*

During Reconstruction, Dancy subdivided and sold some portions of his land, including areas in West Augustine and the along the San Sebastian River. The eastern part of the Avice & Veil Grant adjacent to the San Sebastian River was sold to George and Ann Greeno, then mayor of St. Augustine. In 1870, the Greeno's sold to John F. Whitney, a New York publisher, who would create the Ravenswood Subdivision in 1874. Prior to Whitney's purchase, West Augustine had experienced development

<sup>2</sup> A short history of the Demps family is located in *The West Augustine Historic District Assessment Survey* prepared by Bland & Associates, Inc. in June 2008.

with the mule-drawn freight cars and passenger cars of the St. Johns Railway along wooden track on present day King Street (*St. Augustine Record* 1981).

In 1884, the City of New Augustine was organized and by 1890, reported 553 residents (Bureau of the Census 1892; Bureau of the Census 1902). For almost four decades, the City of New Augustine operated as a municipal government, separate from St. Augustine. The FEC employed many of the New Augustine residents, along with Standard and Texas oil companies as they established headquarters near the railway. Leonardi Avenue provided the main north to south access in the area. Businesses lined West King Street and residential structures were located along the north and south roads.

Despite the separate municipal government and platted suburbs, including the development of businesses and residences, cemeteries and religious institutions, New Augustine remained highly agricultural. Citrus groves were prominent until the mid-1890s when the devastating freeze of 1894 and 1895 killed most citrus and vegetable crops. Temperature again dropped in 1899, destroying what little crops remained in the area.

### 1901 – 1941: The Florida Land Boom and the Great Depression

By the turn-of-the-century, Florida's population and development continued to increase rapidly, due to the vast amounts of emergent new land. Despite fears, the local tourist industry prospered during World War I, as the wealthy could no longer vacation in Europe. They turned their attention to Florida, staying in Jacksonville and St. Augustine.

The prosperity continued as land speculation in South Florida rose, stimulating growth throughout the state. The rise of the automobile pushed for the development of highways and improvements to those existing roadways. As was true of the railroad, settlement and economic development, particularly tourism, followed the construction of the new transportation systems. The Dixie Highway, part of the system connecting northern states to Florida began in 1915. Initially a rough, rutted, and unpaved road, the so-called highway succeeded to promote tourism and encourage northerners to relocate to Florida. Several routes crisscrossed from Canada to Miami. There were two primary routes through Florida, one along the east coast and one from Tallahassee through Orlando. Four legs – leading north to Macon, Georgia, northeast to Savannah, west to Tallahassee, and south to Orlando – met in Jacksonville, providing easy access in all directions. In 1917, the Dixie Highway linked St. Augustine to Jacksonville allowing for a more direct route to the city.

Starting in the early 1920s, Tin Can Tourist camps, or auto camps, began springing up along major corridors as motor tourism gained popularity at the turn of the decade. Prior to the camps, most travelers camped in their cars or set up tents along the side of the road. Late in the decade, a tourist camp and gas station opened near present-day South Dixie Highway and Anderson Street. Millions participated in motor camping across the United States until the Great Depression, and Florida was a popular destination. Over 2.5 million tourists visited the state in 1925 and the population rose half a million by 1930. The absence of a state income or inheritance tax also attracted transplants to Florida. Property prices soared with inflated land values helped by the expansion of banks throughout the state. A land boom ensued in Florida, although it was concentrated in south Florida, stimulating growth, known as the Florida Land Boom. While the Boom allowed those to prosper, it was done through "binder boys," fast talking salesmen who purchased lots for ten-percent down and sold at a profit to other speculators. "A binder could be sold and resold many times before payment was due" (Clark 2014; Weaver 2016; Gannon, et al. 2018).



By the end of 1925 the Florida Land Boom had peaked and thus Florida's economy declined sharply. The decline in construction projects was due in part to the congested transit lines, an eventual embargo on the FEC lines, and reports of overly speculative and questionable real estate promotions (Weaver 2016). Hurricanes in 1926 and 1928 largely signaled the end of an era even before the national economic trauma of the Great Depression in 1929. To make matters worse, in 1929, the state's citrus industry was decimated by the Mediterranean fruit fly. While the end of the Florida Land Boom and subsequent Depression did not impact St. Augustine like the rest of the county, it did constrict building construction, as relatively few buildings were built. Despite the economic downturn within the state, between 1920 and 1930, the population soared fifty-two percent. During the Depression, Florida instituted a six-cent-per-gallon gasoline tax, which discouraged tourism and travel; the visitor count fell to one million. The rest of the 1930s would be a slow climb back to pre-Depression numbers (Clark 2014).

### *New Augustine, 1900 – 1941*

By 1900, the area – then known as New Augustine – only had 693 residents in 1900, and 1,177 within the larger precinct. The citizens of New Augustine pushed for “better streets, better light, city water and fire protection,” according to the *St. Augustine Evening Record* in 1900. A decade later, New Augustine's population stood at 1,284 and accounted for 80% of the precinct's population (1,586 residents; in 1900 New Augustine made up 60% of the precinct's population). Electric lines were installed in 1906, and gas lines the following year. The area rapidly developed in the first decade of the century (*St. Augustine Evening Record* 1907). St. Augustine and New Augustine were connected by a bridge and track in 1912 by street car service along King Street “and the people of that town will have a cheap method of transportation to all parts” of the city (*St. Augustine Evening Record* 1912). In 1914, Henry Madler, a civil engineer from Baltimore, purchased part of the Dancy Tract and named



*Figure 8. An undated postcard of the Worley Sanitarium. Image courtesy of Bowen.*

it Lincoln Park (bound by Cathedral Place and King, Railroad, Rodriguez, and Woodlawn Streets). After developing the addition, Madler sold a half interest to Norman McInness. One of their first land sales was to Rev. S.J. Trawick in September 1914. Early the following year, trustees of the Black St. James Baptist Church acquired and built a church. All four trustees lived in New Augustine. Land for a Knights of Pythias Lodge was purchased in 1919. At the time, most of the development in New Augustine was centered around the commercial area on West King Street.

West King Street was briefly home to the Worley Sanitarium at 198-200 West King (**Figure 8**). Dr. Samuel G. Worley helped established a hospital for the FEC in the 1890s nearby at 151 West King. He established his sanitarium in 1914, which was comprised of three bungalows connected by a porch, and also had a Queen Anne style house built adjacent for himself (SJ01054; destroyed 2010). The sanitarium operated until 1924. By the later part of the 1920s it was operated as a hotel known as the Poinsettia Villa and demolished in the late 1940s (SJ01054).

In 1917, three years before the start of Prohibition, St. Johns became a dry county. Many locals began making and selling their own liquor, and others began rumrunning. It appears that few people in St.



Augustine adhered to local or national prohibition – one local recalled both “George Jackson, the local judge who issued all of the orders for illegal liquor seizures in St. Johns County during Prohibition, and E.E. Boyce, the sheriff of St. Johns County, who made all the moonshining arrests” waited at the docks for their shipment of liquor from the Caribbean or Cuba with all the others (Colby 2020). Cooperation between law enforcement and rumrunners and moonshiners led to a veritable renaissance. When Prohibition began in 1920, a gallon of St. Augustine hard liquor shot up to \$60 (just over \$800 in 2020). Moonshine production was a steady source of employment and income, second only to working for Flagler’s Florida East Coast Railroad. Due to this, St. Augustine gained a reputation for being a place where “a man could always find work and families would always eat,” even through the Depression (Colby 2020). Altavilla and her ex-husband, Sam, produced their own whiskey, although they were not the only ones. Reportedly, some of the best moonshine came from the Stratton family, who lived at 58 Florida Avenue (no longer extant). Rufus Stratton owned the Stratton Tire Shop on King Street, but also operated several stills throughout the county to supplement the family’s income. The finished product was kept buried in six barrels in the front yard of the Florida Avenue house.

In 1922, the City of St. Augustine annexed the east part of New Augustine, establishing the municipal boundary east of Whitney Street. A few years later, the name New Augustine yielded to the designation of West Augustine (*St. Augustine Record* 1981).

### 1942 – 1959: World War II and the Aftermath

As a much-needed boost to the economy, the beginning of World War II brought the county out of the Depression and Florida became a large military training ground for soldiers. In 1942, the US Coast Guard chose St. Augustine as its training location. Combined with Camp Blanding, west of St. Augustine, and Naval Air Station Jacksonville, the region trained more and prepared more soldiers than any other within the state, roughly estimated to be two-million Americans. Florida provided a quarter of a million soldiers to the war effort. The result at the end of the end of WWII was much like the first World War, those veterans who had trained in the area returned to settle after the war (Weaver 2016; *St. Augustine Record* 1946; Waterbury 1983).

When the United States entered World War II in December 1941, Florida’s economy was still largely dominated by agriculture. The war effort poured money into the state, and by 1942 it had over 172 military installations. Camp Blanding became the fourth largest city in the state, housing 55,000 soldiers on a sprawling 180,000 acres. With many of the men away from home, women filled positions in shipyards, welding shops, and military bases – as they did across the country – but also in agriculture, where they made up 25% of the workforce. In 1942, Florida surpassed California as the top citrus producer, and the cotton industry also grew. The agriculture industry was also supported by over 10,000 German and Italian prisoners of war. Housed across the state in camps, they “picked vegetables, harvested sugar cane, cut pulpwood, processed Florida’s massive fruit crop and even worked as custodial workers at undermanned military installations and Miami resort hotels” (Weaver 2016; Clark 2014; Gannon 2003 & 2018).

St. Augustine experienced a wartime population increase, due to the increased military presence. The Hotel Ponce de Leon was used as a Coast Guard Training Center. From 1942 to 1945, thousands of recruits received their initial and advanced training. The city also received GI wartime tourists from other bases throughout the region, including NAS Jacksonville, Camp Blanding, Cecil Field and Mayport (Klyne 2011). From 1942 to 1959, thirty-eight percent of the structures surveyed within the project area were constructed.

The U.S. Army established a Signal Corps training facility for African Americans at the Florida Normal and Industrial Institute. It was well-attended, but soon gained a reputation for bad food and overcrowded dormitories. Due in part to complaints (including those from West Augustine resident Zora Neale Hurston), conditions were improved, and it would eventually receive one of the highest ratings in the country. The war brought an influx of people to the area, in no small part because of the Institute's program, sparking a building boom.

During the 1940s and 1950s, West King Street was home to a large community and flourished with commercial and neighborhood grocery stores, laundries, auto repair shops, beauty and barber shops, and restaurants. Just outside the city limits, the SDW Smith Lodge, located at 545 West King Street, leased its ground floor and the Peppermint Lounge occupied the ground floor and would grow to be a social center for the Civil Rights movement, including a visit from Dr. Martin Luther King, Jr. in 1964.

Immediately following the war Florida's population increased 46%, over three times the national average of 15%. By 1950, the population stood at 2.75 million and continued to grow: it increased 63% between 1950 and 1958, due in large part to interstate migration. This growth rate was five times the national average, according to a March 1960 *House and Home* article. Much of the state suffered a housing shortage, as did large portions of the country. Loan programs from the Home Owners Loan Corporation, Federal Housing Administration, and the Veteran's Administration allowed more people to buy houses. With all of this came a building boom. Housing starts in Florida between 1954 and 1958 increased 77%, and most of the construction was located in the suburbs of large cities and in smaller communities. People wanted more space (buildable land), which Florida had in abundance. The loan program policies also prioritized suburban developments over urban property. It was during this time the state's economy transitioned from agriculture and natural resource extraction to land development (Gannon 2018; Weaver 2016; Clark 2014).

By the end of the War, St. Augustine, like the rest of the state, emerged with a bustling economy and was faced with unparalleled growth. Many veterans returned with families, to vacation or stay. Condominiums, high-rise hotels, apartment houses, and modern tourist-related business blocks replaced many historic hotels and residences throughout the city and state. St. Augustine was not exempt and faced many challenges as it balanced the Ancient City's infrastructure to manage growth while preserving the historic fabric of the city (Weaver 2016).

In 1957, the construction of Highway US-1, the major north-south thoroughfare drew business away from West King Street. US-1 was relocated to run along the west side of the San Sebastian River, splitting neighborhoods and demolishing commercial and residential structures in its new path. On the precipice of the Civil Rights Movement, the property owners in West Augustine consisted of black and white home owners. "The post-war years were an era of fast growth that threatened the remnants of the city's past" (City of St. Augustine Preservation Master Plan 2018; Weaver 2019).

### 1960 – 1975: Contemporary St. Augustine & Civil Rights

According to the St. Augustine Civil Rights NRHP Multiple Property Submission nomination, there are two significant periods in the history of the Civil Rights Movement in St. Augustine. The first period is from 1954 to 1963, and the second from 1963 to 1964. Following the *Brown v. Board of Education* decision, the St. Augustine branch of the NAACP was formed. Black residents had been denied the vote, been barred from white public accommodations and their children attended segregated schools. In reaction the Civil Rights Movement began as the city was nearing its 400<sup>th</sup> Anniversary (Weaver 2020).

Following the *Brown* decision, the black community in St. Augustine hesitated to act, fearing protest would not have a positive outcome. The local branch of the NAACP was created in 1957 by Reverend Thomas Wright and Reverend John H. McKissick, both with congregations in Lincolnville (Colburn 1991). Reverend Thomas Wright is known as the founder of the St. Augustine Civil Rights Movement. Rev. Wright received his GI Bill and graduated from Florida Memorial College and received a full scholarship to attend divinity school at Howard University in Washington, D.C. He returned to St. Augustine in the 1950s (Weaver 2020).

Rev. Wright and the NAACP initially sought support for additional community facilities and a community library from the City of St. Augustine. Rev. Wright also organized monthly group meetings to discuss civil rights issues, including desegregation, job opportunities and police brutality (Colburn 1991; Weaver 20XX). The first desegregation of public facilities took place in June 1963, after the St. Augustine Branch of the NAACP persevered when an informal policy of segregation of the municipal owned golf course and public library was legally ended. Desegregation of public schools occurred in the fall of 1963.

In 1960, Dr. Robert B. Hayling, set up his dental practice in St. Augustine in 1960 (**Figure 9**). Hayling set up his dental practice in St. Augustine in 1960, and three years later was an advisor to the NAACP Youth Council. He organized campaigns against segregated public facilities and policies and was at the forefront of protests. The most notable of these was likely his urging of Vice President Lyndon B. Johnson “not to attend the city’s 400<sup>th</sup> anniversary celebrations if they were segregated as planned,” to which Johnson agreed. Johnson demanded integrated proceedings, which occurred, despite being confined and closely guarded by the Secret Service. City officials had also agreed to a “biracial committee to address the concerns of the black population,” the next day. When Hayling and other members of the NAACP in St. Augustine arrived for an assured meeting with city commissioners, they instead found an empty room with a tape recorder. Vice President Johnson had departed St. Augustine prior to the meeting (Flagler College Civil Rights Library Timeline; Stanford). Frustrated, Hayling stated in an interview that he had armed both himself and others in the black community, as the police were unable or unwilling to protect them. This caused an uproar, and the NAACP distanced itself from both Hayling and the city. During this time, there were also several lawsuits that resulted in grand jury findings that Hayling and other activists were to blame for the racial tensions in the city. Hayling resigned from the NAACP and turned to the Southern Christian Leadership Conference (SCLC).



*Figure 9. SCLC members Dr. Robert Hayling (left) and Len Murray (right) on July 17, 1964. Photo courtesy of the State of Archives of Florida, Florida Memory.*

When the efforts to integrate the 400<sup>th</sup> Anniversary failed, Dr Hayling and other leaders, appealed to the Southern Christian Leadership Conference (SCLC) and Dr. Martin Luther King, Jr. Starting in 1964, SCLC worked with the Youth Council and Hayling in the techniques of nonviolence – previous reactions to white violence had been provocative – and also invited white college students from all over the country to participate in protests in St. Augustine. Dr. Martin Luther King, Jr. arrived in the city in May. Night marches, pickets, and sit-ins commenced, and hundreds were arrested. West Augustine was active with the movement, and there were local rallies held at many of the churches,

including the Zion Baptist Church (**Figure 42**). One of the speakers at Zion Baptist was William Kunstler, the attorney who represented Henry (“Hank”) Thomas, a local participant in the first Freedom Rider group. The Chase Funeral Home (SJ01070; **Figure 72**), owned and operated by Leo C. Chase, Sr., served as a sanctuary for harassed activists, and the home’s ambulance was used to take protesters to the hospital when they were beaten during downtown marches. Protests were uniformly met with resistance from white residents, City officials, the police, and older African-American residents, who worried the methods were too aggressive. In March 1964, Hayling, King, and hundreds of others were arrested. Specifically, Hayling was arrested for “contributing to the delinquency of minors.” Protests reached a head in June 1964. On June 11, King was arrested for



*Figure 10. James Brock, manager of the Monson Motor Lodge, pours acid into the pool in an attempt to disrupt protesters. Image courtesy NPR.*

refusing to leave a sit-in at the Ponce De Leon Restaurant at the Monson Motor Lodge (he was arrested at least three times while in the city). St. Augustine was the only place in Florida King was arrested. He wrote a letter to his friend, Rabbi Israel Dresner. Dresner, and sixteen other rabbis, came to St. Augustine to protest. They were arrested on June 18. That same day, a grand jury, in response to SCLC’s redress request – it had been in the courts for several months – suggested a 30-day cooling-off period. In response, Hayling and King released a joint statement stating: “There will be neither peace nor tranquility in this community until the righteous demands of the Negro are fully met” (King, in Stanford). In protest of King’s arrest, activists jumped into the pool at the Monson Motor Lodge –

also on June 18. The manager of the hotel poured muriatic acid in the pool in an attempt to drive them out. The iconic image of Monson owner Jimmy Brock pouring acid in a pool filled with civil rights demonstrators made national and international news (**Figure 10**). The following day, the Senate passed the Civil Rights Bill.

At the end of the month, Florida Governor Farris Bryant declared his intention “to set up a biracial commission to address race relations in St. Augustine” (King Encyclopedia). This, along with the expectation that President Johnson would sign the Civil Rights Act of 1964, allowed the SCLC to leave St. Augustine. Some businesses in town did integrate, but they faced backlash by segregationists, including boycotts, intimidation, and picketing; and the Black community bore the brunt of the white backlash.

Many black students who attended the local Florida Normal Industrial and Memorial College (today Florida Memorial University) had participated in the protests and largely felt unsafe in St. Augustine. The school purchased land in what was then rural Dade county and moved there in 1965. Fearing for his family’s safety, Hayling moved to Fort Lauderdale in 1966. In September of 1963 he and two or three other Black residents were kidnapped by the Ku Klux Klan, taken to a rally, and were beaten nearly to death. In February 1964, someone fired into his house, narrowly missing his pregnant wife and killing their dog. Hayling and his family moved to Cocoa Beach in 1966 – not only was their safety uncertain, Hayling’s dental practice was no longer financially viable. Over the following decades, he periodically returned to St. Augustine to participate in Civil Rights Movement celebrations and award ceremonies. He was the first Black dentist elected to local, regional, state, and national components of the American Dental Association, received the de Aviles Award and the Order of La Florida from



St. Augustine, and was inducted into the Florida Civil Rights Hall of Fame in 2014. Hayling died on December 20, 2015 at age 86 (Accord Freedom Trail 2014).

In 1965, the City dedicated a park to Leo C. Chase Jr., in honor the first St. Johns County resident killed in action during the Vietnam War (Chase Field Monument). Today, the field is the location of the Boy and Girls Club of Northeast Florida. In 1973, Arnett Chase (son of Leo CA. Chase, Sr.) was elected to city commission. He was the first black elected official since 1902 when John Papino, a black alderman, was shot by a white city marshal during an official meeting in 1902. Chase took over his father's funeral home in 1977 following his death.

In 1974, the City of St. Augustine formed the Historic Architectural Review Board (HARB) to enforce the municipal ordinance governing historic districts. During the 1960s and 1970s, archaeological field schools came to St. Augustine to excavate sites and propose rehabilitation strategies for historic structures. In the 1980s, the completion of *Historic Sites and Buildings Survey of St. Augustine, Florida* improved the historic preservation concerns to areas outside of the "colonial city." In 1983, the ordinance was restructured the review board and architectural guidelines were adopted. Three years later, an archaeological ordinance was established (City of St. Augustine Preservation Master Plan 2018).

### Specific Subdivision and Area Histories

These histories were compiled based upon the surveyed areas and were determined that they could be potential contributors as historic districts in the NRHP. The analysis can be found in Conclusions and Recommendations Section of this report.

#### *Fort Moosa Gardens – Saratoga Lakes Subdivision*

The Fort Moosa Gardens and Saratoga Lakes neighborhood are the northernmost subdivisions in the City of St. Augustine. Both originated as two (2) separate platted subdivisions, platted in a traditional layout with rectilinear streets (City of St. Augustine Master Plan 2018; **Figure 11**). The neighborhood is bound by US-1 on the west, the St. Augustine city limits on the north, and Fort Mose State Park to the east and south.

Saratoga Lakes was developed from three Spanish land grants, two from Jesse Fish, and the third from Francisco Xaxier Sanchez. Fish was the developer of Fish Island and real estate agent for Spanish subjects departing Florida in 1763; Sanchez was a member one of the oldest families in Florida and cattle baron of Diego Plains. Joseph Baya later acquired the Fish Grant and received title to the property from the United States in 1828. The Baya Tract included the site of Fort Mose and a portion of the 1762 Fort Mose Defense Line.

In the early 1900s, J.A. Lew acquired the western portion of the Baya Grant, along with small portions of other grants. Lew owned a development company called the



*Figure 11. An excerpt of a map showing the Fort Mose neighborhood and surrounding in ca. 1930. The current southern boundary of the neighborhood is noted by the blue line. Courtesy St. Augustine Historical Society.*

Saratoga Lakes Company. Lots were sold beginning in 1926 and development was relatively successful, given the onset of the Great Depression.

Edward Warwick, a local developer, developed the southern portion of the Sanchez Grant and subdivided it into Fort Moosa Gardens in 1925. Named for the free black community, Fort Mose, the subdivision, unlike Saratoga Lakes, failed to develop due to the collapse of the Florida Land Boom and subsequent Great Depression. By 1930, only three residential buildings had been constructed. After World War II, development began again, and most houses have a post-World War II construction date.

Residents of the neighborhood appear to have been middle class since its establishment. Detailed information can be found in individual FMSF forms. Several of the residents worked for the FEC Railway, along with bankers, attorneys, clerks, and builders. An early resident (1934) was Hugh B. Lewis, the Assistant Principal of the Deaf Department at the Florida School for the Deaf and Blind.



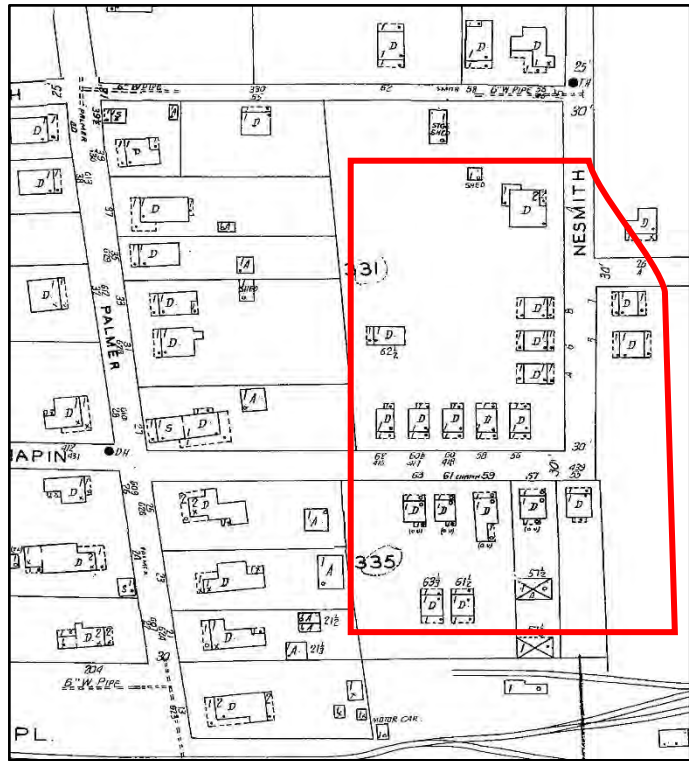
*Figure 12. Excerpt of a 1942 aerial showing the Fort Moosa Gardens/Saratoga Lakes neighborhood. The FEC depot is to the west, the Golf Club is to the north, and Fort Mose is to the southwest, within the yellow boundary.*

The neighborhood is, and has always been, relatively isolated (**Figure 12**). Previously, the area directly north was the Ponce de Leon Golf Club, and west across US-1 was a Florida East Coast Railroad facility. Fort Mose is located to the east of the neighborhood and was designated a National Historic Landmark in 1994.

### *The corner of Chapin Street and Nesbit Avenue*

There is a collection of small shotgun structures along Chapin Street where it meets with Nesbit Avenue (formerly Nesmith), and extending north onto the west side of Nesbit Avenue. Nine structures can be seen on the 1924 Sanborn map and the 1930 Sanborn map displays twenty (20) structures (**Figure 13**). The area is isolated, as the only access is Smith Street to the north and Palmer Street to the west.

According to an employee at Emergency Services & Homeless Coalition of St. Johns County (ESHC), it is suggested that the two-story structure at 12 Nesbit Avenue, SJ00143, was the home of an FEC Foreman and his wife. The foreman's wife kept a library in the house and taught several of the neighborhood children to read, although this has not been verified. Research has revealed that those who resided in these structures were all African American, and held jobs as laborers, cleaners, packers, and laundresses (Polk 1930). Details show that some of these laborers worked for the FEC railroad. Interestingly, the directories detail six women who lived in this neighborhood, all professions being listed as some type of domestic work. In the 1927 Directory, after the resident details the moniker "(WA)" was provided to detail that they resided in "West Augustine." This moniker was not used in the 1930 directory (Polk City Directories, 1927 & 1930).



*Figure 13. An excerpt from a 1930 Sanborn Fire Insurance Map. The proposed district boundary is outlined in red.*

According to the 1927 Polk City Directory, research reveals that the residents of 12 Nesmith Street (current Nesbit Avenue) were William and Linnie Smith. William Smith appears to be an owner or manager of the West Side Dry Cleaners, located at 224 West King Street, although the structure recorded within this survey at that address has a year-built date of 1952, and therefore, most likely destroyed. It could be suggested that while the residents of 12 Nesbit Avenue did not work for the FEC but owned or partially owned a dry-cleaning business, they may have provided the community children with educational opportunities.

### Rollins Subdivision

The Rollins Subdivision begins at the intersection of South Whitney Street and Rollins Avenue. Rollins Avenue continues along the eastern border of the subdivision, connecting with Christopher Street to



*Figure 14. Excerpt of the Rollins Subdivision, 1924. St. Johns County Records, Book 1, Page 98.*

the west and ending at the intersection of South Whitney and Christopher Street. Dr. R.B. Hayling Place runs parallel between Rollins Avenue and Christopher Street. According to a placard placed in front of 8 Dr. RB Hayling Place, Rollins Subdivision was predominantly constructed in the 1950s and became a residential neighborhood where many prominent black St. Augustinians resided (Accord Freedom Trail Plaque).

Originally Rollins Subdivision was comprised of the Huertas Grant. The east portion of the grant was subdivided in 1874 into twenty-seven blocks. In 1924, Rollins was platted with forty-one (41) lots for the first time with a similar street pattern to the present day configuration, although it included four (4) north-south streets and three (3) east-west streets, and most with different names (**Figure 14**). Fay Street was the original name of Rollins Avenue at the northern boundary and Scott Street (later Dr. R.B. Hayling Place) was known as Rosalie Street. Parallel to South Whitney Street, running west to east towards Rollins Avenue, was Llambias Street and Scott Street.

In 1954, the Rollins Subdivision was replatted by Frank M. McDonald and the McDonald-Vance Construction Company of St. Augustine (**Figure 15**). Lot sizes were expanded which led to the removal of Llambias and Scott Street, and Rosalie Street was renamed Scott Street. Fay Street was also renamed to Rollins Avenue. The residential structure that appears at block eight on Llambias Street was destroyed to make way for the subdivision alteration. The small triangular park at the corner of Scott Street and Rollins Avenue in the 1924 plat was also removed. The reconfiguration allowed slightly more lots than the original, with forty-three (43), by adding lots to the northeast side of Rollins Avenue along Oyster Creek. It appears, based upon year-built dates, that the house at 8 Scott Street (built in 1954) was one of the first constructed in the newly platted subdivision. It appears slightly different that the rest of the residences constructed in the neighborhood, as it is of wood frame construction.

The remaining residential buildings were constructed in the Mid-Century Modern Style of architecture during the 1950s and 1960s. The 1960 Polk City Directory lists the occupations for the owners of these house with various backgrounds, including FEC employers, cooks, maintenance men, and fishermen. A few residences had unique occupations: teachers at Richard J. Murray High School and Webster Elementary School; waiters for the Deaf & Blind School; a nurse at Flagler Hospital; a cook at the Blue Heaven; a porter for H.E. Wolfe, Chairman of the Board for the Exchange Bank; multiple enlisted or employees for the United States Army, and one Beauty Shop located at 13 Scott Avenue and run by Mrs. Juanita Fulwood.



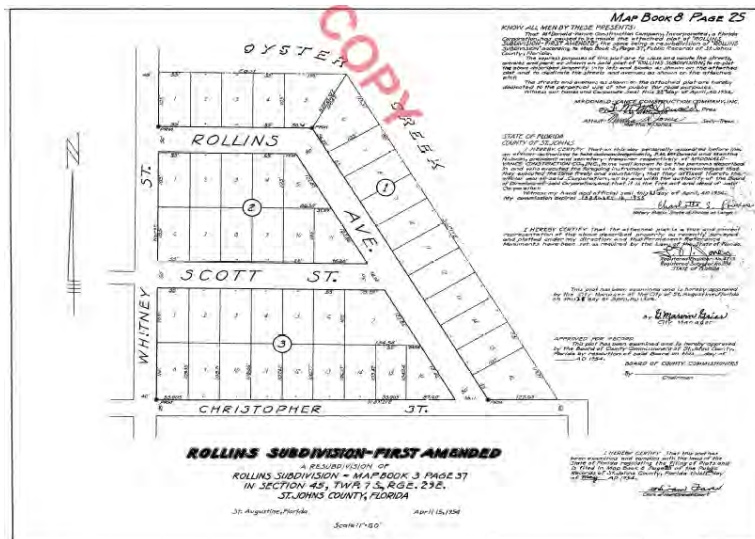


Figure 15. Rollins Subdivision - First Amended in 1954. St. Johns County Records Book 8, Page 25.

The house located at present day 8 Dr. RB Hayling Place (SJ05600) was the home of Dr. R.B. Hayling, whom the street is named after.

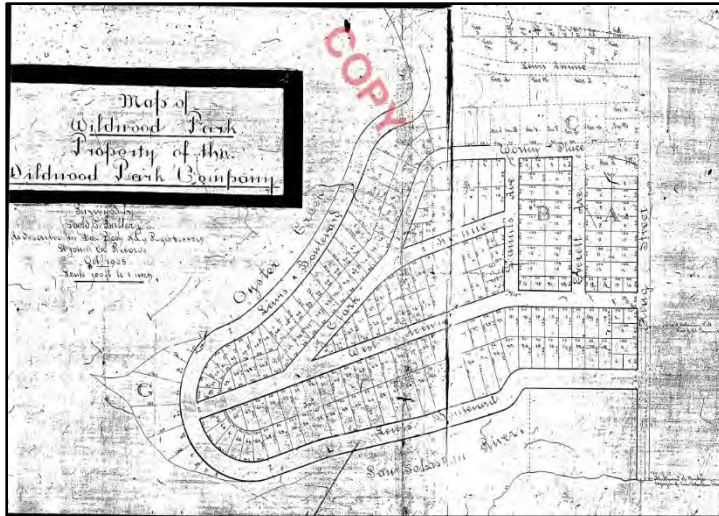
In 1960, Dr. Robert B. Hayling, set up his dental practice in St. Augustine. Born in Tallahassee in 1929, he studied to become a dentist before joining the Air Force. Three years after moving and setting up his practice in St. Augustine, he became an advisor to the NAACP Youth Council. He organized campaigns against segregated public facilities and policies and was at the forefront of protests. He led the integration of the city's 400<sup>th</sup> Anniversary in 1963 with help from Vice President

Lyndon B. Johnson, although the integration did not go as hoped. In September of the same year, Hayling and a few other black residents were kidnapped by the Ku Klux Klan, taken to a rally, and were almost beaten to death. In February 1964, Hayling's house was fired upon, narrowly missing his pregnant wife and killing their dog. In March of 1964, with the help of Dr. Martin Luther King, Jr., and the Southern Christian Leadership Council (SCLC), a series of sit-ins, night marches, and picketing began. Dr. King, Dr. Hayling, and hundreds of others were arrested.

Ultimately the Civil Rights Act passed in 1964, but Dr. Hayling was forced to move to Cocoa Beach in 1966, as his family's safety was under threat. Over the following decades, Dr. Hayling returned to St. Augustine periodically to participate in Civil Rights Movement celebrations and ceremonies. In 2003, Scott Street was renamed "Dr. R.B. Hayling Place." A plaque was presented from his former neighbors, known as "The Scott Street 11" for their civil rights activities (Accord Freedom Trail).

### *Wildwood Park Subdivision*

The area south of West King Street, east of Pellicer Lane to US-1 and north of Lewis Boulevard contains an estimated seven (7) subdivisions platted between 1905 and the mid-1920s. The two-largest original plats being Wildwood Park and Worley Subdivision.



*Figure 16. Map of Wildwood Park, 1905. Courtesy of the St. Johns County Property Appraiser, Book 1, Page 133.*

Originally platted in 1905, Wildwood Park was the platted by the Wildwood Park Company (**Figure 16**). The Company sold lots in 1911 and construction began in 1917 (*St. Augustine Record* 1981). It was bound by the San Sebastian River on the east and Oyster Creek on the southwest. Lewis Avenue and Lewis Boulevard made up the outlying streets, while Clark Avenue, Worley Place, and West Avenue consisted of the inner north-south streets. Daniels and Everett Avenue are parallel to each other and run east to west. West King Street is the northern boundary for the subdivision.

In 1923, Blocks F and G of Wildwood Park, the lots between West Avenue and Lewis Boulevard, were amended. Interestingly, the plat also shows the roadway of Lewis Boulevard although the 1924 and 1930 Sanborn Map showed the roadway undeveloped. Even more so, the area is detailed as marsh land and the San Sebastian River as Back Water. The farthest street east in Wildwood Park is West Avenue. South of West King Street, Lewis Park Avenue (later Lewis Avenue), Daniels and Everett Avenue, and Worley Place show development of residential one and two-story structures, as well as a few artesian wells (Sanborn 1924).

By 1930, Wildwood Park was more developed moving south, although Lewis Boulevard was still non-existent. Worley Place was in the process of being renamed Arenta Street, and West Avenue, south of West King Street, experienced some commercial development. The New St. Johns Ice Company was located at the intersection of West and Everett Avenue, as well as a welding shop. South of Lewis Avenue, adjacent to Oyster Creek and the San Sebastian River are multiple boat buildings and fish houses. The only other commercial development within the subdivision was a filling station located at the intersection of South Leonardi and Lewis Park Avenue (Sanborn 1930). This could suggest a historic pattern of mixed zoning in the area.

*Ravenswood Subdivision: North Whitney and Spring Streets*

In 1870, John F. Whitney of New York, a relative of Eli Whitney and founder of the *St. Augustine Press*, purchased a section of the Dancy tract. In 1874, the land was subdivided to create the first subdivision in West Augustine. The area developed more slowly than Whitney had intended, and most construction began in the early twentieth century. Between 1888 and 1926, Ravenswood was further subdivided into nine more subdivisions (*St. Augustine Examiner* 1866; Webb 1885; Polk 1925; SJ01332). Despite being a much older subdivision, Ravenswood experienced a large construction boom in the post-war era, likely due to the available vacant land.

Florida experienced a building boom in the post war years and many acres of undeveloped land were used for the construction of single-family homes and the creation of suburbs. These structures were primarily designed from the 1940s to the 1970s and were constructed out of concrete masonry units. Privacy was a key objective in many of the post war designs, featuring a largely solid wall with limited windows as houses often were constructed facing the street and in close proximity to their neighbors. The Mid-Century Modern Style residential structures located on North Whitney and North Spring Street are predominately linear structures and include window walls, exposed columns or beams and geometric patterns in construction, such as block walls, brick or stone, broad front facing gable or low pitch gables and flat roofs. These structures are a notable design departure from those that were constructed in the late 19<sup>th</sup> and early 20<sup>th</sup> century (University of Florida 2019). Although certainly not as old, the Mid-Century Modern structures in Ravenswood add an additional layer of history to the neighborhood that is not present in many typical post-war developments.

Most of the older structures, south of Josiah Street, in the Ravenswood Subdivision appear to have lost their integrity due to alterations and additions, and therefore, not contiguous for a geographical boundary or district.

### *Aiken Park*

This section of West Augustine was owned by John Forbes from 1763 to 1784. The section was then known as Mount Forbes, the plantation homestead southwest of Oyster Creek. In 1797, Antonio Huertas was granted the land; only to be re-acquired in 1822 by John Forbes' son, James. James Forbes sold the property to Rev. Benedict Madeore in 1856. In 1858, Madeore sold the tract to Augustine Verot, Catholic Bishop of Florida. Verot's successor, Bishop John Moore, subdivided the tract and began selling lots in 1880 (SJ00152).

In the 1880s, Major William Aiken of Kentucky purchased thirteen acres and built a mansion, "Vista del Rio...a comfortable house standing in the midst of large grounds containing fine trees beautiful and rare plants and flowers" (Tatler 1893). The Aikens were prominent Flagler era residents. After Aikens death the property was used by the American Silk Producing and Manufacturing Company.

In 1924, the property was later owned by Brigadier General Clifford R Foster, who served as the adjutant general of Florida. Foster sold the property to the Aiken Park Corporation in 1924 (Figure 17). Aiken Park was replatted in 1940 with a similar layout (SJ00152; Figure 66). Today, Vista del Rio is located at 24 Anderson Street (Figure 21).



Figure 17. Plat of the East Half of Antonio Huertas Grant, Aiken Park, 1924. St. Johns County Map Book 1, Page 98.

## ARCHITECTURAL CONTEXT

Historic buildings in St. Augustine model typical architectural styles with some regional adaptations to climate, materials, design, and function. Beginning with St. Augustine's founding, the earliest structures within the city consisted of temporary thatch buildings while settlers established their claims and could save money to build proper houses and structures. Materials from throughout the country became more readily available as faster transportation became accessible to more and more parts of the country through train and auto usage. As communications developed, methods of construction and styles of buildings expanded. Some styles are interchangeable across residential and commercial uses while a select few styles remained more typical of a specific typology. The various architectural styles described below include those prevalent in the surveyed area. These styles are representative of resources from the early settlement period to beyond the established period of significance; including representations of the post-World War II era, and contemporary or mid-century modern architectural styles experienced nationally.

Virginia Savage McAlester's *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture* Second Edition was used to develop the stylistic details of each of the following architectural styles. Other sources used are cited as such.

*Table 1. Styles of surveyed structures.*

ARCHITECTURAL STYLES*	
Bungalow	39
Commercial	8
Folk Victorian	15
Frame Vernacular	391
Georgian Revival	3
Masonry Vernacular	191
Mediterranean Revival	6
Mid Century Modern	73
Minimal Traditional	15
Mission	1
Mixed, none dominant	4
Neo-Classical	1
Queen Anne (Revival)	1
Ranch	38
Tudor Revival	1
Unspecified	3

*\*Note: these styles only represent surveyed structures and are not intended to reflect all of St. Augustine.*



### Bungalow and Craftsman, 1905 – 1930

Popularized in California, these architectural styles were featured in building plan advertisements and catalogs which made them widely accessible to the public. These designs were implemented throughout the early twentieth century into the pre-WWII era. Building plans are rectangular or L-shaped under low pitched gable, cross-gable, or hipped roofs and details include knee-braces, exposed rafter tails, full front porches under the primary or a secondary roof with corner posts or battered posts and are often set on piers or a ventilated stem wall foundation. Siding was most often horizontal boards in a clapboard or novelty profile, and windows could be single or paired double hung sash with divided lights on the upper sash. Bungalows have low and simple lines with wide projecting roofs and exposed rafters, with one or two-stories, large porches, and occasional dormers.<sup>3</sup> The Bungalow can be described as a diluted vernacular of the Craftsman style, and the high-styled Craftsman buildings are less common. Multiple examples of the Bungalow Style exist within the surveyed area, such as SJ00171 at 25 Arenta Street (**Figure 18**); SJ01339 at 86 Masters Street (**Figure 19**); and SJ01786 at 12 Rio Vista Street (**Figure 20**).



*Figure 18. 25 Arenta Street, SJ00171.*

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<sup>3</sup>Information provided by Lester Walker's 2015 *American Homes: The Landmark Illustrated Encyclopedia of Domestic Architecture*.





*Figure 19. 86 Masters Drive, SJ01339.*



*Figure 20. 12 Rio Vista Avenue, SJ01786.*



### Frame Vernacular

Wood frame buildings are a typical building pattern for residential housing. Frame Vernacular buildings generally feature a gable or hip roof, horizontal board siding such as weatherboard or novelty siding, front porches with a separate roof structure, regular window opening patterns, and minor detailing that can include exposed rafter tails, corner boards, and porch brackets and spindles. Plan types are rectangular and arranged with pier system foundations, porches, symmetrical fenestration patterns, and overhanging eaves to allow for maximum ventilation. Solid wood framed buildings lost favor by the 1950s as manufactured concrete masonry units (CMU or concrete block) became more economical and popular. Other stylistic influences can be seen to a minor degree, such as Colonial Revival window detailing, and Bungalow or Craftsman knee braces, rafter tails, and cross gable roof patterns. A good example of the Frame Vernacular Style of architecture is located at 24 Anderson Street (SJ00152), originally known as *Vista del Rio* (**Figure 21**).



*Figure 21. 24 Anderson Street, SJ00152.*



*Folk Victorian, 1870 – 1910*

The Folk Victorian style is common throughout the United States and has many distinct local forms. The form of the structure is a typical simple folk house, but is distinguished with elaborate Victorian detailing, usually Italianate or Queen Anne at the porch and/or cornice. These typically include fine spindlework and turned or chamfered piers, along with lace-like spandrels. Folk Victorian structures have simpler forms that are often symmetric, unlike the sprawling form of the Queen Anne style. Folk Victorian structures are largely due to the development of the railroad. Access to the heavy woodworking machines that could produce inexpensive Victorian details became widely available as the new rail lines crossed the country. These details could be added to houses as they were constructed, and fashion-conscious homeowners could add it to their existing buildings. Examples of Folk Victorian buildings are located at 52 Spring Street (SJ02251; **Figure 22**) and 5 Arenta Street (SJ00162; **Figure 23**).



*Figure 23. 5 Arenta Street, SJ00162.*



*Figure 22. 52 Spring Street, SJ02251.*



### *Shotgun Style Houses*

The Shotgun is a subtype of Frame Vernacular structures and refers to the plan of the building<sup>4</sup>. One or one and a half stories, they are one room wide and typically at least three rooms deep, most often with an end facing gable and few windows. The origins of the style are widely speculated, but it was popularized in New Orleans, with the earliest documented Shotgun dating to 1832. They were primarily constructed in the late 1800s to early 1900s in Southern states including Florida, Louisiana, Texas, Mississippi, Alabama, and Georgia, and most often housed lower-income families, many of whom were people of color. The plan maximizes airflow in the days before air conditioning; a breeze could reach every room in the house when the front and rear doors were opened. They can also maximize small lots in dense urban areas (such as New Orleans) where some parcels could be as small as thirty feet wide. Exterior decorations can range wildly in style, including Italianate, Classical, and Victorian features.

An excellent grouping of Shotgun style resources are located on Nesbit Avenue and Chapin Street. Pictured below is a street view looking east on Chapin Street (**Figure 25**) and 60 Chapin Street (**Figure 24**).



*Figure 25. Looking east on Chapin Street.*



*Figure 24. 60 Chapin Street, SJ00503.*

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<sup>4</sup> Information in this section is derived from the Florida Historical Society and the Preservation Resource Center of New Orleans.



### Masonry Vernacular

Like Frame Vernacular, Masonry Vernacular is a prominent style found in West Augustine. If not available locally, masonry units could be easily transported by the 1920s when the material started to gain popularity. Some buildings apply details of the Mediterranean Revival styles popular in the 1920s while others borrow from the Art Deco and Moderne styles of the 1930s and 1940s. Exterior finishes are stucco or masonry veneer including brick, stone, and rough faced concrete block. Brick may be used to form window sills and lintels as a distinct texture and scale from the smooth faced façade.

Unique to this self-proclaimed tropical environment, some attic vents in gable ends are articulated with carved tropical emblems such as a palm tree, windmill, or ship. Masonry Vernacular structures are typically asymmetrical but maintain regular window openings and by the 1940s, the building form shifted from a rectangular to an L- shaped plan with a shallow roof projection. Front porches were also typical in residential Masonry Vernacular buildings and more often are inset under the primary roof or cross-gable extension. A fine example of a Masonry Vernacular resource is 238 Spring Street, SJ06748 (**Figure 26**).



*Figure 26. 238 Spring Street, SJ06748*



### Mediterranean Revival, 1880 – 1940

Mediterranean Revival styles include subtypes such as Spanish Eclectic, Mission Revival, and Moorish Revival. Buildings have an overall rectangular massing and may be symmetrical or asymmetrical. Finish details include varied stucco patterns, clay tile roofs, decorative grill work, shaped parapets, clay drain spouts, arched motifs, and loggias. Florida's Spanish Colonial heritage was a logical source of inspiration for these styles and in South Florida the styles were applied to both grand scales of hotels, civic, and recreational buildings, as well as modest homes. Distinctions between the subtypes are evident in select details. Mission Revival buildings typically feature a prominent stepped and/or curved parapet along the primary façade and may have a more austere finish pattern and degree of relief across building facades. Arches and openings in the Moorish Revival buildings often have a horseshoe pattern. Spanish Eclectic is a more general subtype which captures most of the remaining buildings that do not have strong details depicted in the prior categories. An example of a Mediterranean Revival resource within the survey area is located at 68 Colon Avenue, SJ00642 (**Figure 27** and **Figure 28**).



Figure 28. 68 Colon Avenue, SJ00642.



Figure 27. 68 Colon Avenue, side elevation, SJ00642.



### Mid-Century Modern, 1945 – 1990

The Mid-Century Modern style of architecture from the post-World War II era (1945-1960) is an adaptation of various modernist movements. Frequently referred to as “Contemporary,” it was popular between 1945 and 1990. The style has its roots in the late 1940s as architects adjusted to the austere forms offered by International and Streamline styles. Buildings were often constructed of concrete block or other masonry units with slab foundations; common features include low-pitched gable or flat roofs with medium to wide overhanging eaves, slanted bean pole supports, smooth stucco exterior, and awning or jalousie windows. Flat roof models often display some of the trappings of the International style, while gable and shed roof iterations often exhibit restrained characteristics of Craftsman and Prairie styles. Eventually, windows became a key feature of many spaces as they became larger and more prominent, such as trapezoidal windows in gable ends or window walls of single pane fixed glass. Mid-Century Modern architecture is more concerned with the relationship of interior and exterior spaces than decorative exterior details. Another characteristic often used with this style is decorative grilles or ornamental masonry elements incorporated into the front porch or exterior carport wall and commonly referred to as a concrete screen or “breeze” block. The style has a refined simplicity and is found regularly in residential

structures in Florida communities. Examples of Mid-Century Modern resources within the survey area are located at 118 Colon Avenue, SJ06665 (**Figure 29**) and 254 Spring Street, SJ06751 (**Figure 30**), respectively.



*Figure 29. 118 Colon Avenue, SJ06665.*



*Figure 30. 254 Spring Street, SJ06751.*



### Minimal Traditional, 1935 – 1950

Evolving out of the Depression Era, Minimal Traditional homes represent restraint and economy without being austere. Primarily used for residential construction, the forms are compact and simple L-shaped, or rectangular with a shallow projecting cross gable roof with a low to moderate pitch and little to no eave. Facades are finished with wood siding, smooth stucco, brick, asbestos, or masonry veneers with varied windows that include casement, picture, and multi-pane or one-over-one sash windows arranged asymmetrically. There is little architectural ornamentation. As stated in *A Field Guide to American Houses*, in post-war developments the style is often found alongside early Ranch houses. An example of a Minimal Traditional resource in West Augustine is 12 Rio Vista Drive, SJ07117 (**Figure 31**).



*Figure 31. 12 Rio Vista Drive, SJ07117.*

### Ranch, 1935 – 1975

While the Ranch style was another California design from the 1930s, it did not reach widespread use until the post-WWII period of the 1950s when it became the most popular form for residential construction. Most obvious characteristics include the wide, horizontal emphasis from the broad roof line and rectangular or L-shaped plan, picture window detail, asymmetry, and simple front entry which may be understated or detailed with aluminum porch supports and a multi-paneled wood door. Chimney features or slightly offset roofs accentuate the overall roof line and there may be attached carports, breezeways, or garages. Early iterations of the Ranch (sometimes called Ranchettes or Early, Minimal, or Compact Ranches) were typically smaller with less detailing, but still feature the strong horizontals and other characteristics of the later, more refined iteration of the style. An example of a Ranchette is located at 26 Anderson Street, SJ03627 (**Figure 32**); and examples of the Ranch Style are 4 Fort Mose Trail, SJ06666 (**Figure 33**); and 60 Palmer Street, SJ06944 (**Figure 34**).



*Figure 32. 26 Anderson Street, SJ03627, assessed as a Minimal Ranch or “Ranchette.”*





*Figure 33. 4 Fort Mose Trail (SJ06666).*



*Figure 34. 13 Christopher Street (SJ06978)*



### Indeterminate Styles

There are instances when a structure's style is not clearly defined for various reasons. In this survey, four different terms were used to differentiate. "Other" indicates the structure was obscured by vegetation, fencing, etc., such that no character-defining features were identifiable. A structure identified as "Mixed, none dominant" has dominant elements from two or more styles, to the extent that none is dominant. A good example of this is located at 112 Colon Avenue, which is a mix of Mission and Tudor styles (**Figure 35**). "Mixed" is differentiated from "Unspecified," which refers to buildings which have no true style (**Figure 36**). Although it may incorporate details from one or more style, none are dominant enough to define an identifiable style. It should be noted, that while no style appears to be dominant, enough to determine one particular style, this does not mean that these structures are not important or significant to the surrounding area or potential district. With that said, these identifiers were used sparingly.



*Figure 35. 112 Colon Avenue, SJ00650.*



*Figure 36. 17 Leonardi Street, SJ01115.*



### Additional Styles in St. Augustine

These additional styles are not commonly found in the West Augustine and Fort Moosa neighborhoods, although some are more prevalent throughout other parts of the city. They are worth noting, however, as they express the original style and features of the community as it was originally developed.

#### *Mission, 1890 – 1920*

The Mission style of architecture was prevalent from 1890 to 1920. During the 1910s, popular trade catalogs, including the Sears and Roebuck Company, offered this house plan style for sale that could be ordered by builders and architects. This style allowed residential architecture to replicate the Spanish Colonial time period. Identifying features include sculpted dormers or parapets, one or two stories in height, flat roofs with tiled parapet roofs, tiled hip roofs with wide overhanging open eaves, and robust square porch columns that frame arched openings. Buildings were wood frame or hollow core tile with symmetrical or asymmetrical facades covered in smooth or textured stucco. At the roof line, scuppers are often installed to allow water to drain from the flat roof. Facades can be symmetrical or asymmetrical and the surface is typically a smooth stucco finish. Variations can be found in dormer or parapet patterns. Ornamentation is minimal with occasional crests. An example of Mission Style resource in West Augustine is located at 4 McWilliams Street, SJ01357 (**Figure 37**).



*Figure 37. 4 McWilliams Street, SJ01357.*

*Neo-Classical Revival, 1895 – 1955*

The Neoclassical style became best known after the World's Columbian Exposition, held in Chicago in 1893. Elements of classical architecture are utilized in this style influenced by Greek and Roman architecture and characterized by ordered columns, pediments, pilasters, cornices, and moldings. Building features can be monumental in size but exhibit classical proportion, scale, and symmetry arranged in a rectangular plan. The early use of this style followed the turn of the twentieth century; however, more subtle examples of the style can be seen into the 1950s. Civic structures, banks, and government buildings commonly rely on the imposing nature of Neoclassical architecture to convey strength and security. An example of a Neoclassical resource in St. Augustine is located at 110 Masters Drive (**Figure 38**).



*Figure 38. 110 Masters Drive, SJ06700.*



*Queen Anne, 1880 - 1910*

One austere Queen Anne resource was surveyed as a part of this survey. It is located at 44 S Dixie Highway and is a relatively simple iteration of the style. The Queen Anne style, popular at the turn of the century, is identifiable through the asymmetric massing and elaborate detail. One of the primary goals is to avoid the appearance of smooth walls. This is achieved through a number of means, including patterned shingles, windows, and/or towers or projecting masses. The massing of a Queen Anne resource can often be described as “sprawling” and they are almost entirely at least two stories with an extensive porch and irregular roof shapes. Decorative details are almost always one of four types. By far the most common is Spindework, often employed in porches, gables, and under overhangs. Others include Free Classic, with classical columns, Palladian windows, and dentils; Half Timbered, which shares features with the Tudor Revival style; and Patterned Masonry with decorative terracotta or stone panels and parapeted gables. An example of the Queen Anne Style of Architecture is located at 44 S Dixie Highway (**Figure 39**).

While many of these features no longer prevalent on **Figure 39**, this structure could serve as an example of a severely altered Queen Anne Style residential building with no architectural guidelines within this area.



*Figure 39. 44 S Dixie Highway, SJ02194.*

*Second Empire, 1855 - 1885*

The Second Empire style of architecture was contemporary to Italianate and Gothic Revival styles, but was considered modern, as it imitated the most recent French building designs. The most defining feature of Second Empire buildings are their mansard roofs with dormers, most often with molded cornices at the top and bottom and decorative brackets. The roof was considered particularly functional, as it provided a full upper floor. Decorative roof tiles are also common. Below the roof, Second Empire structures are similar to Italianate structures and often feature large porches and simple windows. The resource found at 8 Arenta Street (**Figure 40**) is a good example of the Second Empire style.



*Figure 40. 8 Arenta Street (SJ00164).*



## Unique Resources



*Figure 41. The Congregation of Sons of Israel Cemetery, SJ04918.*

### *Congregation of Sons of Israel Cemetery*

The survey team recorded one cemetery, the Congregation of Sons of Israel Cemetery, located at 111 Evergreen Avenue (**Figure 41**) in West Augustine. Its presence is likely tied to the Jewish community and First Congregation Sons of Israel Synagogue, located on Cordova Street in downtown St. Augustine, but research undertaken as a part of this survey has recovered little information (see section Further Actions for additional detail). The congregation was founded in 1908 and the synagogue dedicated in 1923. The earliest burial dates from 1911, but the cemetery was established when an 1840 tombstone with a Hebrew inscription was located in the area. It does not appear to be extant (Rac 2017).

### *Churches*

A total of seven (7) churches were surveyed – all in West Augustine – as a part of this project, all of which house primarily Black congregants. Prior to the Civil War, white preachers and slaveowners evangelized the enslaved, and some attended plantation churches, but true worship typically occurred at night, away from white oversight.<sup>5</sup> Following Emancipation, however, Black worshipers were required to establish their own churches, which included both the establishment of congregations and the physical church buildings.<sup>6</sup> These structures doubled as community meeting spaces and social centers, and were the heart of both spiritual and secular life by the beginning of the 1900s. They sometimes served as temporary schools and political halls. The years 1881 to 1929 have been categorized as the greatest Afro-American building period in America's history by Dr.



*Figure 42. Zion Baptist Church at 96 Evergreen Avenue, SJ00810.*

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<sup>5</sup> Information in this section is derived from Christopher Hunter's work.

<sup>6</sup> There is little scholarly work on the architecture of Black vernacular churches. While this would undoubtedly serve as valuable information to the City of St. Augustine, the research and context development would likely go beyond most work funded by the City's Historic Preservation Division.

Richard Dozier, an African American architecture scholar and former head of the Department of Architecture at Tuskegee.

The earliest Black churches were simple frame boxes, but soon took on defining features, typically featuring masonry construction with towers with flat buttresses and lancet and rose stained glass windows (**Figure 42, Figure 68**). Designs were formal but straightforward and often drew on the Greek Revival style common to white churches in the antebellum period. Most of these features were typical across denominations and faiths, although forms, materials, and designs were regional and influenced by their locations. According to Hunter, the physical building of worship has been less important than the expression of the spirit.

### *Outer City Gates*

The New City Gate was erected in 1957 (**Figure 43 and Figure 44**) and flank Ponce de Leon Boulevard/US-1, directly south of Fort Mose Trail. The two sculptures were constructed of bronze and concrete and dedicated as the outer gate for the “north entrance to St. Augustine so that tourists will know they are entering historical St. Augustine, the Oldest City in the United States” (*St. Augustine Record* 1957).

The two statues were donated by former St. Augustine Mayor and state senator, Walter B. Fraser. The eight and-a-half feet tall bronze statues were designed and sculpted by noted Italian sculptor, Vincent J. Maldarelli. Maldarelli was assisted by engineer and fabricator Harry D. Franklin. The statue on the east side of US 1 is Pedro Menendez and the statue on the west side of US 1 is Juan Ponce de Leon.

The statutes were repaired in 1975 after they were vandalized and again in 1985 and painted with a protective gel and encased in fiberglass by Tom Ward, Jr. and his assistant Mitch Taylor (*St. Augustine Record* 1975; 1985).



*Figure 43. New City Gates, SJ05217A.*



*Figure 44. New City Gates, SJ05217.*



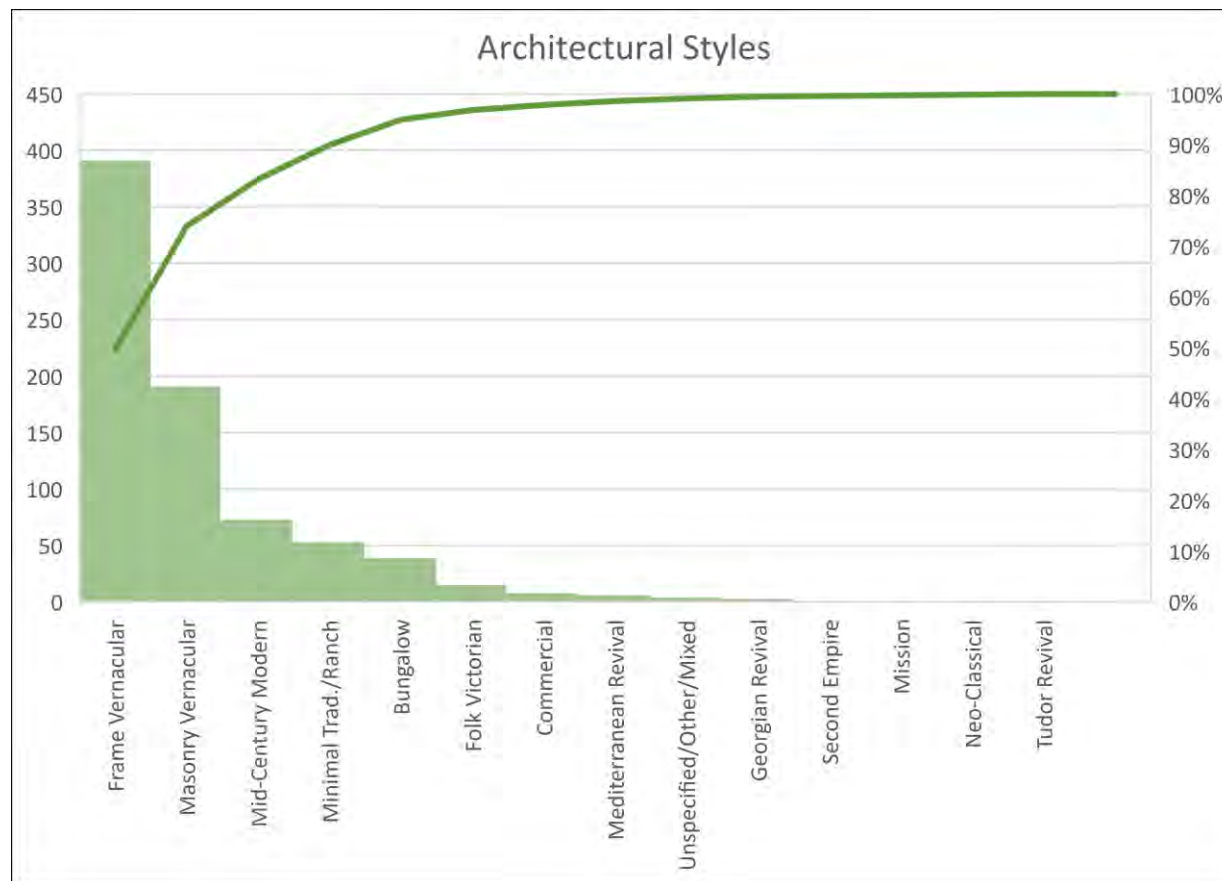
## SURVEY RESULTS

*Note: This section only refers to surveyed structures and is not intended to reflect all of St. Augustine.*

The historic architecture of West Augustine and the Fort Mose neighborhood are representative of statewide and national trends in architecture during the twentieth century. Based on survey criteria, 888 structures were surveyed and assessed during this survey. Of those, 887 were recorded with the FMSF; of these, 468 are newly recorded resources and 325 are updated resources. The difference includes ninety-two (92) resources that were determined demolished.

### Analysis of Survey Findings

The following analysis includes a statistical review of the survey findings and, when coupled with the ARCHITECTURAL CONTEXT section, is a narrative of the historical evolution of the architectural styles documented. A list of building addresses, styles, and dates of construction is in a comprehensive inventory found in **Appendix A**.



*Figure 45. Architectural styles of surveyed resources. Bars are ordered from least to greatest, with the line representing the cumulative percentage.*

Approximately 90% of the surveyed resources are designed in one of five styles (Frame or Masonry Vernacular, Mid-Century Modern, Ranch & Minimal Traditional, and Bungalow), as shown in **Figure 45**.



Frame and Masonry Vernacular buildings are not attached to a specific time period and are somewhat unique “styles” as they are not “true” or “academic” styles. All other styles identified have what is commonly referred to as a “high style” – a highly refined embodiment of the character-defining features and details of the style. For example, the high style Ranch (sometimes referred to as a California or Midwest Ranch) are very long, with very low-pitched roofs, emphasizing the horizontal nature of the building (a fine example is 13 Christopher Street, **Figure 34**). These would be considered high style Ranches. There are more modest Ranches, however (see, for instance, 26 Anderson Street, **Figure 32**) that embody the characteristics but are not as extreme. Frame and Masonry Vernacular buildings, however, do not have a high style iteration.

Frame Vernaculars were typical through the end of WWII, at which time their popularity was taken over by Masonry Vernaculars. This is largely because frame structures were cheaper to build pre-War, while masonry (usually concrete) was more inexpensive after. Many cities experienced fires in downtown cores around the turn of the century, at which time their commercial frame buildings were replaced with masonry (usually brick) far before the rest of the city.

The development of historic structures in the survey area can be grouped into five (5) periods of significant development dating to the turn of the twentieth century. Even though St. Augustine’s European history dates to the colonization of Florida, and subsequently the beginning of the United States, most of the structures are from a much later time period. West Augustine and the Fort Moosa neighborhoods both began developing in the 1920s, and this is reflected in the common styles surveyed in the project area.

A large percentage of the survey project’s recorded structures date from the twentieth century and approximately 55% of the structures surveyed were built during the post-World War II and Contemporary Periods.

*Table 2: Percentage of structures constructed during development periods.*

DEVELOPMENT PERIODS	
Turn of the Century (through 1918)	10%
Florida Land Boom (1919-1929)	15%
Great Depression and the New Deal (1930 – 1941)	20%
WWII and Aftermath (1942 – 1959)	38%
Contemporary St. Augustine (1960 – 1975)	17%

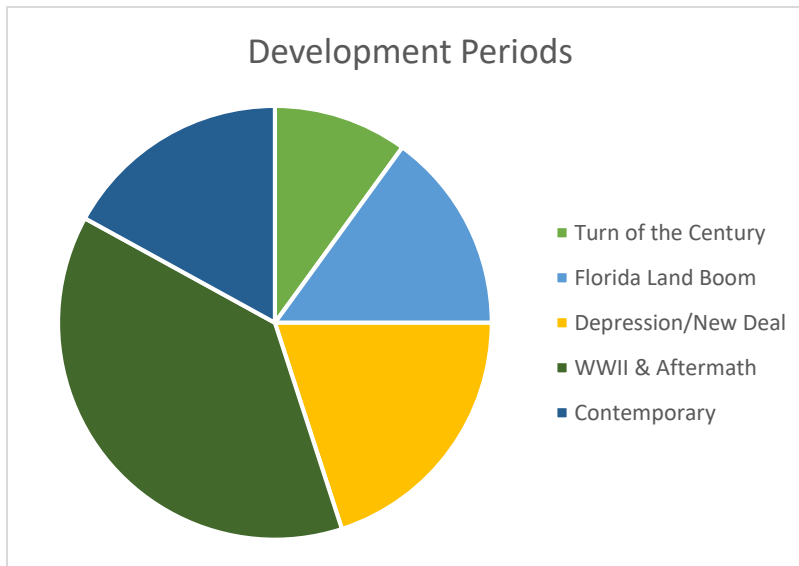


Figure 46. Resources constructed during different development periods.

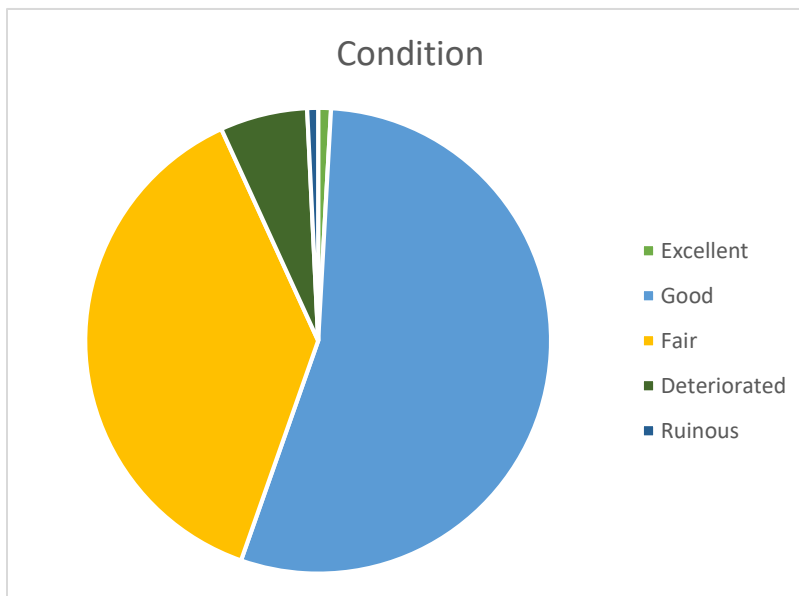


Figure 47. Condition of surveyed resources.

West Augustine's and the neighborhoods of Fort Moosa's buildings and their materials are consistent with national and statewide architectural trends. They contribute to the sense of time, place, and historic development of the city 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 in or prior to 1975. This date was selected as the cutoff to, in part, fulfill a contractual obligation with the City of St. Augustine and help facilitate planning efforts and initiatives. This cutoff date satisfies the fifty-year criteria established by the National Park Service as a basis for survey and for listing in the NRHP and provides an additional five years of information for the City moving forward.

Organizing resources into periods associated with development is more meaningful than simply classifying buildings by decade. The periodization strategy associates buildings within their larger contexts and with events that helped shape the development of a city. These periods provide useful contexts

for assessing St. Augustine's historic architectural resources. This survey primarily recorded residential resources – 89% of total resources – with commercial structures along the major corridors.

Some surveyed resources appear to meet NHRP listing criteria as individual landmarks. **Table 3** shows twenty-five (25) resources marked as “yes” or “insufficient information.” One structure, at 68 Colon Avenue (SJ00642) was identified as meeting the individual listing criteria due to its high integrity, and multiple neighbors noted its historic ties to the street, although the extent would need

to be verified prior to developing a NRHP nomination. Resources marked as having “insufficient information” are summarized below with the necessary research needed to make a determination.

Eighteen (18) resources appear to have retained sufficient integrity and embody the fine craftsmanship required by NRHP Criteria C. Historic images and/or records of the resources, along with architect, builder, and/or developer information would likely be required prior to determining if the resource meets individual NRHP criteria.

\*SJ06665 was constructed in 1971 and therefore does not yet meet the NRHP age requirement. It does, however, embody the characteristics of the Mid-Century Modern style of architecture and is a fine example of the style. It is the consultant’s opinion that it will be eligible for individual listing on the NRHP in 2021 when it has reached the fifty (50) year age requirement.

There are four (4) resources that may meet NRHP individual listing criteria due to association with significant events and/or cultural significance in the city’s history. A more thorough history of the resource would be required for a nomination.

One (1) resource, SJ00500, appears to be eligible for listing under both Criteria B and C, for its association with Willie Gallimore and its fine craftsmanship and representation of its Style (**Figure 56**). Two (2) resources, SJ05600 and SJ01070, appear to meet NRHP Criteria A and B, but the integrity of both structures has been significantly impacted, and may be past any attempt to reverse the alterations and additions (**Figure 56** and **Figure 72**). A more thorough investigation regarding these changes would need to be undertaken and documented. This work would not necessarily need to occur prior to developing a nomination, as the alterations may not be so great as to disqualify the resources from listing on the NRHP, but the information would be useful for preliminary consultation with SHPO.

*Table 3. Resources marked as “yes” or “insufficient information” regarding individual NRHP criteria.*

FMSF	Address	Construction Year	Style	Criterion
SJ00642	68 COLON AVE	1930	Mediterranean Revival	C
SJ00644	83 COLON AVE	1930	Mediterranean Revival	C
SJ05122	81 Colon AVE	1950	Mixed, none dominant	C
SJ06665	118 COLON AVE	1971	Mid-Century Modern	C
SJ01606	155 PALMER ST	1899	Frame Vernacular	C
SJ06793	238 N WHITNEY ST	1954	Mid-Century Modern	C
SJ02255	80 SPRING ST	1885	Folk Victorian	C
SJ00810	98 EVERGREEN AVE, Zion Missionary Baptist Church	1921	Masonry Vernacular	C
SJ01313	3 MASTERS DR	ca.1894	Frame Vernacular	A
SJ01321	21 MASTERS DR	ca.1894	Frame Vernacular	C
SJ01327	35 MASTERS DR	ca.1894	Frame Vernacular	C
SJ02251	52 SPRING STREET	1895	Frame Vernacular	C
SJ02252	56 SPRING STREET	1910	Frame Vernacular	C
SJ00500	57 CHAPIN AVE	1917	Frame Vernacular	B & C
SJ01070	262 W KING ST	ca.1910	Frame Vernacular	C
SJ02430	41 S WHITNEY AVE	1892	Frame Vernacular	C



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SJ03640	271 W KING ST, Shiloh Missionary Baptist Church	1949	Frame Vernacular	B
SJ05600	8 DR. R. B. HAYLING PL	1954	Frame Vernacular	A & B
SJ07009	281 W KING ST	1969	Mid-Century Modern	C
SJ00971	1 CHRISTOPHER ST	1930	Masonry Vernacular	A
SJ00704	20 DAVIS ST	1894	Folk Victorian	C
SJ00707	26 DAVIS ST	1924	Frame Vernacular	C
SJ01110	10 SOUTH LEONARDI ST	1924	Frame Vernacular	C
SJ07055	38 ARENTA ST	1940	Frame Vernacular	A
SJ00152	24 ANDERSON ST	1885	Frame Vernacular	C

## CONCLUSIONS AND RECOMMENDATIONS

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

### Summary of Recommendations

This section contains a summary of the recommendations the city of St. Augustine can adopt and employ as a part of its preservation program. Additional details are provided in the following sections.

1. Copies of this report and Florida Master Site Forms generated from the survey should be placed in the collection of the St. Johns County Public Library, as well as offered to local college libraries. Any subsequent surveys should also be made available to the public.
2. City staff, elected officials, and residents should utilize the information contained in the report, becoming better aware of the town's historic building fabric and act to protect those historic resources. The City can offer this and additional information (on aspects like aesthetic benefits and financial incentives) through a variety of means, such as public meetings, mailings, newspaper articles, community blogs, a dedicated webpage, and the publication of guidebooks and/or pamphlets.
3. The City should produce a pamphlet that can be more widely distributed that includes maps, significant buildings, and historic development patterns specific to West Augustine, and other that focuses on the Fort Moosa area. In parallel to this, updated histories that reflect the diversity of the neighborhood could be developed and made available. This could include expanding the existing Accord Freedom Trail signage and making the associated brochure available online, and or expanding the oral history project. If undertaken, the City should work with neighborhood residents and community groups.
4. City officials and staff should review the properties and districts suggested for listing on the NRHP outlined in the following sections and develop nominations if warranted.
5. The City's Planning & Building Department should continue to work with neighborhood groups to identify and designate local historic districts.
6. Historic preservation is one strategy to help implement sustainability. Rehabilitating and adaptively reusing structures is a way to "recycle" extant infrastructure. Historic buildings were designed to adapt to their environment, and, because of this, they are often energy efficient in their design. (For instance, buildings constructed prior to the invention of AC often placed windows to maximize cross breezes.) ESI recommends the City encourage the preservation and reuse of traditional historic resources, as well as Contemporary structures, and underrepresented and underappreciated historic sites. ESI also recommends addressing and employing new practices such as disaster preparedness/resiliency, housing affordability, and legacy businesses.
7. The City should be commended for its demolition review requirement for all structures listed on the FSFM, fifty (50) years old or more, or a designated historic structure. As a part of the

demolition process, the City should consider requiring the FMSF form should be updated within 6 months of the demolition.

8. The City's local designation program is unclear. The municipal code does not outline a local landmark process, but instead utilizes different zoning codes in lieu of having local historic districts. While there is nothing wrong with this, it does mean the areas are geographically defined in the code and not thematically. This adds a potentially unnecessary level of complexity for historic analysis or research. Portions of the City's website, however, make reference to local landmarks<sup>7</sup>. Definitions, process, protections, and restrictions associated with local historic designation are not provided in the City's municipal code or on its website. This should be rectified. If the City does not have a local register, it should consider establishing one.
9. The Historic Architectural Review Board should undergo annual training to stay up-to-date on current issues and best practices, in addition to on-boarding training to have a full understanding of the powers, operation, and history of the Commission. All Commission members should attend at least one CLG workshop during their term.
10. The City should consider introducing design guidelines and reviews to existing NRHP districts. Without them, alterations are not approved within the historic context of the district. This can result in a contributing structure being altered such that it becomes non-contributing. This could be tied to an Overlay District, which function as a zoning overlay and provide more nuanced consideration for the properties. (Conservation Districts and Overlays are discussed more in-depth in later sections of this report.)
11. Many streets in West Augustine lack sidewalks, and many residents expressed a strong desire to have them added. The City should consider providing these, particularly on busy streets such as Masters Drive with higher speed limits and regular pedestrian activity.
12. The City should consider altering its municipal code to require all new privacy fences, walls, and/or hedges be limited to a height of four (4) feet in the front yard for all historically designated structures, either individually or as a part of a district. Additionally, the City could also consider fences, walls, and/or hedges be low enough to allow for an 180° view around corners. This would additionally benefit those streets without sidewalks, as the view is already shortened.
13. Streets in West Augustine are older and lack the width and sidewalks standard in new construction. Street parking further narrows many of the roads. Despite this, they appear to be used by many large commercial trucks. The City should consider redefining truck routes or prohibit them from using some streets. Pedestrians are endangered, which is exacerbated by the lack of sidewalks. In addition, the infrastructure was not designed for loads of this magnitude and will deteriorate faster and require more maintenance.
14. In agreement with the City, this survey did not record all structures within West Augustine constructed in or prior to 1975. A subsequent survey should capture this data. See Further Actions section for more detail.
15. The Historic Preservation Master Plan lists some detrimental impacts tourism has had on Downtown sites, including the removal and destruction of archeological deposits; converting locally-serving resources (housing, commercial) to tourism; increased lot coverage; and

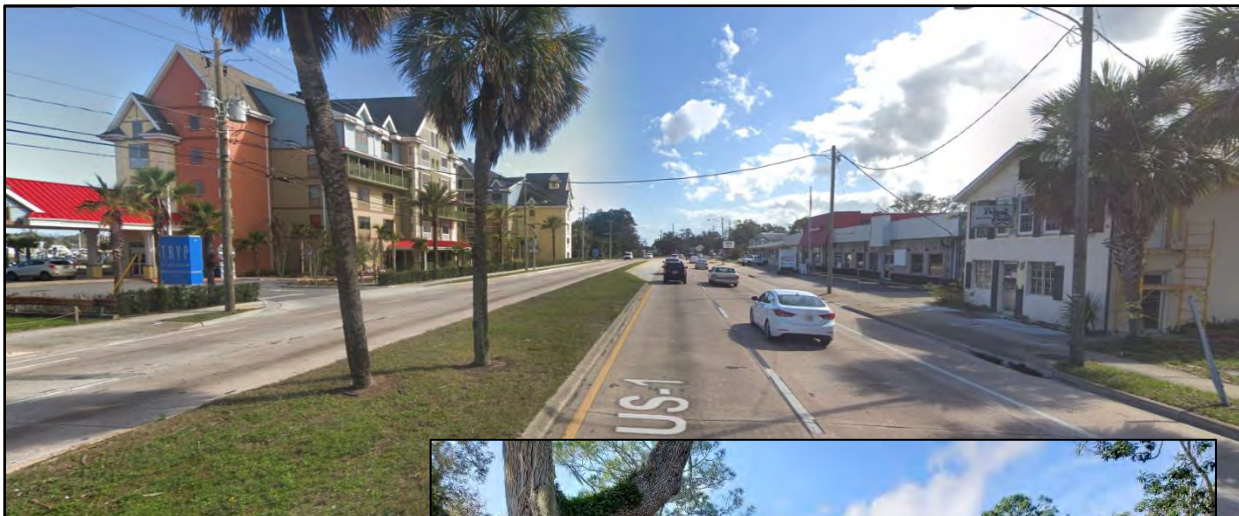
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<sup>7</sup> Noted on St. Augustine's [Demolitions](#) page.



building modifications to increase potential sales. These impacts are not unique to Downtown, and some of these impacts can be seen in West Augustine (see [Figure 48](#)). Any mitigation related to these impacts should be expanded throughout the city. A good example of appropriate infill is 204 N Whitney Street, seen in [Figure 49](#).

16. Similar to the above recommendation, there are areas of West Augustine where commercial use is encroaching on residential and threatening historic resources. A notable example is the neighborhood bordered by Pellicer Lane, US-1, and W King Street. The residential fabric has relatively high integrity, but (in particular) the auto-oriented nature of many of the businesses along Pellicer Lane and US-1 is impacting the feeling and association of the area. Additionally, zoning creep of this kind often significantly impacts property values. (For more detail on this area, see Zoning section and the Proposed Wildwood Park Historic District.) The proximity of US-1 to the Fort Moosa neighborhoods indicates something similar may happen in this area, although no evidence was found of it during the survey.



*Figure 48. Looking south on S Ponce De Leon Boulevard. The 2016 Wyndham-run hotel is visible on the left (east), and the more modest 1950 and 1985 buildings on the right.*



*Figure 49. 204 N Whitney (constructed 2018). This is a good example of appropriate infill.*

## Alternative Preservation Strategies

Many of the surveyed resources have diminished integrity due to alterations and additions, but this does not impact the history of West Augustine or the Fort Moosa neighborhoods. The City should consider alternatives for preserving the stories, legacy, and culture of the area. An assortment of options are available, including public meetings, mailings, tours, technical briefs, newspaper articles, community blogs, a dedicated webpage, and the publication of guidebooks and/or pamphlets. These can include a wide variety of information, including maps, significant buildings, lost landmarks, and West Augustine's unique historic development trends. *Wicked St. Augustine*, a history of vice in West Augustine, was published in early 2020 and provides an extensive history of the neighborhood. The City could consider working with local authors to develop similar writings. The City could also consider expanding its oral history program. Capturing stories before residents are gone is one way to memorialize them and create a more inclusive history of West Augustine, the Fort Moosa area, and St. Augustine as a whole. This would be particularly impactful, as this area is under-documented in a city that is generally extensively documented. The City should also consider making extant recordings easier to find and access.



Figure 50. Examples of display signs throughout the Newtown neighborhood of Sarasota. These signs include details about the business district, historic architecture, and education in the area.

Other forms of public education involve a building plaque program that identifies historic buildings and a 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 resources and events at specific historic sites. Other forms of markers can provide maps, historic photos, and brief histories. One of the many benefits this can provide is imagery of what once was in the area but has been lost and/or modified. There are already several Accord Freedom Trail Markers throughout the city. The City could also employ other signage that detail other aspects of the community, such as architecture, education, elected officials, or military service, such as seen in Figure 50.<sup>8</sup> Within the boundaries of this project, there are four (4) Freedom Trail Markers (Figure 51):

- 57 Chapin Street (SJ00500; Figure 56)
- Zion Baptist Church, 96 Evergreen Avenue (SJ00810)

<sup>8</sup> The Newtown neighborhood in Sarasota has a commendable signage program. More information can be found through the [Newtown Alive](#) program,



- Chase Funeral Home, 262 W King Street (SJ01070)
- Shiloh Missionary Baptist Church, 271 W King Street (SJ03640)

Recently, the importance of representation has been brought to the forefront of many conversations, including preservation. For several centuries, histories have focused on a small segment of the population, leaving out (among many others) people of color, native, LGBTQI+, immigrant, and female narratives. Narratives that are wide-ranging and reflect the diversity of the world as it exists are vital to our collective stories and our mental well-being. In conjunction with other preservation projects or independently, the City should develop new/revised histories and context statements, focused on these histories. It is also vital to remember that these communities have always been a part of the City's history, and "any effort must honor the work that [they] have been doing for centuries to celebrate their existence [...] which supports their unique cultural identity" (Housing Assistance Council, p. 10). Marginalized communities should always be

included in any stakeholder involvement. This is additionally important for properties that are purchased by developers, as illustrated in Figure 48. Previous projects (across the country in a variety of settings) indicate that developers are more likely to design and build structures sympathetic to and in harmony with the local landscape (natural and built) if they are (1) aware of the local history and/or (2) provided the opportunity to interact (see, do, live, touch) with the community and its resources. This was emphasized in the development of the 2018 Historic Preservation Master Plan, when, the public voiced a "need to tell the entire story of the City, including areas outside of Downtown, with neighborhood participation" (HPMP, page 1.4)

## Local Ordinances

To be successful in encouraging historic preservation activity and protective measures, town staff and elected officials should consider a local historic district designation for existing and proposed National Register Historic Districts. 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. (It should be noted that National Register and local district boundaries need not be the same.)

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, town officials and staff can



Figure 51.  
Freedom Trail  
Markers in West  
Augustine.



exercise some degree of authority in the protection of historic resources. Amendments enacted in 1980 to the National Historic Preservation Act of 1966 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.

Instead of local historic districts, the City of St. Augustine has chosen to identify different historic areas exclusively through zoning, established in 1971. They are identified as HP-1 through HP-5 (Figure 52). There is a local landmark designation for individual structures, and the City has three Entry Corridors: Anastasia Boulevard, King Street, and San Marco Avenue. The Historic Architectural Review Board reviews applications for renovations, new construction, National Register nominations, and City landmarks within the HP Districts, as well as any demolitions of structures 50 years old or older. In addition, the newly-established Corridor Review Committee is responsible for reviewing projects within the City's Entry Corridors. Corridor guidelines focus on the design – the architecture – of proposed changes to these major streets.

The City's historic preservation ordinance should be lauded for its extensive review of rehabilitation, maintenance, and new construction, and its alignment with the Secretary of the Interior's Standards for Rehabilitation. Under the City's zoning code, modifications to a structure (in HP-1, HP4, and HP-5) cannot alter or obscure the building's original architectural style, and all alterations must be compatible with the original design, supported by historic documentation of the structure.

### *Conservation and Overlay Districts*

In addition to historic districts, conservation and overlay districts are strategies various cities are implementing in order to retain the historic character of neighborhoods. This is not a strategy the City has implemented. St. Augustine has conservation overlay zones specifically designated for ecological conservation and costal management. An overlay district would be similar to the existing Entry Corridors but would provide a focus on the history of the area, as opposed to the architecture (as is the case in the Entry Corridors). As the name suggests, it is a regulatory over-layer that does not alter the base zoning code, and, as such, can be implemented in both historic districts and non-historic (see Historic Preservation Master Plan Section 5C). Both design overlay zones and historic preservation conservation districts are provided for in the 2018 preservation plan, but the City currently does not have any. (As the City already has defined conservation zones, a preservation/history-related overlay is referred to as an Overlay District throughout the balance of this report.)

Non-local examples encompass a wide range, including Seattle's Pike/Pine Conservation District Overlay District, which regulates the scale of infill and encourages design sympathetic to small businesses and the retention of character-defining features.<sup>9</sup> San Francisco's legacy business registry provides educational and promotional assistance to the businesses.<sup>10</sup> This registry focuses exclusively on the business, as opposed to the structure in which it is housed. The Special Clinton District in New York City is an overlay that seeks to preserve the area of the residential neighborhood that borders on the business and tourist Midtown area.<sup>11</sup> Closer to St. Augustine is Miami's Midtown Overlay District, which allows for more flexibility in design and unique/innovate development.<sup>12</sup> Also in Florida is Sarasota's Newtown Conservation and Historic District Overlay. Here, conservation

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<sup>9</sup> City of Seattle Office of Planning & Community Development [Pike/Pine Conservation District](#).

<sup>10</sup> San Francisco Planning [Legacy Business Registry](#).

<sup>11</sup> New York City Zoning Code, [Article IX, Chapter 6](#).

<sup>12</sup> Miami 21 Zoning Code, [Appendix C](#).

districts as “areas with a visually interesting stock of older buildings with some common characteristics such as age, style, size, and use, some of which may be simpler utilitarian structures, without a great deal of architectural embellishments, or structures with a high degree of significance that have been significantly altered over the years” (Sarasota City Plan – Historic Preservation Plan, p.HP-5).<sup>13</sup>

### National Register and Locally Designated Historic Districts

The City of St. Augustine currently has five (5) local historic preservation zones and seven (7) districts listed on the National Register of Historic Places. Local preservation zones are established through zoning overlays and are shown on Figure 52. They do not have names but are rather identified by number. No local historic districts have been added since 1989, over thirty years ago.

Districts listed on the National Register are the City of St. Augustine (a National Landmark), the Abbott Tract, the Model Land Company, Lincolnville, North City, Fullerwood Park, and Nelmar Terrace (Figure 53). Fort Mose, directly adjacent to the neighborhood of Fort Moosa and Saratoga Lakes, is also a National Historic Landmark. Within this project’s survey boundary, there are no NRHP historic districts or individually-listed landmarks. The city also has archeological zones to protect below-ground resources. The following recommendations were assessed based on NRHP criteria. There are some areas which do not meet NRHP criteria for listing but are still worthy of note. They are included following the National Register and Locally Designated Historic Districts section.

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<sup>13</sup> Sarasota also has overlay districts which are even more broad in their purview, ranging from protecting environmentally sensitive areas to reducing traffic to increasing communication between property owners and developers. Conservation districts are a subset of overlay districts in Sarasota.



**ENVIRONMENTAL  
SERVICES, INC.**  
A Terracon COMPANY



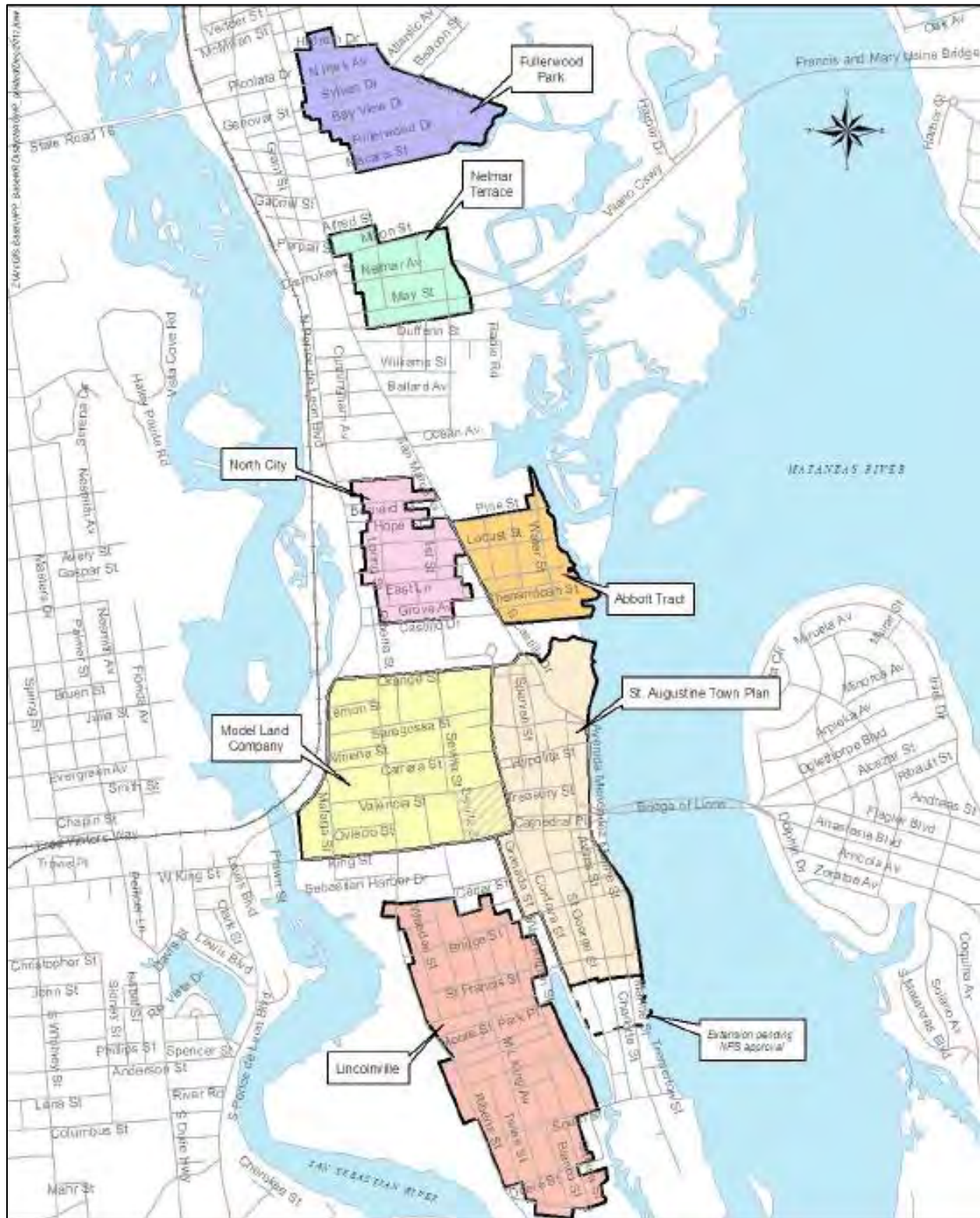


Figure 53. Map of National Register-listed districts in St. Augustine. From the City of St. Augustine Architectural Guidelines for Historic Preservation, October 2011.

### Potential National Register and Local Nominations

Some of the surveyed areas of West Augustine and the Fort Mose neighborhoods have the potential for NRHP district nomination. It appears that there are six (6) areas that contain a sufficient concentration of buildings with satisfactory integrity to meet the NRHP criteria and form historic districts. Additionally, it appears there the Contemporary style structures (Mid-Century Modern and Ranch) that are eligible for the NRHP as a multiple property listing.

#### *Proposed Fort Moosa Gardens – Saratoga Lakes Historic District*

The Fort Moosa Gardens and Saratoga Lakes subdivisions are the northernmost subdivisions in the City of St. Augustine. Both originated as two (2) separate platted subdivisions. Presently, the neighborhood is bound by US-1 on the west, the St. Augustine city limits on the north, and Fort Mose State Park to the southeast. The neighborhood is, and has always been, relatively isolated.

Within the two subdivisions, a total of fifty (50) structures included three (3) Bungalow, twenty-one (21) Frame Vernacular, four (4) Masonry Vernacular, five (5) Mediterranean Revival, seven (7) Mid-Century Modern resources, four (4) Mixed, none dominant styles, one (1) Unspecified Style, and five (5) Ranch Style resources. This inventory is found in **Appendix A**, on page A-4. Twenty-two (22) structures contribute to the district, nine (9) are non-contributing, and nineteen (19) are considered to have insufficient information to determine if they are contributing to the district.

The area appears to be eligible for listing on the NRHP under Criteria C. The structures largely display high integrity and are fine examples of the periods in which they were built. The majority of the resources, thirty-eight (38) were constructed between 1924 – 1961, although there are twelve (12) structures that date from 1960 to 1975; of these twelve (12) only two (2) are considered to be contributing to the district, while one (1) non-contributing structure, SJ06666, would be eligible in 2021 and is an excellent example of the Mid-Century Style of Architecture within St. Augustine. Many of the mid-century structures in this neighborhood are fine examples of their styles within St. Augustine.

One structure, at 68 Colon Avenue (SJ99642, **Figure 27** and **Figure 28**) was identified as meeting NRHP Criteria C due to its high integrity, and multiple neighbors noted its historic ties to the street. The extent of this connection, however, would need to be verified prior to developing a NRHP nomination. There is one building at 118 Colon Avenue (**Figure 29**) that is an excellent example of a Mid-Century Modern resource. It was constructed in 1971, and therefore at this time is not eligible for the NRHP. When it meets the age criteria, however, this structure will likely be eligible for individual listing on the NRHP under Criteria C.

Local criteria could make it eligible because the determination is made by the Historic Architecture Review Board (HARB), while the city ordinance refers to the same NRHP criteria, as a local district or landmark the HARD has direct ability to establish if the resource is unique to St. Augustine.



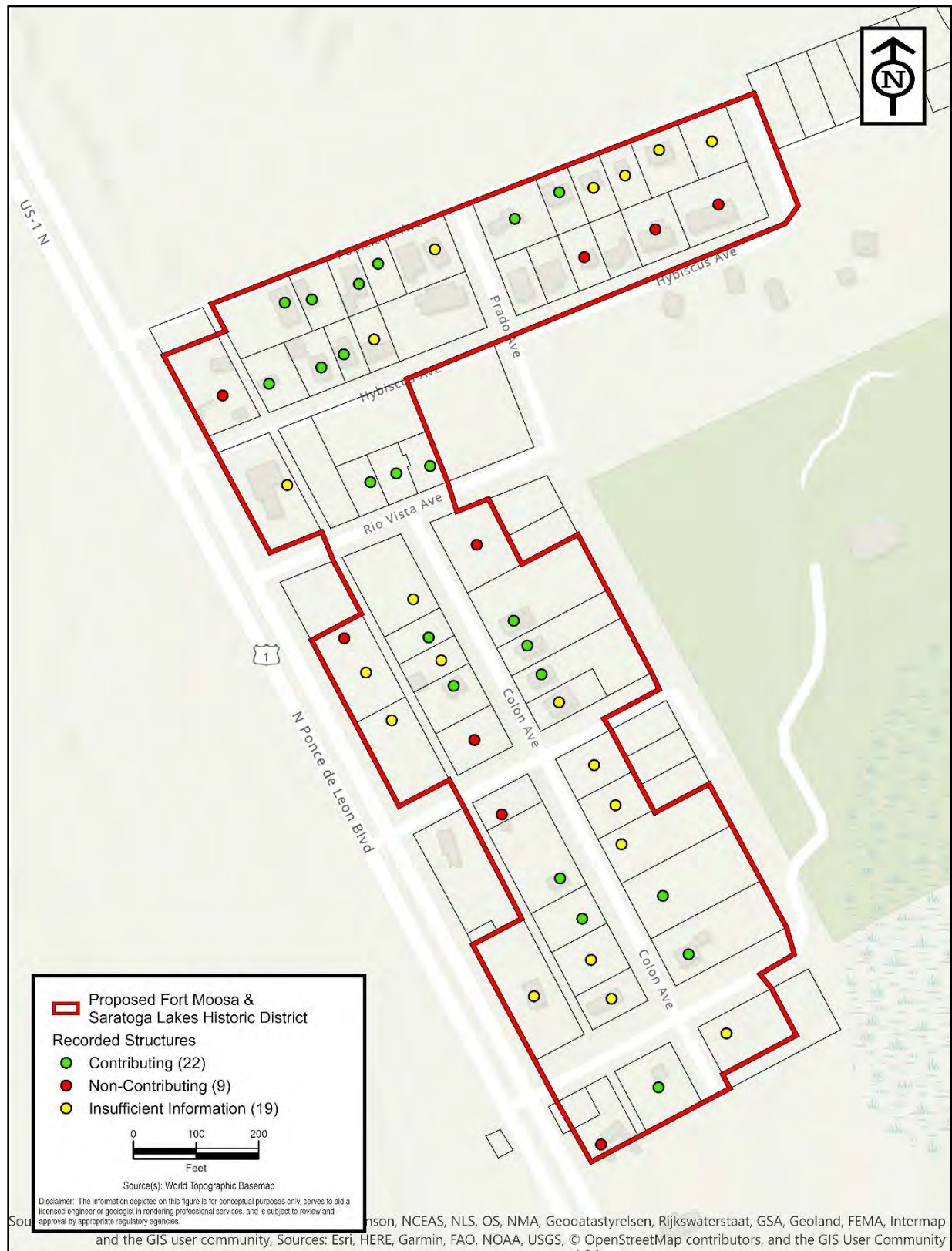


Figure 54. Proposed Fort Moosa Gardens and Saratoga Lakes Historic District.



### *Proposed Chapin Street Historic District*

There is a collection of small shotgun buildings along Chapin Street where it meets with Nesbit Avenue (formerly Nesmith), and extending north onto the west side of Nesbit Avenue. Nine structures can be seen on the 1924 Sanborn map and the 1930 Sanborn map displays twenty (20) structures (**Figure 13**).

A total of seventeen (17) structures remain, all constructed between a period of significance of 1917 to 1930. All but two of the structures on the 1930 Sanborn map are extant. The narrow construction period without infill (historic or otherwise) is unique in St. Augustine, and there are few other Shotgun style buildings recorded within the project area.



*Figure 55. Looking west from the corner of Chapin Street and Nesbit Avenue.*

Today, the buildings are being utilized by ESHC, a non-profit providing transitional and low-income housing for families within the community. These buildings retain much of their original character, and the general footprint of the original community remains intact. The area appears to meet NRHP Criteria C. Fifteen (15) structures are considered to be contributing to the district and two

(2) structures are non-contributing due to alterations (**Figure 55** and **Figure 57**). Two buildings shown on the 1930 Sanborn map are no longer extant: one on the south side of Chapin Street and one on the east side of Nesbit Avenue. This inventory is located in **Appendix A**, page A-3.

Since the area housed FEC workers, laborers and domestic professions, it is plausible that the surroundings also served a similar purpose. The Sanborn maps show modest structures – although not as small as those on Chapin and Nesbit – on the neighboring streets. More research could be



*Figure 56. 57 Chapin Street, SJ00500.*

undertaken to determine if these two streets were typical in the first part of the century and represent the only remaining resources, or if they have been unique since their construction.

The building at 57 Chapin Street (**Figure 56**) was the home of Willie Galimore, a football player for the Chicago Bears from 1957 – 1965. The house is marked with an Accord Freedom Trail sign. This structure is marked as having insufficient information for individual listing on the NRHP under Criterion B due to Willie Galimore's local significance to St. Augustine.

Local criteria could make it eligible because the determination is made by the HARB, while the city ordinance refers to the same NRHP criteria, as a local district or landmark the HARD has direct ability to establish if the resource is unique to St. Augustine.

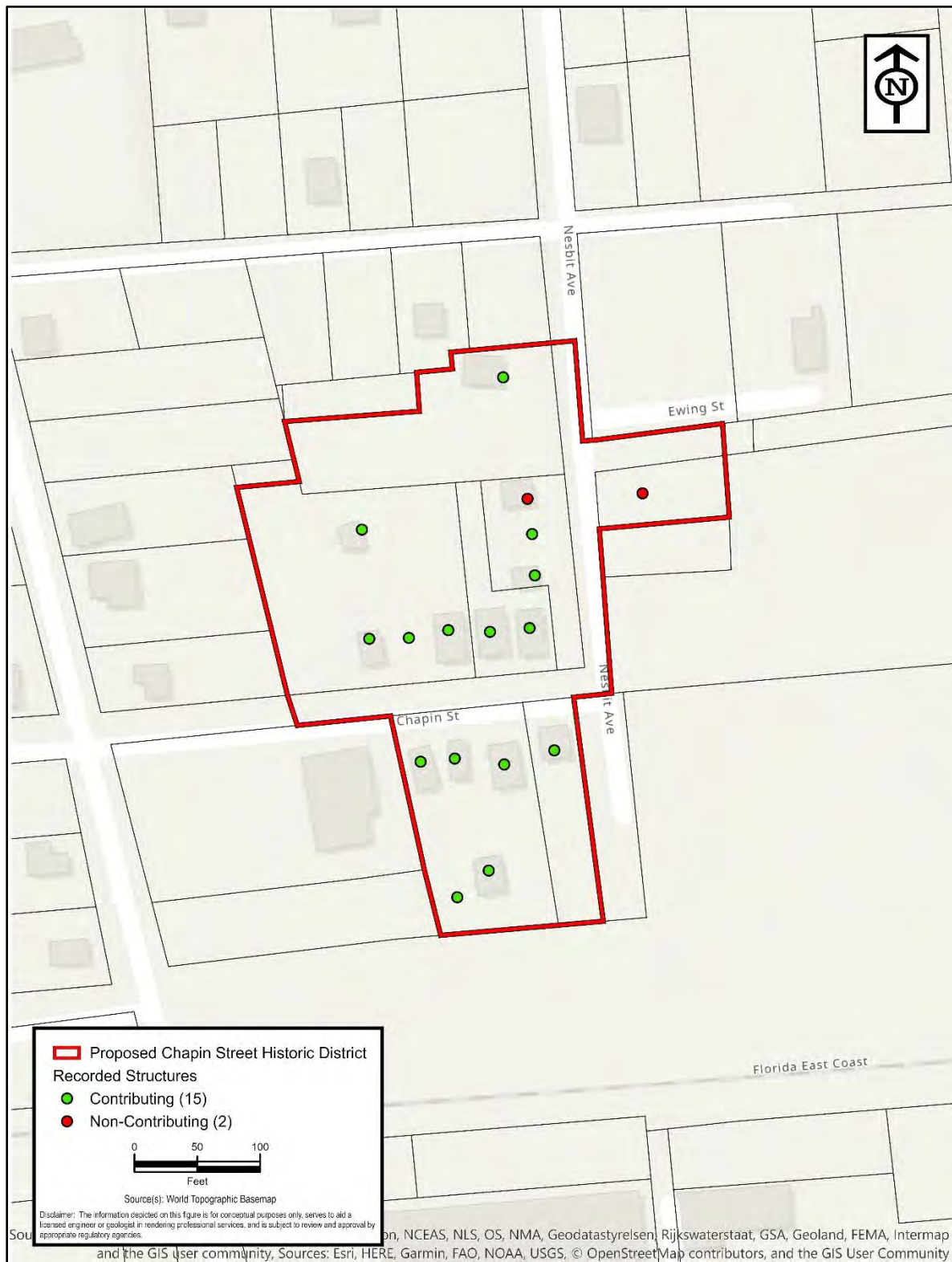


Figure 57. Proposed Chapin Street Historic District and recorded structures



### *Proposed Rollins Subdivision*

The Rollins Subdivision begins at the intersection of South Whitney Street and Rollins Avenue. Rollins Ave continues along the eastern border of the subdivision, connecting with Christopher Street to the west and ending at the intersection of South Whitney and Christopher Street. According to a placard placed in front of 8 Dr. RB Hayling Place, Rollins Subdivision was predominantly constructed in the 1950s and became a residential neighborhood where many prominent black St. Augustinians resided (Accord Freedom Trail Plaque).

Within the subdivision, a total of forty (40) structures were assessed to be Contemporary Styles of Architecture, including thirty (30) Mid-Century Modern structures, eight (8) Masonry Vernacular Styles with contemporary details, one (1) Frame Vernacular Style resource, and one (1) Ranch Style resource. The Mid-Century Modern resources all consist of one of three styles within the area, shown in **Figure 58** through **Figure 60**. This inventory is found in **Appendix A**, page A-9.



*Figure 58. Multiple recorded resources detailing one of the Mid-Century Styles within Rollins Subdivision. Clockwise from the top left, SJ07035, SJ0723, SJ0730, and SJ07020.*

The first Mid-Century Style consists of a low-pitch side facing gable roof, an off-center entry on the corner of the façade, three sets of single windows (varying styles) and, typically, brick details between each window along the façade. The main entry is under a roof extension. Examples of these resources are shown in **Figure 58**.



*Figure 59. Resources recorded in Rollins Subdivision showing the second style of Mid-Century resources. These resources, clockwise from top left are SJ07024, SJ07021, and SJ07032.*

The second style assessed in the Rollins Subdivision is a Mid-Century residential building with a front facing gable with an offset roof wing and concrete block exterior. The main entry is off-center on the corner of the façade under a roof extension for shelter. Two windows with brick sills are found along the façade with brick detailing between them (**Figure 59**).

The third most prevalent style of Mid-Century Architecture found in Rollins is a wide low-pitch gable roof with an attached low pitch front facing gable roof over the main entry and carport. Most of the windows on these resources have been replaced, although it appears as though the



façade had a single window (2/2 metal sash or jalousie) and a picture window. The exterior materials have been altered, as many of these structures have vinyl exterior siding. Regardless, most of these alterations are reversible and therefore make these resources contributing (**Figure 60**). Additional resources that share these features are SJ06975, SJ06981, SJ06986, SJ06988, and SJ0993.



*Figure 60. An example of one of the styles of Mid-Century Modern structures in Rollins Subdivision. This structure is located at 14 Christopher Street, SJ06979.*

The Frame Vernacular resource was once the home to Civil Rights leader, Dr. R. B. Hayling (**Figure 61**). It is the earliest resource constructed in the subdivision. Dr. Hayling's home is on the St. Augustine Civil Rights Heritage Trail. Unfortunately, while the resource meets NRHP Criteria A and B, the structure lacks integrity and appears to be past any attempt to reverse the alterations and additions to allow it any architectural merit. If it were eligible for the NRHP, the period of significance is the time in which Hayling and his family lived in the house; 1960 – 1965. In 2003, the street was renamed from Scott Street to “Dr. RB Hayling Place.”

The suggested period of significance for this potential district is 1954 – 1969. It is significant under NRHP Criteria A, as a subdivision created for African Americans during segregation and under Criteria C, for the structures within this neighborhood that represent the Mid-Century Style. It includes twenty-two (22) contributing resources, seventeen (17) non-contributing, and one (1) resource was determined insufficient (R.B. Hayling Residence). The majority of the structures within the Subdivision were constructed in 1955 (twenty-two resources) and 1959 (thirteen resources). Dr. R.B. Hayling's home was constructed in 1954; and an excellent example of the contemporary Ranch Style house, located at 13 Christopher Street, was built in 1961 (**Figure 34**).



*Figure 61. Home of Dr. RB Hayling located at 8 DR. RB Hayling Place (SJ05600).*

Local criteria could make it eligible because the determination is made by the HARB, while the

city ordinance refers to the same NRHP criteria, as a local district or landmark the HARD has direct ability to establish if the resource is unique to St. Augustine.



Figure 62. Proposed Rollins Historic District boundary.



### *Proposed Wildwood Park Historic District*

The area south of West King Street, east of Pellicer Lane to US-1 and north of Lewis Boulevard contains an estimated seven (7) subdivisions platted between 1905 and the mid-1920s. The two largest original plats being Wildwood Park and Worley Subdivision. The structures recorded in this potential district largely consist of structures built between the late nineteenth century and early twentieth century (1890s to 1940s), with additional structures constructed in the mid-century (1945 through the 1970s).

Within this potential district, there are ninety-six (96) total resources, including sixty-six (66) contributing structures, twenty-nine (29) non-contributing structures, and one (1) structure with insufficient information to determine its contributing to the district (**Figure 63**). While most structures are representative of the Frame Vernacular Style of Architecture, a few high style examples of Folk Victorian and one example of the Second Empire Style of Architecture exist. Architecture from the mid-century is also present within the area. Structures recorded within this potential district are predominantly Bungalows, twenty-six (26), and Frame Vernacular Style resources, forty (40). This inventory is found in **Appendix A**, page A-13.

Rather uniquely, the majority of non-contributing structures are from the post-war period, and those that were constructed prior to WWII have retained their integrity. During the 1920s, the Dixie Highway and Leonardi Street were the same road, and it is therefore even more surprising these early resources have retained their integrity, as parcels along highways are often developed or redeveloped to serve more commercial purposes. It could be assumed that the development of Ponce de Leon Boulevard (US-1) in 1957 along what was West Avenue saved the original integrity of Leonardi Street. Properties on South Leonardi Street were constructed between 1894 and 1970 and appear unique in West Augustine due to the span of construction dates along one single street. Interestingly, the single block does showcase over half a century of common architectural styles. No other area surveyed in this phase has this trait.

The street also includes a 1950 church, the Restoration Time Deliverance Center, located at the south end at 34 South Leonardi Street (SJ07083). On the west side of Leonardi, almost all parcels span between Mackey Lane and South Leonardi. The three to the far north have been divided, with addresses reflecting their closer streets. It appears that these were subdivided, likely after the construction of houses to the west (currently addressed on Mackey). The building directly south of these, at 10 South Leonardi, previously sat much closer to Mackey and was moved when public utilities were installed on S Leonardi. It seems likely, then, that the three properties at 3, 5, and 7 Mackey Lane should be considered a part of the South Leonardi Street area, although they do not have the associated addresses.

Parcels on West King Street and the west side of Mackey Lane are zoned for commercial use. There are several auto shops on Mackey and Pellicer Lane to the west, and the feeling of the area has been significantly and noticeably impacted. Many of the structures found along these streets were originally residences but have been converted into commercial use. Most have had multiple alterations and additions, and therefore no longer retain enough original features to be contributing.

Once part of the neighborhood on the other side of Ponce de Leon Avenue (US-1), the connection has been severed due to the development of the thoroughfare. Similarly, nearby resources along US-1 to the east and West King Street to the north are commercial areas with a range of uses. This sort of “zoning creep” can rapidly alter the character of a neighborhood. The City should be mindful of



historic resources when re-zoning, and care should be taken to make sure these resources are not compromised.

Additionally, four (4) resources are listed as potentially contributing on an individual basis to the NRHP. They include excellent examples of their style and have overall maintained their form and mass.

*Table 4. Structures potentially eligible for listing on the local level or in the NRHP within Wildwood Park*

FMSF Site ID	Address	Style	Year Built
SJ00164	8 Arenta Street	Second Empire	1900
SJ00704	20 Davis Street	Folk Victorian	1910
SJ00707	26 Davis Street	Frame Vernacular	1930
SJ01110	10 S Leonardi Street	Frame Vernacular	1900

Despite some zoning creep, the overall potential district has a period of significance from 1889 to 1958. It meets listing as a district under Criterion C, as it represents early residential development in St. Augustine during the late nineteenth and early twentieth century.

Local criteria could make it eligible because the determination is made by the HARB, while the city ordinance refers to the same NRHP criteria, as a local district or landmark the HARD has direct ability to establish if the resource is unique to St. Augustine.

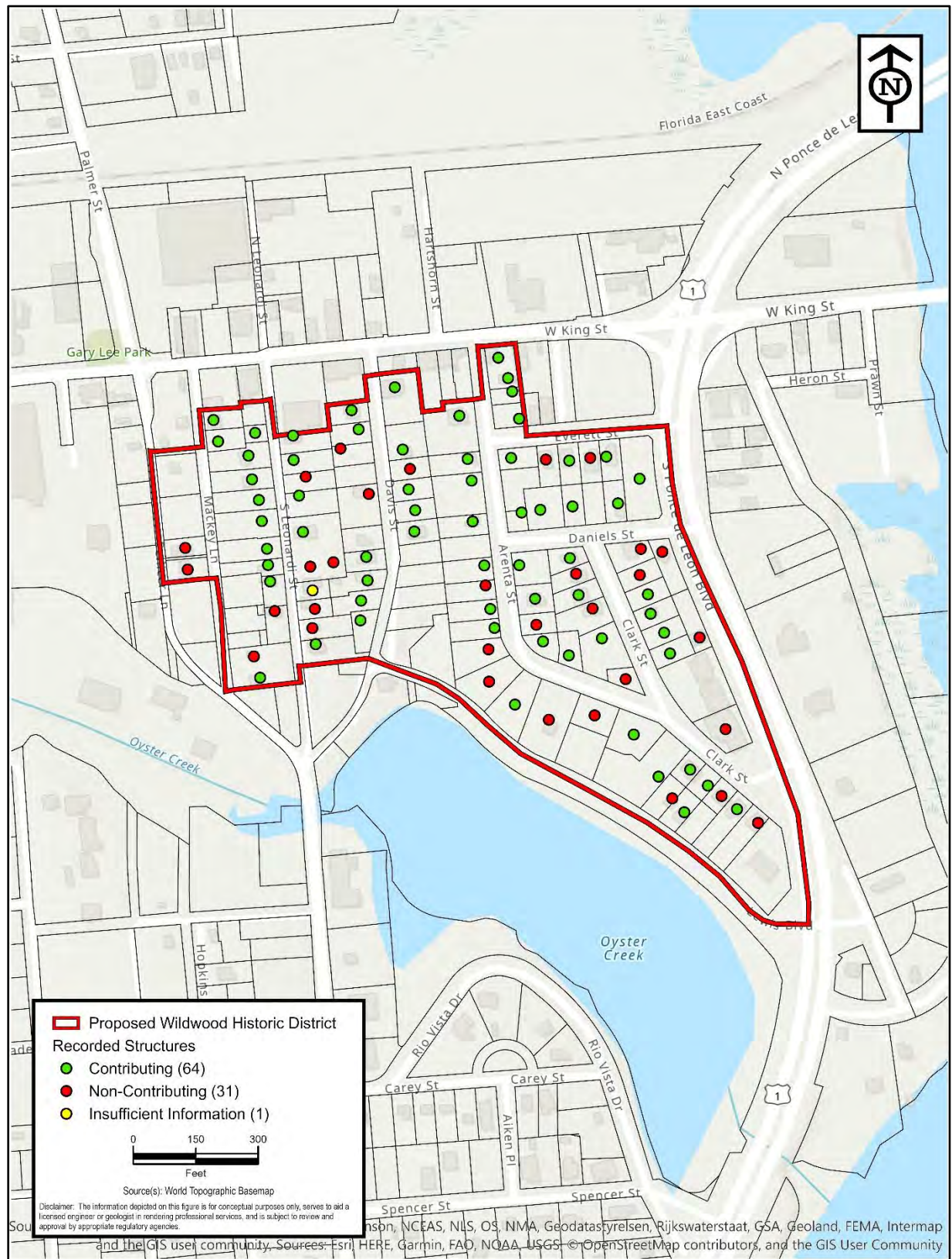


Figure 63. Proposed Wildwood Historic District boundary and recorded structures.

*Proposed North Whitney and Spring Streets*

North Whitney Street and the west side of Spring Street display a conglomeration of residential structures typical of a mid-century American neighborhood. The area is bounded by Ravenswood Drive to the north and Josiah Street to the south. This segment of the neighborhood largely retains its historic integrity and character and includes sixty-nine (69) total structures; forty (40) contributing structures and twenty-seven (27) non-contributing structures, and two (2) structures determined to have insufficient information to determine that contribution to the proposed district. One structure is currently undergoing renovations and was therefore recorded as having insufficient information as to whether it would be contributing or non-contributing. The vast majority of the residences in this area were built in the mid-1950s.

The period of significance of this potential district is suggested as 1942 to 1970. The structures surveyed were predominantly Mid-Century Modern Style, twenty-one (21); thirty-six (36) Masonry Vernacular Style structures with mid-century details; nine (9) Ranch Style; three (3) Frame Vernaculars and one (1) Bungalow Style of Architecture structure. This inventory is found in **Appendix A**, on page A-6.



*Figure 64. 238 N Whitney Street, a Mid-Century Modern Style structure, SJ06793.*

While some structures have had alterations, including window replacement, altered exterior siding, and some enclosed carports, the overall mass, form and feeling of this portion of Ravenswood from the mid-century are still present. These streets appear to meet Criterion C for listing as a district in the NRHP.

Local criteria could make it eligible because the determination is made by the HARB, while the city ordinance refers to the same NRHP criteria, as a local district or landmark the HARD has direct ability to establish if the resource is unique to St. Augustine.



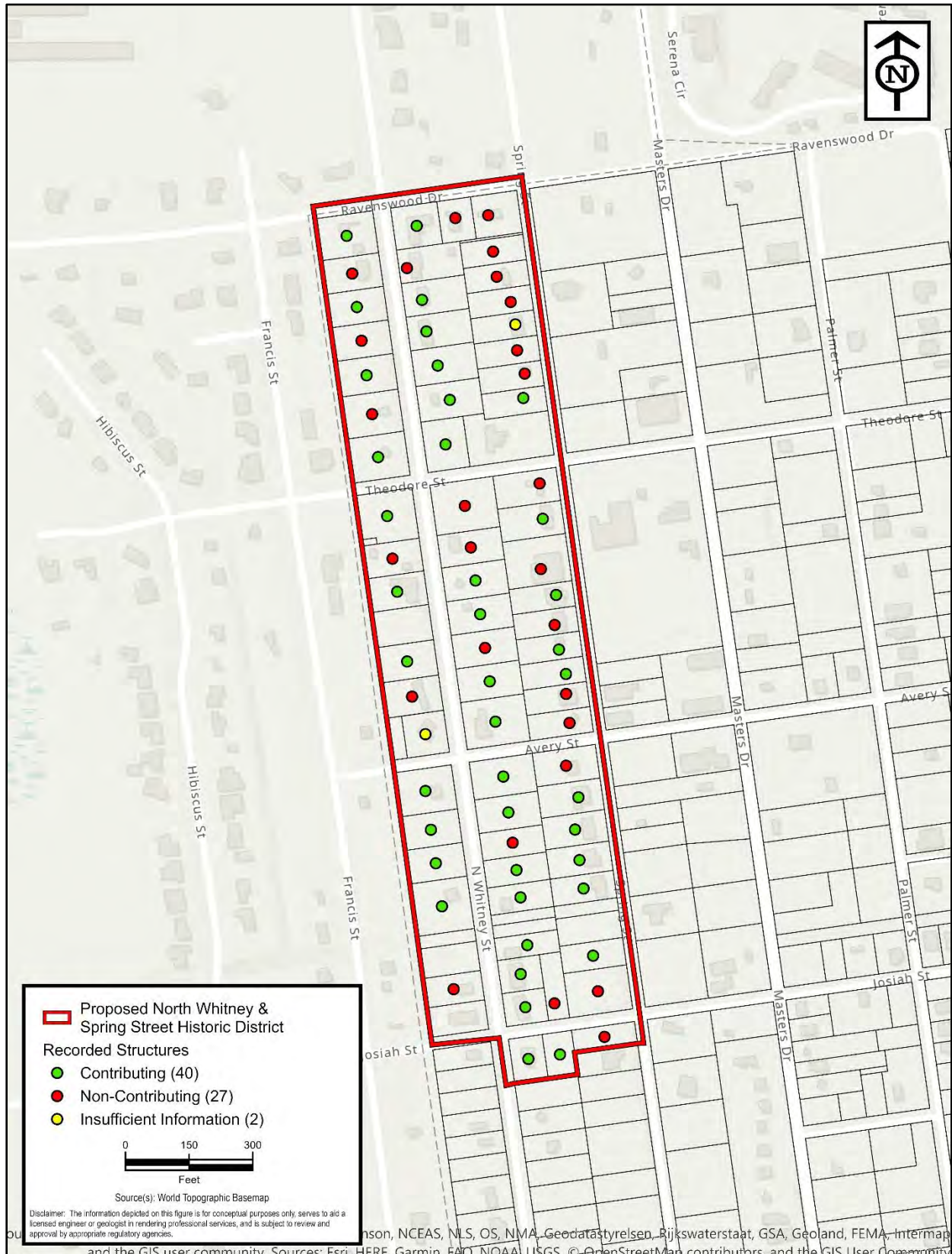


Figure 65. Proposed North Whitney & Spring Street Historic District boundary and recorded structures.

### *Proposed Aiken Park Historic District*

The proposed Aiken Park district is bound by Oyster Creek and Rio Vista Drive to the north and east;

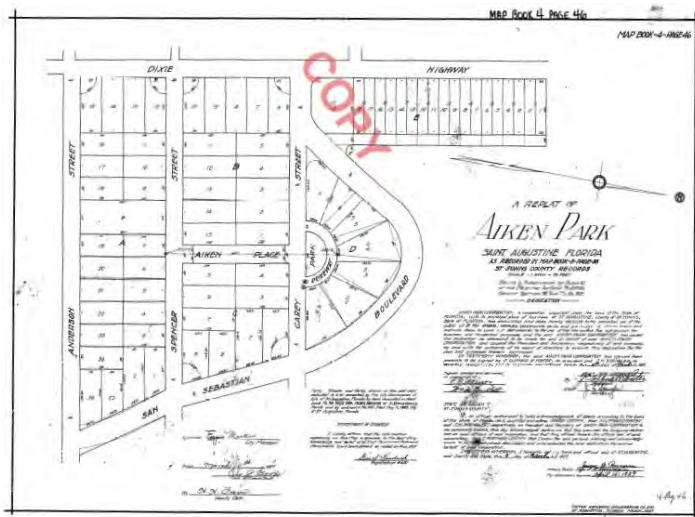


Figure 66. Aiken Park Subdivision 1940. St. Johns County Map Book 5, Page 36.

Anderson Street on the south; and South Dixie Highway on the west. The period of significance for the proposed district is rather large, 1885 to 1954. The first residential structure built in the area was by Major William Aiken of Kentucky, "Vista del Rio" at present day at 24 Anderson Street, in 1885. Aiken Park was platted in 1924 and again in 1927 after by the Aiken Park Corporation. The subdivision was replatted in 1940 (**Figure 66**). The time gaps between development help explain the large period of significance for the proposed district.

From 1885 to 1927, beginning with the construction of General Aiken's home and ending with the initial Aiken Park plat, eight (8) Frame Vernacular and Victorian-

era residential structures are extant; six (6) of which are located along South Dixie Highway. The majority of the structures were constructed from 1942 to 1958 and are a mixture of Frame Vernacular structures (17), Minimal Traditional Style structures (13), and Ranch Style structures (7).

Within the proposed district, a total of forty-three (43) structures were surveyed; twenty-eight (28) are contributing to the district; sixteen (16) are non-contributing; and one (1) was determined to have insufficient information for contribution. The Styles of structures are predominantly Frame Vernacular, while two (2) Folk Victorian Style structures and seven Ranch Style structures are present, projecting the wide period of significance within the district. The proposed district is eligible for listing on the local level or within the NRHP under Criterion C, for its architectural styles present and it may meet eligibility on the local level under Criteria A for its developmental contribution to the West Augustine region within St. Augustine. This inventory is found in **Appendix A**, on page A-1.

Local criteria could make it eligible because the determination is made by the HARB, while the city ordinance refers to the same NRHP criteria, as a local district or landmark the HARD has direct ability to establish if the resource is unique to St. Augustine.





Figure 67. Proposed Aiken Park Historic District boundary and recorded structures.



#### *Multiple Property Listing for Contemporary Styles*

As detailed in the Architectural Context Section, the Mid-Century Modern and Ranch styles of architecture, found on pages 40 and 42, these styles were prevalent from 1935 until 1990, but peaked in the mid-century. While not high style, West Augustine and Fort Mose neighborhood have multiple examples of Mid-Century Modern and Ranch buildings that are found within the project boundary. A few examples stand out as more distinctive and therefore could result in the ability to contribute to a multiple property listing of Contemporary resources in St. Augustine under NRHP Criteria C. A fine example is the Ranch residence, SJ06978, located at 13 Christopher Street in the Rollins Subdivision (**Figure 34**). Prior to the nomination, more research will be needed to understand the Mid-Century movement in St. Augustine, as the styles are not prevalent in the city.

This undertaking was not an exhaustive survey of resources in West Augustine. Due to this, this recommendation is incomplete, although the consultant does have full confidence in the endorsement. Therefore, if a multiple property listing nomination is undertaken, a more thorough investigation of Contemporary style resources should occur prior to its development. The Mid-Century Modern resource at 118 Colon Avenue, SJ06665\* should also be considered, although it was constructed in 1971(**Figure 29**).

*Table 5. Mid-Century Modern Style structures potentially eligible for listing on the local level or in the NRHP within the survey area.*

Site ID	Address	Style	Year Built
SJ06576	415 S Ponce de Leon Boulevard	Mid-Century Modern	1960
SJ06668	22 Poinciana Avenue	Mid-Century Modern	1961
SJ06665*	118 Colon Avenue	Mid-Century Modern	1971
SJ06978	13 Christopher Street	Ranch	1961
SJ07009	281 W King Street	Mid-Century Modern	1969
SJ06668	22 Poinciana Avenue	Mid-Century Modern	1961

## Historic Overlays

Some areas within West Augustine lack sufficient integrity and/or density to meet the qualifications for a NRHP district but are still significant to the city. Information about these areas is included below to provide the City details about their significance and contributions to the history of St. Augustine. These areas should be reviewed, and, if applicable, alternative preservation measures should be undertaken. This can include designating them as Overlay Districts. The City has provided for design overlay zones and historic preservation conservation districts in the 2018 preservation plan, but currently does not have any. One of the advantages is that an area's "design standards [would be] unique to each neighborhood based on the priorities and needs identified by the property owners in the proposed overlay" (2018 Preservation Plan, p. 5.16).

### West King Street

The 2008 *West Augustine Historic District Assessment Survey* (No. 15447) recommended a NRHP district nomination for those resources surveyed along Cathedral Place, W King Street, and W Railroad Street. These are largely residential structures and were not included in this survey as they are in the county and not within city limits. While West King Street is an entry corridor to the city, the consultant is recommending it as an Overlay District, as its significance is embodied in its history and not its design aesthetic.



Figure 68. Shiloh Baptist Missionary Church, 271 W King Street, SJ03640.

This survey identified forty-seven (47) historic resources along W King Street, west of US-1 towards the St. Augustine city limits, and south of the FEC railroad tracks near North Rodriguez Street. The majority of these resources are commercial structures. Three of these resources are churches: the Shiloh Missionary Baptist Church (SJ03640, **Figure 68**), the Restoration Center (SJ07010), and the Redeemed Christian Church of God

(SJ07078). Other services include cafes, appliance service, auto repair, and a brewery. The street is, and was, visibly a small commercial strip designed to serve the immediate community.

West King Street has seen a significant amount of change throughout its history. In the later part of the 18<sup>th</sup> century the street was populated with residential and commercial structures, often in Victorian and Queen Anne styles. Prior to the railroad's direct service to the city, West King was the primary tourist route for those arriving by boat, and there were some hotels and boarding houses along the street (Nolan). Some of the lost resources include the Worley Sanitarium (**Figure 8**, demolished in the late 1940s) and adjacent Worley Residence at 212 West King (SJ01054), the



Figure 69. 215 - 215½ W King Street, ST01056. Contributing, constructed ca. 1917.



*Figure 70. 237 W King Street, SJ01066. Non-contributing, constructed ca. 1930.*

ca. 1904 Mediterranean Revival resources at 223-227 West King (SJ01060), and the ca. 1930 Colonial Revival at 211 West King (SJ01053). Some resources have been replaced while others have not, but the area still faces similar threats to those outlined in the 1980 survey: traffic, parking issues, and building deterioration.

Although the resources range in date, sixty-six percent were constructed prior to WWII. The presence of a street corridor providing necessities to the neighborhood is common to neighborhoods of this time period that predate wide automobile ownership. The resources, however, range significantly in integrity. Of the forty-seven (47) of resources surveyed, eighteen (18) are identified as contributing resources and twenty (20) are identified as non-contributing, and nine (9) are considered to have insufficient information to determine their eligibility. This inventory is found in **Appendix A**, on page A-11. Some resources that exemplify the range of integrity are shown in through **Figure 69** to **Figure 71**. Due to the alterations and some resources' lack of integrity, the consultant does not believe this area is eligible on the NRHP as a district, but that it is still significant to the community and its development.



*Figure 71. 239 W King Street, SJ07005. Contributing, constructed 1958.*

### *Blanche/Travis Streets*

Due to the historical nature of this subdivision, Blanche and Travis Streets were included with the West King Street district. Buildings on Blanche and Travis Lanes and Travis Place (a loop off of West King Street) were developed by Blanche Altavilla (nee Travis), a madam who ran a series of brothels, gambling facilities, and taverns on the streets. She lived at 262 W King Street at the corner of W King Street and Travis Lane (**Figure 72**). These blocks were popular with the wealthy visitors who stayed at downtown hotels (including the Ponce de Leon, the Alcazar, and the Cordova) and was dubbed the "Country Club." According to Colby, soldiers stationed at Camp Blanding waited in line along West King during WWII. She dedicated the land to the City in 1941 (**Figure 73**), and the area remained popular until her death in 1953.



Very little is known about the individual structures on these three streets, but the area was anchored by Altavilla's residence (the large lot, number 27, in **Figure 73**). It also served as a brothel, and likely other functions as well. Altavilla had it built in 1915, replacing a previous building. She had arrived

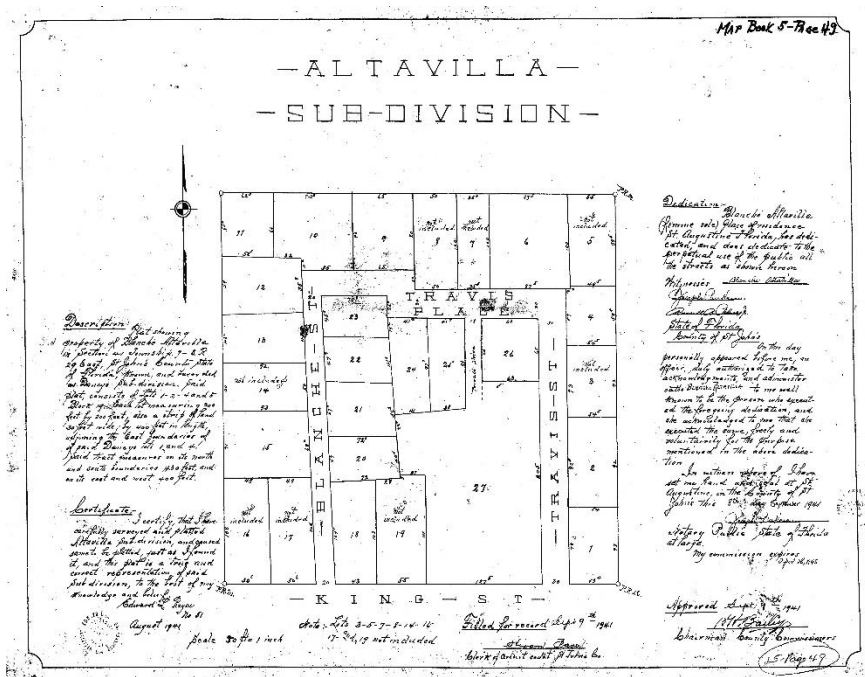


*Figure 72. 262 W King Street (SJ01070), Blanche Altavilla's former residence and currently Chase Funeral Home.*

in St. Augustine approximately two decades previously and began running a brothel(s) shortly thereafter. Altavilla was a shrewd businesswoman and ran her brothels, multiple gambling houses and taverns – also a part of the Country Club – and held large amounts of property in West Augustine and St. Augustine. Her tight hold on the business is evident in the accounts of multiple women attempting to establish their own brothels but quickly folding and moving to the Country Club. The area thrived

until her death in 1953. The following year, the building at 262 W King Street was purchased by Leo CA. Chase, Sr. (The Chase family has also been significant in West Augustine's history and more details can be found in the **1960 - 1975: Contemporary St. Augustine & Civil Rights** section.)

According to 1924 and 1930 Sanborn maps, many of the structures have been demolished. Research has not revealed any images of Altavilla's residence or the Country Club, and therefore the extent of alterations cannot be verified, but it appears the extant structures have lost much of



*Figure 73. The 1941 Altavilla plat. This consisted of Blanche Altavilla's properties. It reads, in part, "Blanche Altavilla [...] has dedicated, and does dedicate to the perpetual use of the public all the streets as shown hereon."*



*Figure 74. Examples of resources on Blanche/Travis Streets. Counterclockwise from top: 12 Blanche Lane, SJ00286; 14 Travis Place, SJ02279; and 21 Travis Place, SJ02283.*

their integrity. Most were constructed in 1924. The remaining buildings are modest, utilitarian structures, but the demolitions have affected the character of the streets. In addition, the feeling of the area has changed: during its period of significance (1910 – 1953), it bustled with activity and many wealthy patrons. This is no longer the case. These changes in character and feeling have greatly impacted the integrity of the area, and it does not appear to meet the criteria for a NRHP district. Despite this, some elements – including the street layout and simple, utilitarian nature of the remaining buildings – are still extant. The area appears to meet NRHP Criteria A and B both as a district and individually for Altavilla’s residence at 262 W King Street, but the structures lack integrity and appear to be past any attempt to reverse the alterations and additions to allow them architectural merit. For this reason, the area should be considered for a conservation district. Altavilla’s residence appears to meet National Register Criteria A for its association with her Country Club, significant to local history but under-documented, and Criteria B for its association with both Altavilla and the Chase family, but it has also been significantly altered.

Much of the history of Blanche Altavilla and her Country Club has remained unknown until the recent publication of *Wicked St. Augustine* by Ann Colby, which has proven a treasure trove of information. It also serves to illuminate that fact that although there is much that remains unknown about West Augustine’s history and residents (and other neighborhoods), that does not mean these areas are insignificant or undeserving of study and research.



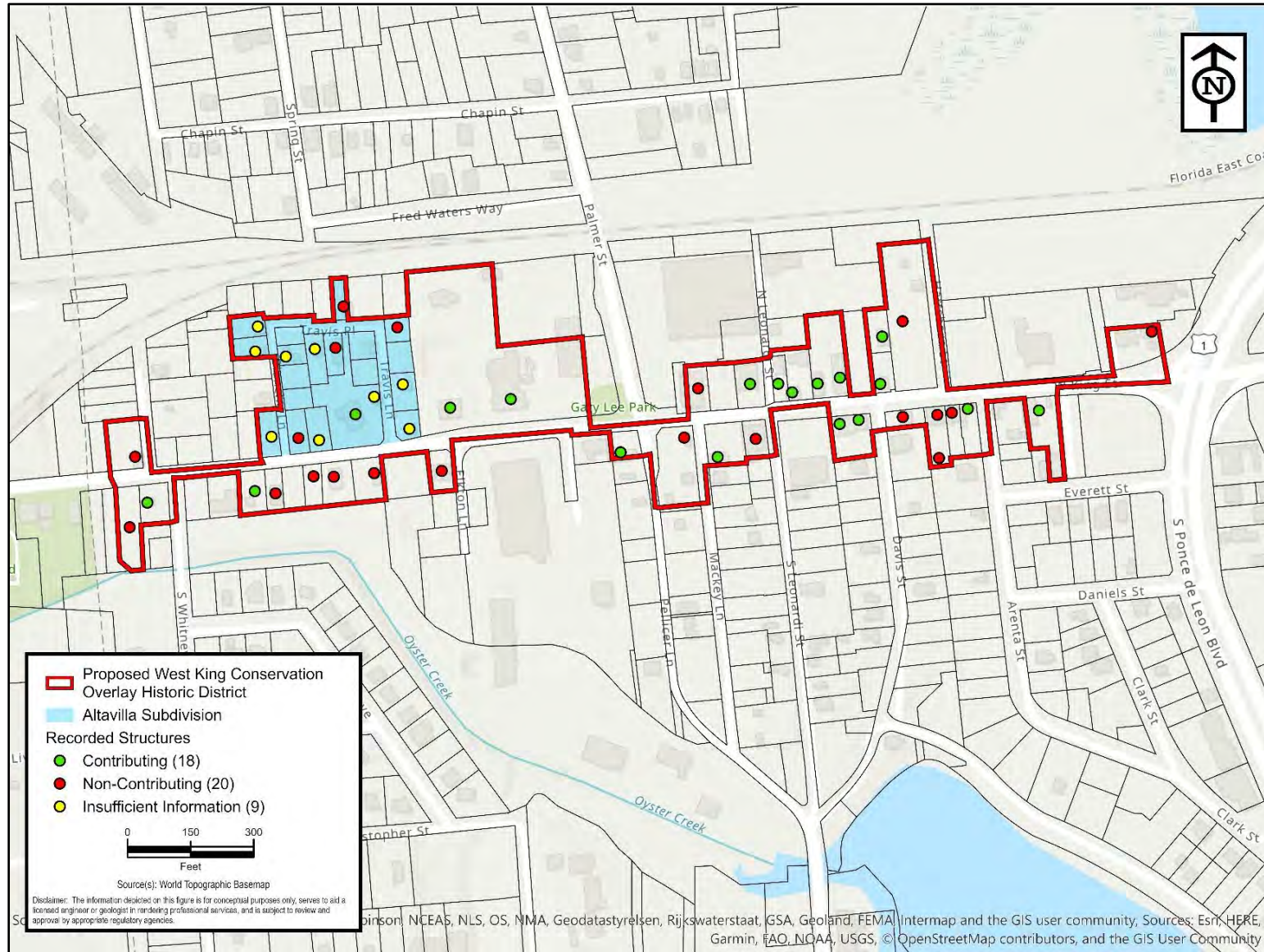
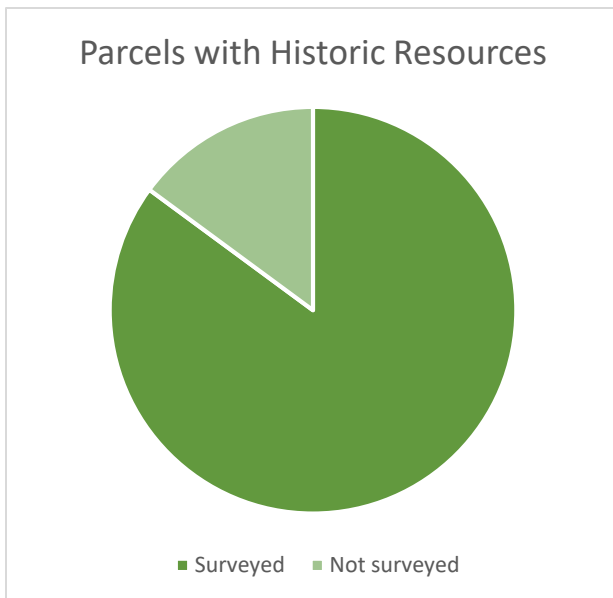


Figure 75. West King Street Historic Conservation District and recorded structures, including the Altavilla Subdivision.



### Further Actions

In agreement with the City, this survey did not record all of the structures within West Augustine constructed prior to 1975. ESI surveyed eight hundred and seventy four (874) resources. This left an estimated one hundred fifty three (153) resources unsurveyed, or about 15% (**Figure 76**). The remaining area is generally bounded by the San Sebastian River on the east; south of Maderoe Street on the north; west of S Whitney Street, S Dixie Highway, and Old Dixie Highway on the west; and Nix Boat Yard Road to the south. The consultant recommends these properties be surveyed in a subsequent phase. A cursory windshield survey of this unsurveyed area suggests there may be areas that meet NRHP criteria. South Whitney Street, south of Madeore Street, are nearly all 1954 structures on lots of the same size. Some have been recently replaced.



*Figure 76. Surveyed parcels with historic resources versus those with historic resources that were not surveyed.*

The building at 41 South Whitney Street (**Figure 77**), constructed in 1862, was previously part of a dairy farm, according to the 1930 Sanborn map. It was owned by Louis T. and Teresa Plummer that year. The surrounding parcels were likely a part of this endeavor, although most of the parcels on that block and south across Madeore Street were developed in the late 1990s and early 2000s. More



*Figure 77. 41 South Whitney Street, SJ02430.*

research should be undertaken on this area to determine what it was previously like. This research may reveal the resource is eligible for the NRHP, but the consultant is unable to make any recommendation without additional knowledge regarding the resource's role in St. Augustine and/or West Augustine history.

Masters Drive was included as a part of this survey, but the street did not appear to have the necessary integrity in order to constitute a historic district. It could, however, be considered for an Overlay District or Entry

Corridor, but more research and analysis would need to be undertaken prior to a determination. Such work would likely include the historic context, traffic patterns, and building ownership, as well as an architectural analysis of the historic, current, and resident-desired future design(s). The consultant strongly recommends that any work around or including Masters Drive should include the

addition of sidewalks for pedestrian safety. This was one of the primary concerns voiced by residents in the area.

In some instances the consultant has recommended more information be gathered on individual resources or potential districts prior to subsequent steps. Research can focus on owners/occupants; architects, builders, and/or developers; previous use(s); and the role the resource played in the immediate surrounding, such as the former dairy at 41 South Whitney, above. Additionally, some mid-century resources utilize the same plan – most notable in the Proposed Rollins Subdivision – and more investigations could be undertaken to determine if similar plans were used across the city. This would suggest a popular architect or builder who would likely be significant to the history of the city. There are several plat maps of the surveyed areas that are not available through the St. Johns' Property Appraiser office, and research has not revealed them. They would provide valuable assistance to the NRHP district nominations included in this report. Most notably, the plat(s) for the Proposed Rollins Subdivision has not been found.

Due to limitations of this survey, little research has been recovered regarding the Congregation of Sons of Israel Cemetery and the associated congregation. The University of Florida Smathers Library, however, has a collection of documents collected by Simone Broudy Killbourn. According to the finding aid<sup>14</sup>, resources include family and congregational histories, photographs, interviews, letters, newsletters, meeting minutes, newspaper clippings, and cemetery documentation. More research into this and other possible documents would be a useful avenue to expand the history of the neighborhood and St. Augustine.

St. Augustine saw a significant amount of activism during the Civil Rights Era. From a wider perspective, it would behoove the City to have expanded narratives that (1) focus on events other than the early development of downtown, which would include the Civil Rights Era, and (2) additional underrepresented perspectives. Repositories that may include useful information include Flagler College and the St. Augustine Historical Society. ESI received a copy of the Multiple Property Submission nomination for structures and sites significant to the St. Augustine's Civil Rights Movement. This information was added to this report where appropriate.

A highly unique aspect of West Augustine's history is its non-contiguous narrative. The history of most places – be it national, state, or local – typically follows a comprehensive, relatively linear history that features similar events. West Augustine follows a different pattern. The area remained quiet until the early 1880s when Blanche Travis established her Country Club, which thrived – as did other parts of West Augustine – through Prohibition and the Depression, a time when most of the country had little commercial activity. The area quieted with the outbreak of WWII, and then burst onto the scene as an integral part of the Civil Rights Movement. Not only is it narratively separate from the turn of the century through the Depression, it peaks at times off-times from the country as a whole.

### *Ancillary Features*

Buildings are not the only element that contribute to the character of a neighborhood. Other components include setbacks, landscaping, parcel size and shape, and ground plans (such as City Beautiful or post war suburban plans). These elements, therefore, should be also be taken into consideration when discussing a neighborhood and its character-defining features.

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<sup>14</sup> [A Guide to the St. Augustine First Congregation of the Sons of Israel Collection.](#)

The introduction of unharmonious elements or removal or character-defining features 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.

### *Zoning*

The City of St. Augustine is somewhat unique in that it has established its five (5) historic districts through zoning, as opposed to a historic district designation. This was originally established in 1971. Three years later, the City developed its first preservation ordinance (revised 1983). The HP zoning is still in effect. For those areas which are not designated HP-1 through HP-5 (Figure 52), special care should be paid to areas that are potentially going to be rezoned, particularly if the designated scale, mass, and/or use is set to change. These are all elements that contribute to the feeling of an area or neighborhood, and while a rezone should allow exiting non-conforming properties to be grandfathered in, new, conforming buildings will alter the existing character. As a part of the rezoning process, the City should consider the eligibility of buildings within the area and all potential contributing features. Rezoning can cover a broad range of options, including adding an Overlay District (if one were established) or rezoning an area as HP-6 (or subsequent numbers). Another option is downzoning, where the permitted density is reduced, or changing the intensity of use – for instance, rezoning an area from residential and commercial to only residential.

### *Departmental Coordination*

Preservation does not exist in a vacuum and should not solely be the responsibility of a single department. Historic structures impact and are impacted by economics, tourism, the sense of place, and building codes, to name but a few. Preservation should therefore be integrated into the decisions and procedures of other departments within the town. Additionally, the identification, evaluation, and preservation of municipally-owned properties or those the City is responsible for (buildings acquired through foreclosure, on a lien, etc.) should be integrated into the standard operating procedures of the town. St. Augustine should be lauded for its wide-ranging Historic Preservation Master Plan (adopted October 2018), and should take care to make sure it continues to be implemented and integrated with City programs and plans.

### *Incentive Programs*

A wide range of incentives exist for the preservation of historic properties. These are designed to promote preservation and alleviate the financial burden on owners wishing to restore, rehabilitate, or preserve the structures. Below is an overview of some of these programs; more information can be obtained by federal, state, local, and private historic advocacy and regulatory agencies.

### *Ad Valorem Tax Exemption for Historic Properties*

St. Augustine has offered partial ad valorem tax exemptions since 1995 for properties that are being restored, rehabilitated, or renovated. Work must meet the Secretary of the Interior's Standards for Rehabilitation or meet the Department of State's criteria (determined by the Historic Architectural Review Board). The property must be a contributing resource to a local or National Register historic district or be individually listed either at the local level or on the NRHP. The exemption applies to 100% of the assessed value of the improvement for 10 years, with a minimum of \$20,000 or 50% of the valuation of the structure. At least 25% of the improvement must be to the exterior or foundation.



### *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 current 2017 Tax Reform law provides a twenty percent (20%) credit over five (5) years, or four percent (4%) per year for certified historic structures. The tax credit is only available to properties that will be used for a business or other income-producing purpose, and a “substantial” amount must be spent rehabilitating the historic building.

Low-income housing tax credit (LIHTC), enacted in 1986, provides for special relief for investors in certain low-income housing projects of historic buildings, and 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.

The Florida Legislature has enacted several 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 following:

The **Community Contribution Tax Credit** is intended to encourage private corporations and insurance companies to participate in revitalization projects. 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-cent 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** (TIF) 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 and, most notably, Industrial Revenue Bonds.

Amendment 3, enacted by Florida voters in November 1992, permits counties and cities to enact legislation that offers **property tax abatement** to property owners who rehabilitate certified historic buildings. The legislation offers up to a ten-year tax abatement on certified improvements made to a historic property. Property owners of historic buildings in West Augustine and the Fort Moosa neighborhoods 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 and Voluntary Financial and Legal Techniques*

Financial incentives provide perhaps the most persuasive argument for historic preservation. Federal tax incentives for preservation, which have provided the major impetus for rehabilitation of historic buildings in the past decade, have recently experienced changes in the 2017 Tax Reform law. Although the 20% credit for rehabilitation was modified, it still appears to be an attractive investment incentive, particularly for owners who have depreciated their property over several 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. The City of St. Augustine 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 in the city that requires current information on available loans, grants, and funding sources or programs for historic preservation is advised to inquire with:

Florida Department of State  
Division of Historical Resources  
R. A. Gray Building  
500 South Bronough Street  
Tallahassee, Florida 32399

National Park Service  
Technical Preservation Services  
1849 C Street NW,  
Mail Stop 7243  
Washington, DC 20240

Florida Trust for Historic Preservation  
901 E Park Avenue  
Tallahassee, Florida 32302

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

St. Augustine Historic Preservation Division  
75 King Street  
St. Augustine, Florida 32084

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.

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 (detailed above); 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.

There are also resources available to organizations working within their communities. One of these includes the Local Initiatives Support Corporation (LISC). LISC is a national corporation that works with organizations to provide grants for strategic planning or new programs, and real estate development grants that further revitalization.



## GLOSSARY & NOTES

The term *integrity* indicates that sufficient original building fabric is present to convey the property's historic and architectural significance. The National Register breaks integrity into seven aspects or qualities: location, design, setting, materials, workmanship, feeling, and association. The *condition* of a structure is not the same as the *integrity*.

Where windows are referred to as *replacement*, it indicates the materials used are anachronistic. For instance, metal windows would be identified as replacement if they occurred on a building from 1920, but not on one from 1960, even if the 1960 windows were not original. The term does not refer to a specific material, although many of the structures surveyed with replacement windows were either vinyl or composition.

Window types identified in the survey include the following. Except for jalousie, they can have any number of lights (panes of glass); 1 and 6 light are common.

- *Sash* windows refer to vertically sliding lights.
- *Casement* windows are hinged on the right or left side.
- *Awning* windows are hinged at the top
- *Hopper* windows are hinged at the bottom.
- *Fixed* windows are inoperable and do not open.
- *Slider* refers to windows with horizontally sliding lights.
- *Jalousie* windows contain thin slats that each hinge at the top and open in sync, similar to Venetian blinds.

If a line were drawn down the center of a building and each side looked the same, it would be identified as a *symmetric* façade (see, for instance Figure 19 and Figure 29). If they are not the same, it is an *asymmetric* façade.

The National Park Service lists four approaches to the treatment of historic properties. They are:

- *Preservation*, which focuses on maintaining and repairing existing historic materials and retaining the property's form as it has evolved over time
- *Rehabilitation* acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character
- *Restoration* identifies a particular period in the building's history and removes evidence of other periods
- *Reconstruction* recreates vanished or non-surviving portions of a property for interpretive purposes

Common abbreviations used in the FMSF forms include the following:

- *addn*: addition
- *ext*: extension or exterior
- *bldg*: building
- *encl*: enclosed
- *MCM*: Mid-Century Modern
- *MV*: Masonry Vernacular
- *FV*: Frame Vernacular
- *MT*: Minimal Traditional
- *Mid Trad*: Minimal Traditional

The consultant made a best effort to identify any spelling errors in the FMSF forms, but any mistakes are unintentional.

If a structure's National Register individual eligibility was noted as "insufficient information," it means the structure is likely eligible due to its high integrity and design, but more research is needed to make a final determination. "Insufficient information" marked under National Register district eligibility means either the structure was obscured from the right-of-way or potential additions and/or alterations are integrated in such a way they are indistinguishable from the original form.

National Register eligibility was evaluated based on whether or not the structure retains the ability to meet district criteria if a district were present. The evaluation does not take into consideration the eligibility of surrounding resources. Therefore, structures may be noted as appearing to meet the criteria for the National Register as part of a district in areas where there is an insufficient concentration of potentially contributing resources to constitute a district.

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## APPENDIX A

### Inventory of Resources



NAME/ STREET NUMBER	SITE ID	YEAR BUILT	STYLE	ELIGIBILITY
<b><u>Proposed Aiken Park Historic District</u></b>				
<b>Aiken Place</b>				
24	SJ07103	1942	Ranch	Contributing
25	SJ07104	1954	Ranch	Contributing
<b>Anderson Street</b>				
24	SJ00152	1885	Frame Vernacular	Contributing
10	SJ03624	1948	Minimal Traditional	Contributing
12	SJ03625	1948	Minimal Traditional	Contributing
14	SJ03626	1948	Frame Vernacular	Non-Contributing
26	SJ03627	1948	Ranch	Contributing
8	SJ07105	1952	Ranch	Contributing
28	SJ07106	1924	Frame Vernacular	Non-Contributing
32	SJ07107	1965	Masonry Vernacular	Contributing
<b>Carey Street</b>				
21	SJ03615	1948	Minimal Traditional	Non-Contributing
13	SJ03616	1948	Frame Vernacular	Non-Contributing
2	SJ07108	1941	Minimal Traditional	Contributing
3	SJ07109	1925	Frame Vernacular	Non-Contributing
5	SJ07110	1946	Minimal Traditional	Contributing
11	SJ07111	1955	Frame Vernacular	Non-Contributing
15	SJ07112	1925	Minimal Traditional	Contributing
17	SJ07113	1946	Minimal Traditional	Contributing
<b>Rio Vista Drive</b>				
32	SJ06580	1950	Frame Vernacular	Non-Contributing
34	SJ06581	1952	Frame Vernacular	Non-Contributing
6	SJ07115	1954	Ranch	Contributing
8	SJ07116	1946	Ranch	Contributing
12	SJ07117	1940	Minimal Traditional	Contributing
26	SJ07118	1938	Minimal Traditional	Non-Contributing
28	SJ07119	1945	Frame Vernacular	Contributing
<b>S Dixie Highway</b>				
24	SJ02187	1930	Frame Vernacular	Contributing
30	SJ02189	1910	Frame Vernacular	Non-Contributing

NAME/ STREET NUMBER	SITE ID	YEAR BUILT	STYLE	ELIGIBILITY
32	SJ02190	1924	Frame Vernacular	Insufficient Information
34	SJ02191	1910	Frame Vernacular	Contributing
38	SJ02192	1899	Folk Victorian, Frame	Contributing
40	SJ02193	1897	Folk Victorian, Frame	Contributing
44	SJ02194	1894	Queen Anne (Revival)	Contributing
37	SJ07114	1950	Masonry Vernacular	Contributing

### **S Ponce De Leon Boulevard**

408	SJ06582	1938	Commercial	Non-Contributing
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### **Spencer Street**

16	SJ02244	1930	Frame Vernacular	Non-Contributing
22	SJ03617	1947	Frame Vernacular	Non-Contributing
15	SJ03618	1946	Minimal Traditional	Contributing
1	SJ03619	1938	Ranch	Contributing
8	SJ07120	1928	Frame Vernacular	Non-Contributing
9	SJ07121	1940	Minimal Traditional	Contributing
18	SJ07122	1938	Frame Vernacular	Non-Contributing
19	SJ07123	1972	Minimal Traditional	Non-Contributing
23	SJ07124	1950	Minimal Traditional	Contributing
25	SJ07125	1950	Minimal Traditional	Contributing
27	SJ07126	1951	Masonry Vernacular	Contributing

NAME/ STREET NUMBER	SITE ID	YEAR BUILT	STYLE	ELIGIBILITY
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### **Proposed Chapin Street Historic District**

#### **Chapin Street**

57	SJ00500	1917	Frame Vernacular	Contributing
59	SJ00502	1917	Frame Vernacular	Contributing
60	SJ00503	1924	Frame Vernacular	Contributing
60	SJ00504	1924	Frame Vernacular	Contributing
59	SJ00505	1924	Frame Vernacular	Contributing
59	SJ00506	1930	Frame Vernacular	Contributing
60	SJ00507	1924	Frame Vernacular	Contributing
60	SJ00508	1930	Frame Vernacular	Contributing
59	SJ00509	1924	Frame Vernacular	Contributing
59	SJ00510	1930	Frame Vernacular	Contributing

#### **Evergreen Avenue**

56	SJ01429	1925	Frame Vernacular	Contributing
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#### **Nesmith Avenue**

6	SJ00499	1930	Frame Vernacular	Contributing
6	SJ00501	1930	Frame Vernacular	Contributing
6	SJ01430	1925	Frame Vernacular	Contributing
7	SJ01431	1930	Frame Vernacular	Non-Contributing
8	SJ01432	1925	Frame Vernacular	Non-Contributing

#### **Pearl Street**

72	SJ01433	1925	Frame Vernacular	Contributing
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NAME/ STREET NUMBER	SITE ID	YEAR BUILT	STYLE	ELIGIBILITY
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**Proposed Fort Moosa Gardens/Saratoga Lakes Historic District**

**Avery Street**

16	SJ06677	1971	Ranch	Non-Contributing
23	SJ06678	1973	Masonry Vernacular	Insufficient Information

**Colon Avenue**

68	SJ00642	1930	Mediterranean Revival	Contributing
80	SJ00643	1930	Mediterranean Revival	Contributing
83	SJ00644	1930	Mediterranean Revival	Contributing
87	SJ00645	1930	Frame Vernacular	Non-Contributing
88	SJ00646	1930	Frame Vernacular	Insufficient Information
104	SJ00647	1930	Frame Vernacular	Insufficient Information
105	SJ00648	1930	Mediterranean Revival	Contributing
111	SJ00649	1930	Mixed, none dominant	Insufficient Information
112	SJ00650	1927	Mixed, none dominant	Contributing
66	SJ05121	1930	Mixed, none dominant	Insufficient Information
81	SJ05122	1950	Mixed, none dominant	Contributing
108	SJ05124	1930	Frame Vernacular	Contributing
115	SJ05125	1935	Bungalow	Contributing
116	SJ05126	1930	Frame Vernacular	Contributing
117	SJ05127	1930	Frame Vernacular	Insufficient Information
77	SJ06661	1947	Frame Vernacular	Insufficient Information
79	SJ06662	1950	Frame Vernacular	Insufficient Information
90	SJ06663	1955	Masonry Vernacular	Insufficient Information
92	SJ06664	1955	Ranch	Insufficient Information
118	SJ06665	1971	Mid-Century Modern	Non-Contributing

**Fort Mose Trail**

4	SJ06666	1953	Ranch	Contributing
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**Hybiscus Avenue**

8	SJ00956	1930	Frame Vernacular	Contributing
10	SJ05164	1938	Frame Vernacular	Contributing
12	SJ05165	1935	Frame Vernacular	Contributing
14	SJ06674	1969	Frame Vernacular	Insufficient Information
24	SJ06675	1971	Frame Vernacular	Non-Contributing

NAME/ STREET NUMBER	SITE ID	YEAR BUILT	STYLE	ELIGIBILITY
28	SJ06676	1971	Ranch	Non-Contributing

#### **Isla Drive**

10	SJ06667	1946	Unspecified	Non-Contributing
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#### **N Ponce De Leon Boulevard**

3676	SJ06499	1957	Mid-Century Modern	Non-Contributing
3726	SJ06500	1956	Mid-Century Modern	Insufficient Information
3816	SJ06501	1956	Mid-Century Modern	Insufficient Information
3874	SJ06502	1946	Mid-Century Modern	Insufficient Information
3874	SJ06503	1961	Mid-Century Modern	Non-Contributing
3956	SJ06504	1955	Masonry Vernacular	Non-Contributing

#### **Poinciana Avenue**

14	SJ01712	1924	Mediterranean Revival	Contributing
8	SJ05211	1927	Frame Vernacular	Contributing
10	SJ05212	1926	Frame Vernacular	Contributing
12	SJ05213	1926	Bungalow	Contributing
18	SJ05214	1935	Frame Vernacular	Insufficient Information
22	SJ06668	1961	Mid-Century Modern	Contributing
24	SJ06669	1961	Masonry Vernacular	Contributing
26	SJ06670	1964	Frame Vernacular	Insufficient Information
30	SJ06671	1958	Frame Vernacular	Insufficient Information
32	SJ06672	1966	Frame Vernacular	Insufficient Information
34	SJ06673	1967	Ranch	Insufficient Information

#### **Rio Vista Avenue**

12	SJ01786	1930	Bungalow	Contributing
10	SJ05221	1930	Frame Vernacular	Contributing
14	SJ05222	1956	Frame Vernacular	Contributing

NAME/ STREET NUMBER	SITE ID	YEAR BUILT	STYLE	ELIGIBILITY
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### **Proposed North Whitney and Spring Street Historic District**

#### **Avery Street**

200	SJ06683	1963	Masonry Vernacular	Non-Contributing
201	SJ06684	1964	Masonry Vernacular	Non-Contributing

#### **Josiah Street**

87	SJ06686	1956	Masonry Vernacular	Non-Contributing
88	SJ06687	1969	Ranch	Contributing

#### **N Whitney Street**

119	SJ06757	1968	Ranch	Contributing
199	SJ06759	1956	Masonry Vernacular	Contributing
201	SJ06760	1956	Masonry Vernacular	Contributing
202	SJ06761	1945	Frame Vernacular	Non-Contributing
203	SJ06762	1950	Frame Vernacular	Contributing
207	SJ06763	1956	Masonry Vernacular	Contributing
208	SJ06764	1923	Frame Vernacular	Contributing
209	SJ06765	1950	Mid-Century Modern	Contributing
210	SJ06766	1956	Masonry Vernacular	Contributing
211	SJ06767	1956	Masonry Vernacular	Non-Contributing
212	SJ06768	1956	Mid-Century Modern	Contributing
213	SJ06769	1956	Mid-Century Modern	Contributing
214	SJ06770	1956	Ranch	Contributing
215	SJ06771	1956	Ranch	Contributing
216	SJ06772	1955	Mid-Century Modern	Insufficient Information
217	SJ06773	1956	Masonry Vernacular	Contributing
218	SJ06774	1956	Masonry Vernacular	Non-Contributing
219	SJ06775	1956	Masonry Vernacular	Contributing
220	SJ06776	1955	Ranch	Contributing
221	SJ06777	1956	Masonry Vernacular	Non-Contributing
223	SJ06778	1956	Mid-Century Modern	Contributing
224	SJ06779	1968	Mid-Century Modern	Contributing
225	SJ06780	1956	Masonry Vernacular	Contributing
226	SJ06781	1956	Masonry Vernacular	Non-Contributing
227	SJ06782	1954	Masonry Vernacular	Non-Contributing
228	SJ06783	1956	Mid-Century Modern	Contributing



NAME/ STREET NUMBER	SITE ID	YEAR BUILT	STYLE	ELIGIBILITY
229	SJ06784	1953	Masonry Vernacular	Non-Contributing
230	SJ06785	1955	Mid-Century Modern	Contributing
231	SJ06786	1953	Mid-Century Modern	Contributing
232	SJ06787	1956	Masonry Vernacular	Non-Contributing
233	SJ06788	1955	Mid-Century Modern	Contributing
234	SJ06789	1955	Ranch	Contributing
235	SJ06790	1955	Mid-Century Modern	Contributing
236	SJ06791	1960	Masonry Vernacular	Non-Contributing
237	SJ06792	1955	Ranch	Contributing
238	SJ06793	1954	Mid-Century Modern	Contributing
239	SJ06794	1955	Mid-Century Modern	Contributing
240	SJ06795	1955	Masonry Vernacular	Non-Contributing
241	SJ06796	1955	Masonry Vernacular	Non-Contributing
242	SJ06797	1955	Masonry Vernacular	Contributing
243	SJ06798	1953	Mid-Century Modern	Contributing

#### **Ravenswood Drive**

241	SJ06726	1958	Mid-Century Modern	Non-Contributing
243	SJ06727	1954	Masonry Vernacular	Non-Contributing

#### **Spring Street**

102	SJ06729	1955	Masonry Vernacular	Non-Contributing
200	SJ06730	1957	Masonry Vernacular	Non-Contributing
204	SJ06732	1959	Mid-Century Modern	Contributing
210	SJ06735	1965	Masonry Vernacular	Contributing
212	SJ06736	1966	Masonry Vernacular	Contributing
214	SJ06737	1969	Ranch	Contributing
216	SJ06738	1966	Ranch	Contributing
222	SJ06741	1964	Masonry Vernacular	Non-Contributing
224	SJ06742	1964	Masonry Vernacular	Contributing
226	SJ06743	1965	Masonry Vernacular	Contributing
228	SJ06744	1956	Masonry Vernacular	Non-Contributing
230	SJ06745	1956	Mid-Century Modern	Contributing
232	SJ06746	1956	Masonry Vernacular	Non-Contributing
236	SJ06747	1956	Mid-Century Modern	Contributing
238	SJ06748	1956	Masonry Vernacular	Non-Contributing
248	SJ06749	1958	Mid-Century Modern	Contributing

NAME/ STREET NUMBER	SITE ID	YEAR BUILT	STYLE	ELIGIBILITY
250	SJ06750	1958	Masonry Vernacular	Non-Contributing
254	SJ06751	1958	Mid-Century Modern	Non-Contributing
256	SJ06752	1958	Masonry Vernacular	Insufficient Information
258	SJ06753	1958	Masonry Vernacular	Non-Contributing
260	SJ06755	1958	Mid-Century Modern	Non-Contributing
262	SJ06756	1958	Masonry Vernacular	Non-Contributing

NAME/ STREET NUMBER	SITE ID	YEAR BUILT	STYLE	ELIGIBILITY
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### **Proposed Rollins Historic District**

#### **Christopher Street**

2	SJ06974	1955	Mid-Century Modern	Contributing
6	SJ06975	1955	Mid-Century Modern	Contributing
8	SJ06976	1955	Masonry Vernacular	Non-Contributing
9	SJ06977	1973	Masonry Vernacular	Non-Contributing
13	SJ06978	1961	Ranch	Contributing
14	SJ06979	1955	Mid-Century Modern	Contributing
18	SJ06980	1955	Mid-Century Modern	Non-Contributing
22	SJ06981	1955	Mid-Century Modern	Contributing
24	SJ06982	1955	Masonry Vernacular	Non-Contributing
28	SJ06983	1955	Mid-Century Modern	Contributing

#### **Hayling Place**

8	SJ05600	1954	Frame Vernacular	Insufficient Information
5	SJ06985	1955	Masonry Vernacular	Non-Contributing
9	SJ06986	1955	Mid-Century Modern	Contributing
13	SJ06987	1955	Masonry Vernacular	Non-Contributing
14	SJ06988	1955	Masonry Vernacular	Non-Contributing
16	SJ06989	1955	Masonry Vernacular	Non-Contributing
17	SJ06990	1955	Mid-Century Modern	Contributing
20	SJ06991	1955	Mid-Century Modern	Contributing
21	SJ06992	1955	Mid-Century Modern	Non-Contributing
24	SJ06993	1955	Mid-Century Modern	Non-Contributing
28	SJ06994	1955	Masonry Vernacular	Non-Contributing

#### **Rollins Avenue**

2	SJ07020	1959	Mid-Century Modern	Contributing
4	SJ07021	1959	Mid-Century Modern	Contributing
5	SJ07022	1955	Mid-Century Modern	Contributing
6	SJ07023	1959	Mid-Century Modern	Contributing
8	SJ07024	1959	Mid-Century Modern	Contributing
9	SJ07025	1955	Mid-Century Modern	Non-Contributing
10	SJ07026	1959	Mid-Century Modern	Non-Contributing
12	SJ07027	1959	Mid-Century Modern	Contributing
13	SJ07028	1955	Mid-Century Modern	Non-Contributing



NAME/ STREET NUMBER	SITE ID	YEAR BUILT	STYLE	ELIGIBILITY
14	SJ07029	1959	Mid-Century Modern	Contributing
16	SJ07030	1969	Mid-Century Modern	Contributing
17	SJ07031	1955	Mid-Century Modern	Non-Contributing
18	SJ07032	1959	Mid-Century Modern	Contributing
20	SJ07033	1959	Mid-Century Modern	Contributing
22	SJ07034	1959	Mid-Century Modern	Contributing
24	SJ07035	1972	Mid-Century Modern	Contributing
26	SJ07036	1959	Mid-Century Modern	Non-Contributing
28	SJ07037	1959	Mid-Century Modern	Contributing
30	SJ07038	1959	Mid-Century Modern	Non-Contributing

NAME/ STREET NUMBER	SITE ID	YEAR BUILT	STYLE	ELIGIBILITY
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### **Proposed West King Street Historic District**

#### **Blanche Lane**

9	SJ00283	1924	Frame Vernacular	Insufficient Information
12	SJ00286	1924	Frame Vernacular	Insufficient Information
14	SJ00287	1924	Frame Vernacular	Insufficient Information

#### **Hartshorn Street**

0	SJ07071	1946	Frame Vernacular	Non-Contributing
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#### **Mackey Lane**

3	SJ01230	1924	Bungalow	Contributing
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#### **Pellicer Lane**

7	SJ01066	1925	Georgian Revival	Non-Contributing
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#### **Travis Lane**

1	SJ02275	1910	Frame Vernacular	Insufficient Information
5	SJ02276	1930	Frame Vernacular	Non-Contributing

#### **Travis Place**

13	SJ02279	1925	Frame Vernacular	Non-Contributing
20	SJ02282	1930	Frame Vernacular	Insufficient Information
18	SJ02283	1930	Frame Vernacular	Non-Contributing

#### **W King Street**

209	SJ01051	1915	Masonry Vernacular	Non-Contributing
209	SJ01052	1915	Frame Vernacular	Non-Contributing
213	SJ01055	1915	Masonry Vernacular	Non-Contributing
215	SJ01056	1915	Commercial	Contributing
215	SJ01057	1915	Commercial	Contributing
218	SJ01058	1925	Commercial	Contributing
220	SJ01059	1924	Masonry Vernacular	Contributing
222	SJ01061	1952	Masonry Vernacular	Contributing
226	SJ01062	1904	Frame Vernacular	Contributing
228	SJ01063	1930	Commercial	Contributing
254	SJ01068	1930	Georgian Revival	Contributing
260	SJ01069	1899	Frame Vernacular	Insufficient Information
262	SJ01070	1915	Frame Vernacular	Contributing

NAME/ STREET NUMBER	SITE ID	YEAR BUILT	STYLE	ELIGIBILITY
266	SJ01071	1930	Frame Vernacular	Insufficient Information
265	SJ01072	1924	Frame Vernacular	Non-Contributing
268	SJ01073	1924	Frame Vernacular	Non-Contributing
269	SJ01074	1925	Frame Vernacular	Non-Contributing
272	SJ01075	1917	Frame Vernacular	Insufficient Information
254	SJ01890	1953	Georgian Revival	Contributing
262	SJ02277	1924	Frame Vernacular	Insufficient Information
271	SJ03640	1949	Frame Vernacular	Contributing
284	SJ03641	1946	Masonry Vernacular	Non-Contributing
205	SJ03644	1945	Masonry Vernacular	Contributing
194	SJ05309	1960	Masonry Vernacular	Non-Contributing
239	SJ07005	1958	Mid-Century Modern	Contributing
255	SJ07006	1890	Frame Vernacular	Non-Contributing
259	SJ07007	1900	Frame Vernacular	Non-Contributing
263	SJ07008	1945	Frame Vernacular	Non-Contributing
281	SJ07009	1969	Mid-Century Modern	Contributing
285	SJ07010	1969	Masonry Vernacular	Non-Contributing
195	SJ07074	1945	Mid-Century Modern	Contributing
207	SJ07075	1949	Masonry Vernacular	Non-Contributing
222	SJ07076	1952	Masonry Vernacular	Contributing
225	SJ07077	1954	Masonry Vernacular	Non-Contributing
230	SJ07078	1969	Masonry Vernacular	Contributing
236	SJ07079	1925	Masonry Vernacular	Non-Contributing



NAME/ STREET NUMBER	SITE ID	YEAR BUILT	STYLE	ELIGIBILITY
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### **Proposed Wildwood Park Historic District**

#### **Arenta Street**

3	SJ00161	1900	Frame Vernacular	Contributing
5	SJ00162	1900	Folk Victorian, Frame	Contributing
7	SJ00163	1900	Folk Victorian, Frame	Contributing
8	SJ00164	1900	Second Empire	Contributing
9	SJ00165	1935	Bungalow	Contributing
16	SJ00166	1935	Bungalow	Contributing
18	SJ00168	1915	Frame Vernacular	Contributing
22	SJ00169	1935	Frame Vernacular	Contributing
25	SJ00171	1920	Bungalow	Contributing
26	SJ00172	1935	Folk Victorian, Frame	Contributing
29	SJ00173	1935	Bungalow	Contributing
30	SJ00174	1935	Frame Vernacular	Contributing
32	SJ00175	1935	Bungalow	Contributing
34	SJ00177	1935	Tudor Revival	Non-Contributing
21	SJ03614	1940	Frame Vernacular	Non-Contributing
3	SJ07051	1935	Commercial	Contributing
19	SJ07052	1934	Bungalow	Contributing
28	SJ07053	1963	Masonry Vernacular	Non-Contributing
33	SJ07054	1972	Ranch	Non-Contributing
38	SJ07055	1940	Frame Vernacular	Contributing
40	SJ07056	1951	Masonry Vernacular	Non-Contributing
44	SJ07057	1955	Masonry Vernacular	Non-Contributing
50	SJ07058	1952	Ranch	Contributing

#### **Clark Street**

2	SJ00606	1930	Frame Vernacular	Contributing
4	SJ00607	1930	Frame Vernacular	Non-Contributing
6	SJ00608	1920	Frame Vernacular	Contributing
8	SJ00609	1930	Bungalow	Non-Contributing
9	SJ00610	1926	Bungalow	Contributing
10	SJ00611	1909	Frame Vernacular	Contributing
13	SJ00612	1920	Bungalow	Contributing
20	SJ00614	1930	Frame Vernacular	Contributing

NAME/ STREET NUMBER	SITE ID	YEAR BUILT	STYLE	ELIGIBILITY
22	SJ00615	1930	Bungalow	Contributing
26	SJ00616	1935	Bungalow	Contributing
28	SJ00617	1920	Frame Vernacular	Non-Contributing
5	SJ07059	1952	Frame Vernacular	Non-Contributing
7	SJ07060	1953	Frame Vernacular	Contributing
11	SJ07061	1950	Masonry Vernacular	Contributing
18	SJ07062	1952	Ranch	Contributing
24	SJ07063	1940	Minimal Traditional	Non-Contributing

#### **Daniels Street**

17	SJ00167	1930	Frame Vernacular	Contributing
8	SJ00692	1925	Bungalow	Contributing
12	SJ00693	1935	Bungalow	Contributing
16	SJ00694	1935	Bungalow	Contributing
5	SJ07064	1968	Masonry Vernacular	Non-Contributing
18	SJ07065	1930	Frame Vernacular	Contributing

#### **Davis Street**

3	SJ00695	1915	Commercial	Contributing
6	SJ00696	1920	Bungalow	Contributing
8	SJ00697	1935	Frame Vernacular	Contributing
9	SJ00699	1930	Folk Victorian, Frame	Contributing
13	SJ00700	1930	Frame Vernacular	Contributing
14	SJ00701	1940	Frame Vernacular	Non-Contributing
17	SJ00702	1930	Folk Victorian, Frame	Contributing
20	SJ00704	1910	Folk Victorian, Frame	Contributing
22	SJ00705	1935	Bungalow	Contributing
24	SJ00706	1938	Bungalow	Contributing
26	SJ00707	1930	Frame Vernacular	Contributing
10	SJ07066	1935	Frame Vernacular	Non-Contributing
11	SJ07067	1935	Frame Vernacular	Non-Contributing
15	SJ07068	1930	Bungalow	Contributing

#### **Everett Street**

7	SJ00798	1935	Bungalow	Contributing
9	SJ00799	1938	Frame Vernacular	Non-Contributing
11	SJ00800	1935	Bungalow	Contributing
13	SJ00801	1938	Bungalow	Non-Contributing

NAME/ STREET NUMBER	SITE ID	YEAR BUILT	STYLE	ELIGIBILITY
<b>Leonardi Street</b>				
11	SJ01111	1930	Frame Vernacular	Non-Contributing
<b>Lewis Boulevard</b>				
38	SJ07085	1973	Frame Vernacular	Non-Contributing
57	SJ07086	1953	Masonry Vernacular	Non-Contributing
59	SJ07087	1930	Bungalow	Contributing
<b>Mackey Lane</b>				
5	SJ01231	1925	Folk Victorian, Frame	Contributing
7	SJ01232	1925	Folk Victorian, Frame	Contributing
24	SJ01233	1945	Frame Vernacular	Non-Contributing
<b>Pellicer Lane</b>				
21	SJ07091	1973	Masonry Vernacular	Non-Contributing
<b>S Leonardi Street</b>				
7	SJ01107	1938	Bungalow	Contributing
8	SJ01108	1925	Bungalow	Contributing
10	SJ01110	1900	Frame Vernacular	Contributing
13	SJ01112	1925	Frame Vernacular	Contributing
14	SJ01113	1925	Bungalow	Contributing
16	SJ01114	1925	Bungalow	Contributing
17	SJ01115	1910	Unspecified	Contributing
18	SJ01116	1900	Frame Vernacular	Contributing
17	SJ01117	1928	Frame Vernacular	Non-Contributing
17	SJ01118	1928	Frame Vernacular	Non-Contributing
22	SJ01119	1889	Frame Vernacular	Contributing
24	SJ01120	1900	Frame Vernacular	Contributing
28	SJ01121	1925	Frame Vernacular	Contributing
30	SJ01122	1928	Frame Vernacular	Non-Contributing
31	SJ01123	1934	Frame Vernacular	Non-Contributing
33	SJ01124	1902	Frame Vernacular	Contributing
9	SJ07080	1958	Mid-Century Modern	Contributing
21	SJ07081	1940	Frame Vernacular	Insufficient Information
25	SJ07082	1962	Masonry Vernacular	Non-Contributing
34	SJ07083	1950	Frame Vernacular	Non-Contributing
34	SJ07084	1970	Masonry Vernacular	Contributing



NAME/ STREET NUMBER	SITE ID	YEAR BUILT	STYLE	ELIGIBILITY
<b>S Ponce De Leon Boulevard</b>				
300	SJ00691	1930	Frame Vernacular	Non-Contributing
216	SJ07095	1958	Mid-Century Modern	Contributing
308	SJ07096	1950	Masonry Vernacular	Non-Contributing
316	SJ07097	1973	Masonry Vernacular	Non-Contributing

NAME/ STREET NUMBER	SITE ID	YEAR BUILT	STYLE	ELIGIBILITY
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### **West Augustine**

#### **Avery Street**

16	SJ06677	1940	Masonry Vernacular	Non-Contributing
23	SJ06678	1975	Frame Vernacular	Non-Contributing
24	SJ06679	1957	Frame Vernacular	Non-Contributing
26	SJ06680	1957	Frame Vernacular	Non-Contributing
30	SJ06681	1958	Frame Vernacular	Non-Contributing
40	SJ06682	1955	Frame Vernacular	Contributing

#### **Bruen Street**

98	SJ00318	1924	Frame Vernacular	Contributing
96	SJ00319	1924	Frame Vernacular	Contributing
73	SJ06873	1953	Frame Vernacular	Non-Contributing
74	SJ06874	1965	Frame Vernacular	Non-Contributing
78	SJ06875	1975	Masonry Vernacular	Contributing
79	SJ06876	1954	Frame Vernacular	Non-Contributing
80	SJ06877	1956	Frame Vernacular	Contributing

#### **Chapin Street**

78	SJ00512	1935	Frame Vernacular	Contributing
78	SJ00513	1925	Frame Vernacular	Non-Contributing
80	SJ00514	1924	Frame Vernacular	Contributing
81	SJ00515	1917	Frame Vernacular	Contributing
82	SJ00516	1917	Frame Vernacular	Insufficient Information
87	SJ00518	1924	Frame Vernacular	Contributing
87	SJ00519	1924	Frame Vernacular	Contributing
88	SJ00520	1930	Frame Vernacular	Non-Contributing
91	SJ00521	1917	Frame Vernacular	Contributing
92	SJ00522	1924	Frame Vernacular	Contributing
83	SJ06799	1925	Frame Vernacular	Non-Contributing
93	SJ06800	1947	Masonry Vernacular	Non-Contributing
95	SJ06801	1925	Frame Vernacular	Non-Contributing
96	SJ06802	1947	Frame Vernacular	Contributing
97	SJ06803	1925	Frame Vernacular	Contributing
99	SJ06804	1924	Frame Vernacular	Contributing
101	SJ06805	1958	Masonry Vernacular	Non-Contributing

NAME/ STREET NUMBER	SITE ID	YEAR BUILT	STYLE	ELIGIBILITY
105	SJ06806	1958	Masonry Vernacular	Non-Contributing
58	SJ06878	1955	Masonry Vernacular	Non-Contributing
58	SJ06879	1955	Masonry Vernacular	Non-Contributing
58	SJ06880	1960	Frame Vernacular	Contributing

#### **Christopher Street**

1	SJ00971	1930	Masonry Vernacular	Insufficient Information
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#### **Eastman Street**

2	SJ00776	1924	Frame Vernacular	Non-Contributing
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#### **Elkton Lane**

10	SJ00791	1925	Frame Vernacular	Non-Contributing
11	SJ06984	1960	Frame Vernacular	Non-Contributing

#### **Evergreen Avenue**

80	SJ00803	1917	Frame Vernacular	Non-Contributing
91	SJ00806	1924	Frame Vernacular	Contributing
96	SJ00808	1930	Frame Vernacular	Contributing
96	SJ00810	1921	Masonry Vernacular	Contributing
89	SJ03670	1938	Bungalow	Non-Contributing
106	SJ03671	1936	Frame Vernacular	Non-Contributing
85	SJ06807	1949	Masonry Vernacular	Insufficient Information
92	SJ06808	1920	Frame Vernacular	Contributing
92	SJ06809	1920	Frame Vernacular	Insufficient Information
99	SJ06810	1971	Frame Vernacular	Non-Contributing
100	SJ06811	1964	Ranch	Contributing
21	SJ06881	1930	Frame Vernacular	Non-Contributing
33	SJ06882	1960	Masonry Vernacular	Non-Contributing
34	SJ06883	1947	Frame Vernacular	Non-Contributing
53	SJ06884	1950	Masonry Vernacular	Non-Contributing
61	SJ06885	1971	Masonry Vernacular	Non-Contributing
62	SJ06886	1972	Ranch	Contributing
66	SJ06887	1971	Frame Vernacular	Contributing

#### **Ewing Street**

44	SJ00812	1930	Frame Vernacular	Non-Contributing
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#### **Florida Avenue**

2	SJ06888	1945	Frame Vernacular	Contributing
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NAME/ STREET NUMBER	SITE ID	YEAR BUILT	STYLE	ELIGIBILITY
4	SJ06889	1950	Frame Vernacular	Contributing
8	SJ06890	1945	Frame Vernacular	Contributing
16	SJ06891	1947	Masonry Vernacular	Non-Contributing
20	SJ06892	1947	Frame Vernacular	Non-Contributing
22	SJ06893	1960	Masonry Vernacular	Non-Contributing
24	SJ06894	1950	Frame Vernacular	Non-Contributing
26	SJ06895	1954	Masonry Vernacular	Non-Contributing
33	SJ06896	1950	Frame Vernacular	Non-Contributing
34	SJ06897	1900	Frame Vernacular	Contributing
35	SJ06898	1920	Frame Vernacular	Contributing
36	SJ06899	1935	Frame Vernacular	Contributing
37	SJ06900	1920	Frame Vernacular	Contributing
38	SJ06901	1967	Masonry Vernacular	Contributing
40	SJ06902	1934	Frame Vernacular	Insufficient Information
43	SJ06903	1947	Frame Vernacular	Contributing
44	SJ06904	1950	Frame Vernacular	Contributing
45	SJ06905	1948	Frame Vernacular	Contributing
47	SJ06906	1920	Frame Vernacular	Contributing
51	SJ06907	1959	Frame Vernacular	Non-Contributing

#### **Fred Waters Way**

86	SJ01732	1900	Masonry Vernacular	Non-Contributing
102	SJ01734	1930	Frame Vernacular	Non-Contributing
80	SJ06812	1900	Frame Vernacular	Non-Contributing
100	SJ06813	1940	Masonry Vernacular	Insufficient Information

#### **Gaspar Street**

104	SJ00857	1914	Frame Vernacular	Non-Contributing
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#### **Helen Street**

116	SJ00922	1930	Frame Vernacular	Contributing
89	SJ06814	1936	Frame Vernacular	Contributing
112	SJ06815	1958	Masonry Vernacular	Non-Contributing
2	SJ06908	1945	Masonry Vernacular	Insufficient Information
23	SJ06909	1953	Frame Vernacular	Contributing
25	SJ06910	1924	Frame Vernacular	Non-Contributing
27	SJ06911	1966	Frame Vernacular	Non-Contributing

#### **Isabel Street**

NAME/ STREET NUMBER	SITE ID	YEAR BUILT	STYLE	ELIGIBILITY
16	SJ00934	1924	Frame Vernacular	Non-Contributing
5	SJ00970	1924	Frame Vernacular	Non-Contributing
16	SJ01237	1930	Frame Vernacular	Non-Contributing
7	SJ03633	1940	Frame Vernacular	Non-Contributing

#### **John Street**

28	SJ06995	1973	Masonry Vernacular	Non-Contributing
32	SJ06996	1971	Masonry Vernacular	Non-Contributing
34	SJ06997	1973	Masonry Vernacular	Non-Contributing
36	SJ06998	1970	Masonry Vernacular	Contributing
38	SJ06999	1970	Masonry Vernacular	Non-Contributing
40	SJ07000	1970	Masonry Vernacular	Contributing
42	SJ07001	1930	Frame Vernacular	Non-Contributing
46	SJ07002	1950	Frame Vernacular	Non-Contributing
510	SJ07003	1971	Frame Vernacular	Non-Contributing
511	SJ07004	1930	Frame Vernacular	Non-Contributing

#### **Josiah Street**

62	SJ06685	1942	Frame Vernacular	Non-Contributing
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#### **Julia Street**

100	SJ00984	1924	Frame Vernacular	Non-Contributing
102	SJ00986	1924	Frame Vernacular	Non-Contributing
118	SJ00989	1930	Frame Vernacular	Non-Contributing
92	SJ06816	1940	Frame Vernacular	Contributing
104	SJ06817	1930	Masonry Vernacular	Insufficient Information
113	SJ06818	1967	Ranch	Contributing
14	SJ06912	1948	Frame Vernacular	Non-Contributing
16	SJ06913	1948	Masonry Vernacular	Non-Contributing
16	SJ06914	1950	Frame Vernacular	Non-Contributing
27	SJ06915	1945	Frame Vernacular	Non-Contributing
27	SJ06916	1945	Frame Vernacular	Contributing
30	SJ06917	1950	Frame Vernacular	Non-Contributing
60	SJ06918	1963	Ranch	Contributing
65	SJ06919	1973	Masonry Vernacular	Non-Contributing
71	SJ06920	1975	Masonry Vernacular	Contributing

#### **King Street**

NAME/ STREET NUMBER	SITE ID	YEAR BUILT	STYLE	ELIGIBILITY
179	SJ07072	1955	Frame Vernacular	Non-Contributing
181	SJ07073	1975	Masonry Vernacular	Non-Contributing
<b>Lewis Boulevard</b>				
66	SJ07088	1915	Frame Vernacular	Contributing
69	SJ07089	1920	Frame Vernacular	Non-Contributing
<b>Live Oak Street</b>				
509	SJ07011	1940	Frame Vernacular	Contributing
509	SJ07012	1941	Frame Vernacular	Non-Contributing
<b>Madeore Street</b>				
6	SJ01235	1924	Frame Vernacular	Contributing
8	SJ01236	1930	Frame Vernacular	Non-Contributing
13	SJ01238	1930	Frame Vernacular	Contributing
41	SJ02430	1862	Folk Victorian, Frame	Contributing
521	SJ04433	1940	Frame Vernacular	Non-Contributing
17	SJ07013	1946	Frame Vernacular	Contributing
21	SJ07014	1965	Frame Vernacular	Non-Contributing
35	SJ07015	1946	Frame Vernacular	Non-Contributing
40	SJ07016	1968	Ranch	Contributing
41	SJ07017	1947	Frame Vernacular	Non-Contributing
42	SJ07018	1950	Ranch	Non-Contributing
<b>Master Drive</b>				
137	SJ03666	1946	Bungalow	Non-Contributing
<b>Masters Drive</b>				
4	SJ00805	1930	Frame Vernacular	Contributing
4	SJ01312	1930	Frame Vernacular	Contributing
3	SJ01313	1900	Folk Victorian, Frame	Contributing
4	SJ01314	1906	Frame Vernacular	Contributing
5	SJ01315	1900	Frame Vernacular	Contributing
6	SJ01316	1930	Frame Vernacular	Contributing
9	SJ01317	1917	Frame Vernacular	Contributing
14	SJ01319	1917	Frame Vernacular	Insufficient Information
18	SJ01320	1917	Frame Vernacular	Non-Contributing
21	SJ01321	1894	Frame Vernacular	Contributing
22	SJ01322	1920	Frame Vernacular	Non-Contributing



NAME/ STREET NUMBER	SITE ID	YEAR BUILT	STYLE	ELIGIBILITY
29	SJ01323	1917	Frame Vernacular	Non-Contributing
30	SJ01324	1917	Frame Vernacular	Non-Contributing
32	SJ01325	1930	Frame Vernacular	Contributing
34	SJ01326	1920	Frame Vernacular	Contributing
35	SJ01327	1894	Frame Vernacular	Contributing
42	SJ01328	1924	Frame Vernacular	Contributing
59	SJ01331	1927	Frame Vernacular	Contributing
61	SJ01332	1924	Frame Vernacular	Contributing
63	SJ01333	1924	Frame Vernacular	Contributing
65	SJ01334	1924	Frame Vernacular	Contributing
67	SJ01335	1928	Frame Vernacular	Non-Contributing
81	SJ01337	1920	Frame Vernacular	Non-Contributing
93	SJ01338	1928	Frame Vernacular	Non-Contributing
86	SJ01339	1930	Bungalow	Contributing
25	SJ03663	1947	Frame Vernacular	Non-Contributing
127	SJ03664	1949	Frame Vernacular	Non-Contributing
133	SJ03665	1947	Masonry Vernacular	Non-Contributing
79	SJ06464	1900	Frame Vernacular	Insufficient Information
70	SJ06688	1963	Commercial	Non-Contributing
74	SJ06689	1945	Masonry Vernacular	Insufficient Information
74	SJ06690	1945	Masonry Vernacular	Non-Contributing
75	SJ06691	1955	Frame Vernacular	Non-Contributing
77	SJ06692	1972	Frame Vernacular	Non-Contributing
84	SJ06693	1959	Masonry Vernacular	Non-Contributing
90	SJ06694	1945	Masonry Vernacular	Non-Contributing
97	SJ06695	1928	Frame Vernacular	Non-Contributing
99	SJ06696	1923	Bungalow	Contributing
101	SJ06697	1928	Frame Vernacular	Contributing
105	SJ06698	1928	Bungalow	Contributing
110	SJ06699	1956	Masonry Vernacular	Contributing
110	SJ06700	1960	Neo-Classical Revival	Contributing
110	SJ06701	1960	Masonry Vernacular	Contributing
111	SJ06702	1948	Masonry Vernacular	Non-Contributing
128	SJ06703	1971	Masonry Vernacular	Non-Contributing
130	SJ06704	1952	Masonry Vernacular	Non-Contributing
132	SJ06705	1957	Masonry Vernacular	Non-Contributing

NAME/ STREET NUMBER	SITE ID	YEAR BUILT	STYLE	ELIGIBILITY
138	SJ06706	1975	Masonry Vernacular	Non-Contributing
142	SJ06707	1967	Masonry Vernacular	Non-Contributing
13	SJ06819	1972	Masonry Vernacular	Non-Contributing
24	SJ06820	1961	Frame Vernacular	Non-Contributing
33	SJ06821	1928	Frame Vernacular	Contributing
39	SJ06822	1966	Masonry Vernacular	Non-Contributing
42	SJ06823	1948	Frame Vernacular	Non-Contributing
45	SJ06824	1966	Masonry Vernacular	Contributing

#### **Mc Williams Street**

1	SJ01355	1930	Frame Vernacular	Non-Contributing
3	SJ01356	1930	Frame Vernacular	Contributing
4	SJ01357	1928	Mission	Contributing
6	SJ01358	1924	Frame Vernacular	Contributing
8	SJ01359	1924	Frame Vernacular	Non-Contributing

#### **N Leonardi Street**

9	SJ01109	1930	Masonry Vernacular	Contributing
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#### **N Ponce De Leon Boulevard**

35	SJ07092	1973	Masonry Vernacular	Non-Contributing
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#### **N Whitney Street**

8	SJ02419	1930	Frame Vernacular	Non-Contributing
9	SJ02420	1925	Frame Vernacular	Non-Contributing
57	SJ02439	1930	Frame Vernacular	Non-Contributing
61	SJ02442	1930	Frame Vernacular	Non-Contributing
63	SJ02443	1930	Frame Vernacular	Non-Contributing
102	SJ02444	1924	Frame Vernacular	Contributing
106	SJ02445	1915	Frame Vernacular	Contributing
122	SJ06758	1946	Bungalow	Contributing
56	SJ06853	1952	Frame Vernacular	Contributing
58	SJ06854	1948	Masonry Vernacular	Non-Contributing
60	SJ06855	1953	Frame Vernacular	Non-Contributing
64	SJ06856	1960	Masonry Vernacular	Contributing
65	SJ06857	1973	Ranch	Contributing
68	SJ06858	1970	Masonry Vernacular	Non-Contributing
73	SJ06859	1973	Frame Vernacular	Non-Contributing

NAME/ STREET NUMBER	SITE ID	YEAR BUILT	STYLE	ELIGIBILITY
74	SJ06860	1967	Frame Vernacular	Non-Contributing
83	SJ06861	1955	Mid-Century Modern	Non-Contributing
85	SJ06862	1948	Masonry Vernacular	Non-Contributing
89	SJ06863	1929	Frame Vernacular	Non-Contributing
101	SJ06864	1958	Masonry Vernacular	Non-Contributing
103	SJ06865	1972	Frame Vernacular	Non-Contributing
107	SJ06866	1955	Mid-Century Modern	Non-Contributing
108	SJ06867	1972	Frame Vernacular	Non-Contributing
109	SJ06868	1955	Mid-Century Modern	Contributing
110	SJ06869	1972	Frame Vernacular	Insufficient Information
111	SJ06870	1955	Masonry Vernacular	Non-Contributing
113	SJ06871	1955	Masonry Vernacular	Non-Contributing
117	SJ06872	1955	Mid-Century Modern	Contributing
5	SJ07039	1935	Frame Vernacular	Non-Contributing
6	SJ07041	1930	Masonry Vernacular	Non-Contributing
7	SJ07042	1953	Masonry Vernacular	Non-Contributing
13	SJ07043	1925	Frame Vernacular	Insufficient Information

#### Nesmith Avenue

3	SJ03657	1950	Masonry Vernacular	Non-Contributing
9	SJ03658	1950	Masonry Vernacular	Non-Contributing
17	SJ03659	1950	Frame Vernacular	Non-Contributing
19	SJ03660	1950	Masonry Vernacular	Non-Contributing
25	SJ03661	1949	Masonry Vernacular	Non-Contributing
37	SJ03662	1950	Frame Vernacular	Contributing
112	SJ06708	1961	Frame Vernacular	Non-Contributing
153	SJ06709	1950	Masonry Vernacular	Non-Contributing
246	SJ06710	1964	Unspecified	Non-Contributing
7	SJ06922	1942	Frame Vernacular	Non-Contributing
18	SJ06923	1974	Masonry Vernacular	Non-Contributing
20	SJ06924	1970	Mid-Century Modern	Non-Contributing
21	SJ06925	1950	Masonry Vernacular	Non-Contributing
22	SJ06926	1972	Mid-Century Modern	Non-Contributing
29	SJ06927	1968	Mid-Century Modern	Contributing
31	SJ06928	1968	Masonry Vernacular	Insufficient Information
33	SJ06929	1968	Mid-Century Modern	Non-Contributing



NAME/ STREET NUMBER	SITE ID	YEAR BUILT	STYLE	ELIGIBILITY
35	SJ06930	1971	Masonry Vernacular	Non-Contributing
41	SJ06931	1967	Masonry Vernacular	Non-Contributing
43	SJ06932	1951	Masonry Vernacular	Contributing
45	SJ06933	1954	Masonry Vernacular	Non-Contributing
49	SJ06934	1949	Frame Vernacular	Non-Contributing
65	SJ06935	1953	Masonry Vernacular	Contributing
100	SJ06936	1960	Masonry Vernacular	Contributing
104	SJ06937	1957	Frame Vernacular	Non-Contributing
106	SJ06938	1957	Frame Vernacular	Non-Contributing
108	SJ06939	1959	Frame Vernacular	Non-Contributing
110	SJ06940	1957	Frame Vernacular	Contributing
111	SJ06941	1964	Frame Vernacular	Non-Contributing

#### **Palmer Street**

22	SJ01589	1910	Frame Vernacular	Contributing
23	SJ01590	1910	Frame Vernacular	Contributing
24	SJ01591	1907	Frame Vernacular	Contributing
27	SJ01592	1930	Frame Vernacular	Contributing
28	SJ01593	1910	Frame Vernacular	Non-Contributing
32	SJ01594	1910	Frame Vernacular	Contributing
33	SJ01595	1930	Frame Vernacular	Non-Contributing
35	SJ01596	1924	Frame Vernacular	Non-Contributing
37	SJ01597	1930	Frame Vernacular	Contributing
38	SJ01598	1924	Frame Vernacular	Non-Contributing
39	SJ01599	1924	Frame Vernacular	Non-Contributing
40	SJ01600	1924	Frame Vernacular	Non-Contributing
45	SJ01601	1930	Frame Vernacular	Non-Contributing
45	SJ01602	1917	Frame Vernacular	Non-Contributing
50	SJ01603	1930	Masonry Vernacular	Insufficient Information
66	SJ01604	1910	Frame Vernacular	Contributing
95	SJ01605	1930	Frame Vernacular	Contributing
155	SJ01606	1899	Frame Vernacular	Contributing
163	SJ01607	1910	Frame Vernacular	Non-Contributing
42	SJ02177	1930	Masonry Vernacular	Non-Contributing
56	SJ03667	1935	Frame Vernacular	Non-Contributing
126	SJ03668	1943	Frame Vernacular	Contributing

NAME/ STREET NUMBER	SITE ID	YEAR BUILT	STYLE	ELIGIBILITY
159	SJ03669	1948	Frame Vernacular	Non-Contributing
113	SJ06711	1964	Masonry Vernacular	Non-Contributing
119	SJ06712	1961	Frame Vernacular	Non-Contributing
124	SJ06713	1964	Ranch	Contributing
125	SJ06714	1951	Frame Vernacular	Non-Contributing
132	SJ06715	1925	Frame Vernacular	Non-Contributing
133	SJ06716	1954	Frame Vernacular	Contributing
136	SJ06717	1964	Frame Vernacular	Non-Contributing
151	SJ06718	1957	Frame Vernacular	Non-Contributing
151	SJ06719	1957	Frame Vernacular	Non-Contributing
157	SJ06720	1963	Masonry Vernacular	Contributing
162	SJ06721	1960	Masonry Vernacular	Non-Contributing
165	SJ06722	1940	Frame Vernacular	Contributing
166	SJ06723	1956	Frame Vernacular	Non-Contributing
186	SJ06724	1947	Masonry Vernacular	Non-Contributing
31	SJ06942	1958	Masonry Vernacular	Non-Contributing
58	SJ06943	1971	Masonry Vernacular	Contributing
60	SJ06944	1975	Ranch	Contributing
67	SJ06945	1973	Masonry Vernacular	Non-Contributing
68	SJ06946	1930	Frame Vernacular	Contributing
70	SJ06947	1955	Masonry Vernacular	Contributing
73	SJ06948	1963	Masonry Vernacular	Non-Contributing
74	SJ06949	1930	Frame Vernacular	Contributing
76	SJ06950	1949	Frame Vernacular	Non-Contributing
90	SJ06951	1940	Frame Vernacular	Non-Contributing
91	SJ06952	1951	Frame Vernacular	Non-Contributing
93	SJ06953	1951	Frame Vernacular	Non-Contributing
94	SJ06954	1946	Frame Vernacular	Non-Contributing
96	SJ06955	1946	Masonry Vernacular	Contributing
97	SJ06956	1951	Frame Vernacular	Non-Contributing
99	SJ06957	1951	Frame Vernacular	Non-Contributing
101	SJ06958	1928	Frame Vernacular	Non-Contributing
102	SJ06959	1953	Frame Vernacular	Contributing
104	SJ06960	1961	Frame Vernacular	Non-Contributing
105	SJ06961	1948	Frame Vernacular	Contributing
107	SJ06962	1957	Frame Vernacular	Non-Contributing

NAME/ STREET NUMBER	SITE ID	YEAR BUILT	STYLE	ELIGIBILITY
107	SJ06963	1957	Frame Vernacular	Non-Contributing
109	SJ06964	1951	Frame Vernacular	Contributing
111	SJ06965	1958	Frame Vernacular	Non-Contributing
112	SJ06966	1936	Frame Vernacular	Non-Contributing
100	SJ06973	1953	Masonry Vernacular	Non-Contributing
11	SJ07090	1956	Masonry Vernacular	Non-Contributing

#### **Pearl Street**

4	SJ01672	1917	Frame Vernacular	Non-Contributing
6	SJ01673	1930	Frame Vernacular	Non-Contributing
3	SJ06825	1973	Masonry Vernacular	Non-Contributing
5	SJ06826	1925	Frame Vernacular	Non-Contributing
18	SJ06827	1920	Frame Vernacular	Contributing
65	SJ06967	1970	Mid-Century Modern	Non-Contributing
67	SJ06968	1970	Masonry Vernacular	Contributing
69	SJ06969	1970	Masonry Vernacular	Non-Contributing
73	SJ06970	1970	Masonry Vernacular	Non-Contributing

#### **Pellicer Lane**

6	SJ01674	1910	Frame Vernacular	Non-Contributing
8	SJ01675	1925	Frame Vernacular	Non-Contributing
24	SJ01678	1910	Frame Vernacular	Non-Contributing
8	SJ07019	1925	Masonry Vernacular	Non-Contributing

#### **Ponce De Leon Boulevard**

0	SJ05217	1956	Spanish Colonial	Insufficient Information
0	SJ05217A	1956	Spanish Colonial	Insufficient Information

#### **Ravenswood Drive**

29	SJ06725	1964	Ranch	Non-Contributing
----	---------	------	-------	------------------

#### **S Dixie Highway**

10	SJ02185	1924	Frame Vernacular	Non-Contributing
18	SJ02186	1924	Bungalow	Non-Contributing
9	SJ07069	1959	Masonry Vernacular	Non-Contributing
13	SJ07070	1973	Frame Vernacular	Non-Contributing

#### **S Ponce De Leon Boulevard**

105	SJ01724	1930	Mediterranean Revival	Non-Contributing
203	SJ01725	1930	Bungalow	Non-Contributing



NAME/ STREET NUMBER	SITE ID	YEAR BUILT	STYLE	ELIGIBILITY
205	SJ01726	1940	Frame Vernacular	Non-Contributing
405	SJ06575	1960	Masonry Vernacular	Non-Contributing
415	SJ06576	1960	Mid-Century Modern	Contributing
415	SJ06577	1910	Frame Vernacular	Contributing
415	SJ06578	1910	Frame Vernacular	Non-Contributing
203	SJ07093	1950	Masonry Vernacular	Non-Contributing
209	SJ07094	1940	Bungalow	Contributing
337	SJ07098	1955	Ranch	Contributing

### **S Whitney Street**

24	SJ02421	1924	Frame Vernacular	Contributing
30	SJ02422	1930	Frame Vernacular	Contributing
31	SJ02423	1894	Folk Victorian, Frame	Contributing
32	SJ02424	1930	Frame Vernacular	Contributing
32	SJ02425	1930	Frame Vernacular	Contributing
34	SJ02427	1930	Frame Vernacular	Contributing
36	SJ02428	1930	Frame Vernacular	Contributing
42	SJ02431	1930	Frame Vernacular	Non-Contributing
44	SJ02432	1930	Frame Vernacular	Contributing
46	SJ02433	1915	Frame Vernacular	Non-Contributing
48	SJ02435	1910	Frame Vernacular	Insufficient Information
50	SJ02437	1950	Frame Vernacular	Non-Contributing
6	SJ07040	1925	Frame Vernacular	Non-Contributing
33	SJ07044	1973	Frame Vernacular	Non-Contributing
42	SJ07045	1930	Frame Vernacular	Non-Contributing
42	SJ07046	1973	Frame Vernacular	Non-Contributing
44	SJ07047	1930	Masonry Vernacular	Contributing
52	SJ07048	1954	Masonry Vernacular	Contributing
54	SJ07049	1954	Masonry Vernacular	Non-Contributing
56	SJ07050	1954	Masonry Vernacular	Contributing

### **Smith Street**

43	SJ02176	1925	Frame Vernacular	Non-Contributing
50	SJ02178	1930	Frame Vernacular	Contributing
63	SJ02179	1924	Frame Vernacular	Non-Contributing
77	SJ02181	1930	Frame Vernacular	Non-Contributing
70	SJ02183	1917	Frame Vernacular	Insufficient Information

NAME/ STREET NUMBER	SITE ID	YEAR BUILT	STYLE	ELIGIBILITY
92	SJ02184	1917	Frame Vernacular	Non-Contributing
52	SJ06828	1925	Frame Vernacular	Contributing
54	SJ06829	1957	Frame Vernacular	Contributing
94	SJ06830	1935	Frame Vernacular	Insufficient Information
34	SJ06971	1925	Frame Vernacular	Non-Contributing
63	SJ06972	1958	Masonry Vernacular	Non-Contributing

### Spring Street

56	SJ00988	1930	Frame Vernacular	Non-Contributing
35	SJ02247	1930	Frame Vernacular	Contributing
36	SJ02248	1924	Frame Vernacular	Non-Contributing
39	SJ02249	1930	Frame Vernacular	Non-Contributing
41	SJ02250	1910	Frame Vernacular	Non-Contributing
52	SJ02251	1910	Folk Victorian, Frame	Contributing
56	SJ02252	1910	Frame Vernacular	Contributing
70	SJ02253	1930	Frame Vernacular	Contributing
72	SJ02254	1930	Frame Vernacular	Contributing
80	SJ02255	1885	Folk Victorian, Frame	Contributing
101	SJ06728	1956	Frame Vernacular	Non-Contributing
203	SJ06731	1957	Ranch	Contributing
205	SJ06733	1950	Masonry Vernacular	Non-Contributing
207	SJ06734	1959	Frame Vernacular	Non-Contributing
219	SJ06739	1956	Masonry Vernacular	Non-Contributing
221	SJ06740	1940	Frame Vernacular	Non-Contributing
259	SJ06754	1956	Frame Vernacular	Contributing
14	SJ06831	1950	Frame Vernacular	Insufficient Information
22	SJ06832	1972	Frame Vernacular	Non-Contributing
25	SJ06833	1930	Masonry Vernacular	Contributing
27	SJ06834	1945	Frame Vernacular	Insufficient Information
37	SJ06835	1920	Frame Vernacular	Contributing
45	SJ06836	1965	Masonry Vernacular	Contributing
52	SJ06837	1950	Masonry Vernacular	Insufficient Information
52	SJ06838	1930	Frame Vernacular	Insufficient Information
54	SJ06839	1965	Masonry Vernacular	Non-Contributing
56	SJ06840	1957	Masonry Vernacular	Contributing
56	SJ06841	1958	Masonry Vernacular	Contributing

NAME/ STREET NUMBER	SITE ID	YEAR BUILT	STYLE	ELIGIBILITY
60	SJ06842	1953	Masonry Vernacular	Non-Contributing
66	SJ06843	1942	Frame Vernacular	Non-Contributing
86	SJ06844	1958	Masonry Vernacular	Non-Contributing
89	SJ06845	1956	Frame Vernacular	Non-Contributing
90	SJ06846	1955	Masonry Vernacular	Non-Contributing
92	SJ06847	1955	Masonry Vernacular	Non-Contributing
93	SJ06848	1948	Masonry Vernacular	Contributing
96	SJ06849	1955	Masonry Vernacular	Non-Contributing
97	SJ06850	1960	Frame Vernacular	Non-Contributing
98	SJ06851	1955	Masonry Vernacular	Non-Contributing
100	SJ06852	1955	Ranch	Contributing

### **W King Street**

523	SJ04517	1940	Frame Vernacular	Non-Contributing
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### **West Avenue**

59	SJ07099	1961	Masonry Vernacular	Non-Contributing
63	SJ07100	1972	Frame Vernacular	Non-Contributing
65	SJ07101	1972	Frame Vernacular	Non-Contributing
65	SJ07102	1972	Frame Vernacular	Non-Contributing

## APPENDIX B

### Survey Log and Map



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) Historic Structure Survey of St. Augustine, Part 4

Report Title (exactly as on title page) St. Augustine Survey, Part IV: West Augustine and the subdivisions of Fort Moosa Gardens and Saratoga Lakes

Report Authors (as on title page, last names first) 1. Patricia Davenport-Jacobs 3. Meagan Scott  
2. Meghan Powell 4. \_\_\_\_\_

Publication Date (year) 2020 Total Number of Pages in Report (count text, figures, tables, not site forms) 148

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-Jacobs

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. West Augustine 3. Fort Moosa Gardens 5. Ravenswood 7. Aiken Park  
2. New Augustine 4. Saratoga Lakes 6. Rollins Subdivision 8. West King Street

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

Name Jenny Wolfe Organization City of St. Augustine

Address/Phone/E-mail \_\_\_\_\_

Recorder of Log Sheet Meghan Powell Date Log Sheet Completed 6-9-2020

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 1993 4. Name \_\_\_\_\_ Year \_\_\_\_\_  
2. Name \_\_\_\_\_ Year \_\_\_\_\_ 5. Name \_\_\_\_\_ Year \_\_\_\_\_  
3. Name \_\_\_\_\_ Year \_\_\_\_\_ 6. Name \_\_\_\_\_ Year \_\_\_\_\_

## Description of Survey Area

Dates for Fieldwork: Start \_\_\_\_\_ End \_\_\_\_\_ Total Area Surveyed (fill in one) \_\_\_\_\_ hectares 520.47 acres

Number of Distinct Tracts or Areas Surveyed \_\_\_\_\_

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

## Research and Field Methods

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

Scope/Intensity/Procedures A thorough windshield and pedestrian survey of above ground resources within West Augustine and the subdivisions of Fort Moosa Gardens and Saratoga Lakes. Survey, assessment, and evaluation (determination of eligibility) of those resources.

## 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): City Staff

## Survey Results (cultural resources recorded)

Site Significance Evaluated? ☒ Yes ☐ No

Count of Previously Recorded Sites 325 Count of Newly Recorded Sites 468

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

Newly Recorded Site #'s (Are all originals and not updates? List site #'s without "8". Attach additional pages if necessary.) SJ06661-SJ6920;  
SJ06922-SJ07126

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

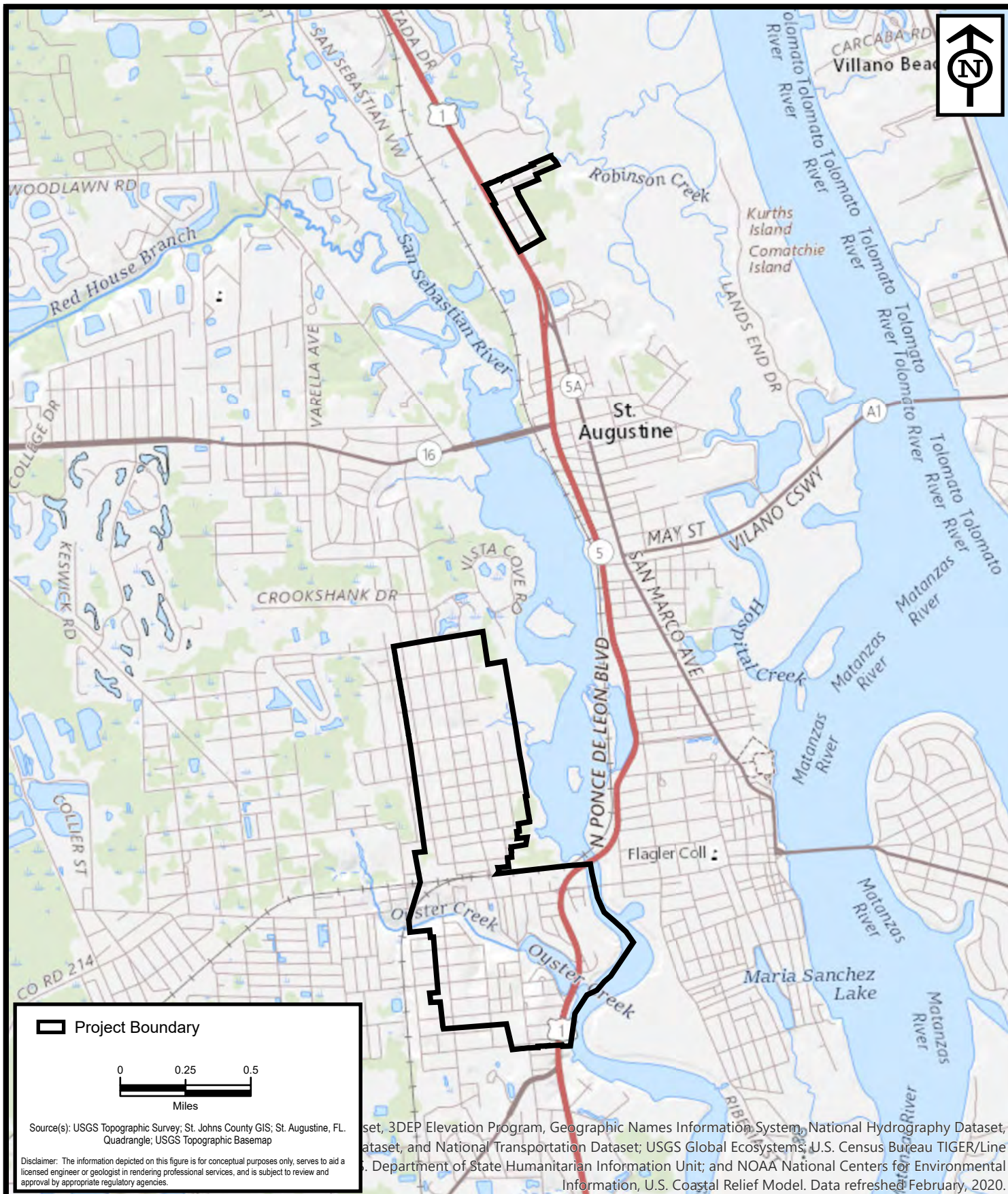
**\*\*\*REQUIRED: ATTACH PLOT OF SURVEY AREA ON PHOTOCOPY OF USGS 1:24,000 MAP(S)\*\*\***

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



**ENVIRONMENTAL  
SERVICES, INC.**  
A Terracon COMPANY

7220 FINANCIAL WAY, SUITE 100 JACKSONVILLE, FL 32256  
PH. (904) 470-2200 FAX (904) 470-2112

Project Location

## St. Augustine Survey - Part 4

St. Johns County, Florida

Project No. HK197193

Date Jun 2020

Drawn By AA

Checked By JRN

Approved By PDJ

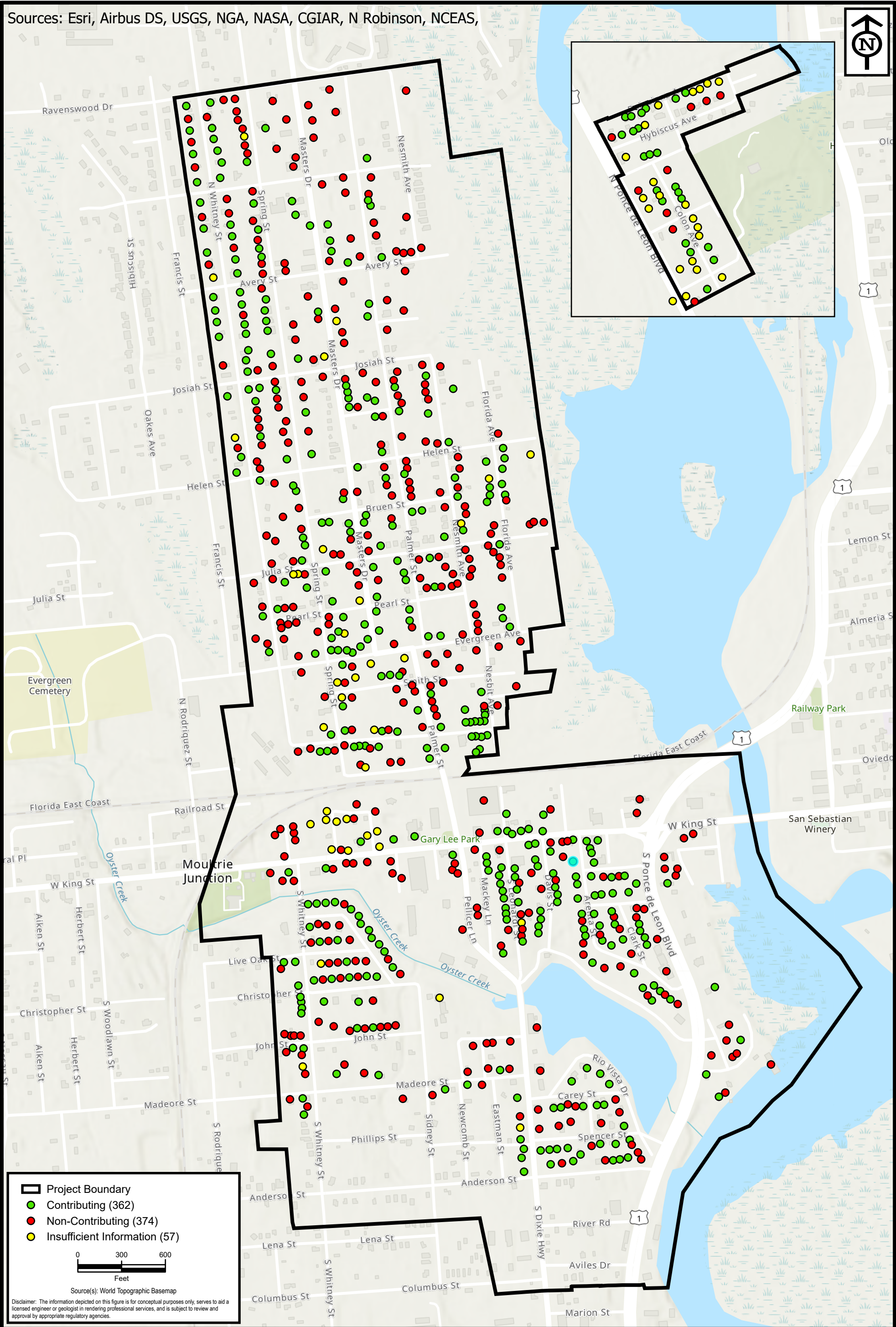
Figure No. 1

## APPENDIX C

### Overall Survey Area Map



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS,



Project Boundary

Contributing (362)

Non-Contributing (374)

Insufficient Information (57)

0

300

600

Feet

Source(s): World Topographic Basemap

Disclaimer: The information depicted on this figure is for conceptual purposes only, serves to aid a licensed engineer or geologist in rendering professional services, and is subject to review and approval by appropriate regulatory agencies.

ENVIRONMENTAL SERVICES, INC.

A Terracon COMPANY

7220 FINANCIAL WAY, SUITE 100 JACKSONVILLE, FL 32256

PH. (904) 470-2200 FAX (904) 470-2112

Historic Structures

St. Augustine Survey - Part 4

St. Johns County, Florida

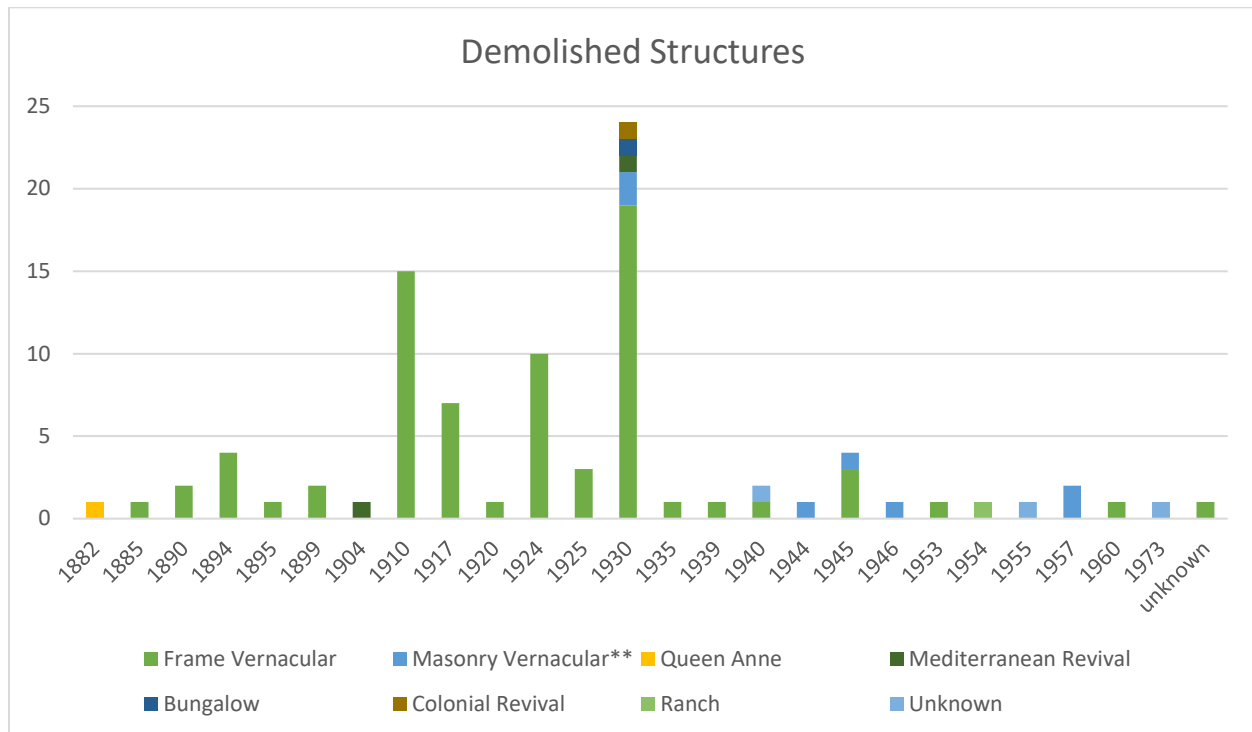
Project No.	HK197193
Date	Jun 2020
Drawn By	AA
Checked By	JRN
Approved By	PDJ
Figure No.	2

Path: N:\Projects\2019\HK197193\Working Files\Graphics\fig\West Augustine\West Augustine.aprx Date: 6/11/2020 5:18 PM

## APPENDIX D

### Demolished Structures within the Survey Area

St. Augustine Survey, Phase IV  
West Augustine & Fort Moosa Neighborhoods



*\*note that some of the construction dates are circa, and as such this table may skew data towards some years, notably 1910 and 1930.*

*\*\*Masonry Vernacular includes four (4) structures previously recorded as "Masonry Revival."*

FMSF	Address	Construction Year	Style
--	105 N WHITNEY ST	1955	Unknown
--	11 NESMITH AVE	1940	Unknown
--	PELLICER LN	1973	Unknown
<b>SJ00170</b>	24 ARENTA ST	1930	Bungalow
<b>SJ00176</b>	32 1/2 ARENTA ST	1924	Frame Vernacular
<b>SJ00209</b>	10 AVILES DR	1930	Frame Vernacular
<b>SJ00281</b>	5 BLANCHES LANE	1924	Frame Vernacular
<b>SJ00282</b>	6 BLANCHES LANE	1924	Frame Vernacular
<b>SJ00284</b>	10 BLANCHES LANE	1924	Frame Vernacular
<b>SJ00285</b>	11 BLANCHES LANE	1924	Frame Vernacular
<b>SJ00288</b>	16 BLANCHES LANE	1930	Frame Vernacular
<b>SJ00511</b>	76 CHAPIN ST	1899	Frame Vernacular
<b>SJ00517</b>	84 CHAPIN ST	c1910	Frame Vernacular
<b>SJ00523</b>	102 CHAPIN ST	1930	Frame Vernacular
<b>SJ00524</b>	104 CHAPIN ST	1899	Frame Vernacular
<b>SJ00613</b>	15 CLARK AVE	1930	Frame Vernacular
<b>SJ00698</b>	8 1/2 DAVIS ST	1930	Frame Vernacular
<b>SJ00703</b>	18 DAVIS ST	1930	Frame Vernacular
<b>SJ00792</b>	16 ELKTON ST	c1925	Frame Vernacular



St. Augustine Survey, Phase IV  
West Augustine & Fort Moosa Neighborhoods

<b>SJ00802</b>	16 EVERETT ST	1924	Frame Vernacular
<b>SJ00804</b>	87 EVERGREEN AVE	1885	Frame Vernacular
<b>SJ00807</b>	91 1/2 EVERGREEN AVE	c1924	Frame Vernacular
<b>SJ00809</b>	95 EVERGREEN AVE	c1910	Frame Vernacular
<b>SJ00811</b>	103 EVERGREEN AVE	c1930	Frame Vernacular
<b>SJ00815</b>	21 FERRY PL	1925	Frame Vernacular
<b>SJ00921</b>	7 HARTSHORN	1890	Frame Vernacular
<b>SJ00982</b>	5 JOSIAH ST	c1930	Frame Vernacular
<b>SJ00983</b>	90 JULIA ST	c1930	Frame Vernacular
<b>SJ00985</b>	101 JULIA ST	1930	Frame Vernacular
<b>SJ00987</b>	103 JULIA ST	C1930	Frame Vernacular
<b>SJ01050</b>	193 WEST KING ST	c1917	Frame Vernacular
<b>SJ01053</b>	211 WEST KING ST	c1930	Colonial Revival
<b>SJ01054</b>	212 WEST KING STREET	1882	Queen Anne (Revival)
<b>SJ01060</b>	223-227 W KING ST	c1904	Mediterranean Revival
<b>SJ01064</b>	229-233 W KING ST	c1930	Mediterranean Revival
<b>SJ01065</b>	235 W KING ST	c1917	Frame Vernacular
<b>SJ01067</b>	247 W KING ST	1894	Frame Vernacular
<b>SJ01076</b>	274 W KING ST	c1930	Frame Vernacular
<b>SJ01077</b>	278A W KING ST	c1920	Frame Vernacular
<b>SJ01105</b>	6 NORTH LEONARDI ST	c1925	Frame Vernacular
<b>SJ01106</b>	6 LEONARDI ST	1890	Frame Vernacular
<b>SJ01125</b>	51 LEONARDI ST	c1910	Frame Vernacular
<b>SJ01126</b>	68 LEONARDI ST	c1910	Frame Vernacular
<b>SJ01234</b>	25 MACKEY LN	c1930	Frame Vernacular
<b>SJ01239</b>	45 MADEORE ST	c1910	Frame Vernacular
<b>SJ01240</b>	3 MADISON	c1930	Masonry Vernacular
<b>SJ01241</b>	8-10 MADISON	c1910	Frame Vernacular
<b>SJ01311</b>	1 MASTERS DR	c1917	Frame Vernacular
<b>SJ01318</b>	12 MASTERS DR	c1917	Frame Vernacular
<b>SJ01329</b>	48 MASTERS DR	1894	Frame Vernacular
<b>SJ01330</b>	55 MASTERS DR	c1910	Frame Vernacular
<b>SJ01336</b>	71 MASTERS DR	1930	Frame Vernacular
<b>SJ01340</b>	109 MASTERS DR	c1910	Frame Vernacular
<b>SJ01588</b>	21 PALMER ST	1910	Frame Vernacular
<b>SJ01676</b>	12 PELLICER	1895	Frame Vernacular
<b>SJ01677</b>	20 PELLICER	1894	Frame Vernacular
<b>SJ01733</b>	92 RAILROAD PLACE	1910	Frame Vernacular
<b>SJ01735</b>	117 RAILROAD PLACE	1924	Frame Vernacular
<b>SJ01736</b>	119 RAILROAD PLACE	1910	Frame Vernacular
<b>SJ02180</b>	65 SMITH STREET	1924	Frame Vernacular



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<b>SJ02182</b>	80 SMITH STREET	1917	Frame Vernacular
<b>SJ02188</b>	26 SOUTH DIXIE HIGHWAY	1930	Masonry Revival
<b>SJ02197</b>	66 SOUTH DIXIE HIGHWAY	1910	Frame Vernacular
<b>SJ02198</b>	70 DIXIE HIGHWAY	1910	Frame Vernacular
<b>SJ02199</b>	72 DIXIE HIGHWAY	1910	Frame Vernacular
<b>SJ02245</b>	20 SPENCER STREET	1930	Frame Vernacular
<b>SJ02246</b>	34 SPRING STREET	1910	Frame Vernacular
<b>SJ02278</b>	8 TRAVIS	1917	Frame Vernacular
<b>SJ02280</b>	16 1/2 TRAVIS	1930	Frame Vernacular
<b>SJ02281</b>	17 TRAVIS	1924	Frame Vernacular
<b>SJ02426</b>	33 N Whitney ST	1917+	Frame Vernacular
<b>SJ02429</b>	40 S WHITNEY ST	1930	Frame Vernacular
<b>SJ02434</b>	48 S WHITNEY AVE	1930	Frame Vernacular
<b>SJ02436</b>	49 S WHITNEY AVE	1894	Frame Vernacular
<b>SJ02440</b>	59 N WHITNEY AVE	1930	Frame Vernacular
<b>SJ02636</b>	18 PONCIANA AVE	Unknown	Marker
<b>SJ02637</b>	22 PONCIANA AVE	1961	Marker
<b>SJ03620</b>	12 Spencer ST	1940	Frame Vernacular
<b>SJ03621</b>	13 River Rd	1939	Frame Vernacular
<b>SJ03642</b>	253 West King St	1945	Frame Vernacular
<b>SJ03643</b>	198 West King St	1945	Masonry Revival
<b>SJ03645</b>	241 West King St	1946	Masonry Vernacular
<b>SJ03367</b>	56 Palmer St	1935	Frame Vernacular
<b>SJ05123</b>	92 COLON AVE	1954	Ranch
<b>SJ05518</b>	62 N Whitney ST	1960	Frame Vernacular
<b>SJ05622</b>	255 Diesel RD	ca.1944	Masonry Revival
<b>SJ05623</b>	255 Diesel RD	ca.1957	Masonry Revival
<b>SJ05624</b>	255 Diesel RD	ca.1957	Masonry Revival
<b>SJ05627</b>	23 Travis PL	unknown	Frame Vernacular
<b>SJ05634</b>	10 Mackey LN	c1945	Frame Vernacular
<b>SJ06533</b>	204 N Whitney ST	1945	Frame Vernacular
<b>SJ06540</b>	85 Cherokee ST	1953	Frame Vernacular