

United States Department of the Interior
National Park Service

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National Register of Historic Places
Registration Form

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 6A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Xavier Lopez House

other names/site number _____

2. Location

street & number 93 1/2 King Street n/a not for publication

city or town St. Augustine n/a vicinity

state Florida code FL county St. Johns code FL109 zip code 32084

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Florida Division of Historic Resources, Bureau of Historic Preservation

Signature of certifying official/Title Suzanne P. Walker / Deputy SHPO Date 5/25/93
State or Federal agency and bureau _____

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title _____ Date _____

State or Federal agency and bureau _____

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register. See continuation sheet.
- determined eligible for the National Register. See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

for Signature of the Keeper Guy M. Sapsley entered in the National Register Date of Action 7/1/93

Xavier Lopez House
Name of Property

St. Johns, Fl.
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
<u>1</u>	<u>0</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>1</u>	<u>0</u>	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

n/a

Number of contributing resources previously listed in the National Register

n/a

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC/single dwelling

Current Functions
(Enter categories from instructions)

COMMERCE/business

7. Description

Architectural Classification
(Enter categories from instructions)

LATE VICTORIAN/Queen Anne

Materials
(Enter categories from instructions)

foundation BRICK / CONCRETE

walls WOOD
OTHER/weatherboard

roof ASPHALT

other WOOD

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

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

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

Period of Significance

1903

Significant Dates

1903

Significant Person

(Complete if Criterion B is marked above)

n/a

Cultural Affiliation

n/a

Architect/Builder

William Fishwick and K. McKinnon, blder

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Xavier Lopez House
Name of Property

St. Johns, Fl.
County and State

10. Geographical Data

Acreage of Property less than one acre

UTM References

(Place additional UTM references on a continuation sheet.)

1 | 1 | 7 | | 4 | 6 | 9 | 4 | 7 | 0 | | 3 | 3 | 0 | 6 | 6 | 1 | 0 |
Zone Easting Northing
2 | | | | | | | | | | | | | | | |

3 | | | | | | | | | | | | | | | |
Zone Easting Northing
4 | | | | | | | | | | | | | | | |

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Robert Bennett, Jr./Sherry Piland, Historic Sites Specialist

organization Bureau of Historic Preservation date April 1993

street & number R.A. Gray Bldg., 500 S. Bronough telephone (904) 487-2333

city or town Tallahassee, state Fl. zip code 32399-0250

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*)

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet****Xavier Lopez House
St. Augustine, St. Johns Co.,
Fl.**Section number 7 Page 1**SUMMARY**

The Xavier Lopez House is located at 93 1/2 King Street in downtown St. Augustine, Florida. The two-story frame residence has an irregular plan. It rests on a concrete foundation with some brick infill. The gable roof is covered with asphalt shingles. With its tiered veranda, carved brackets, turned spindles and oriel window terminating in a conical roof, the Lopez House is an excellent example of Queen Anne architecture.

Setting

The Lopez House is located on King Street, the primary east/west corridor connection of U.S. 1 with downtown St. Augustine. Although the house still sits on its original lot, its location on the property was altered in 1979 to save it from demolition. That year the local post office required the demolition or removal of several historic residences to provide space for the construction of a parking lot. The main facade of the Lopez house originally faced King street and was set back from the street approximately ten feet. When the house was moved to the rear portion of the lot, approximately fifty feet, it was also rotated approximately ninety degrees. Now the main facade faces west. The two-story Zorayda Castle Museum is to the east. The Post Office Building is to the west. To the north, on the north portion of the same lot are two one-story masonry buildings. Directly across the street, to the north, is the intersection of Sevilla with King Street. Just to the east of this intersection is Flagler College, originally the Ponce de Leon Hotel, a National Register Property.

Exterior Description

General attributes of this Queen Anne residential building are embodied by a gable roof, boxed cornice, oriel window, and drop siding exterior wall fabric. The primary entrance to the Lopez House is located at the south end of the main (west) facade (photo 1). The upper portion of the entry door is glazed; the lower portion features decorative raised panels. The door has an overhead transom light (photo 3). A tiered veranda is the primary source of ornamentation for the building (photo 2). It extends across the west facade and curves to continue along the north elevation. It features slender turned wooden posts, carved brackets, and a balustrade with turned balusters. A second story

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St. Augustine, St. Johns Co.,
Fl.

exit to the upper veranda is located directly over the main entrance. The veranda has a sloping roof with a curved hip at its northwest corner. The house is fenestrated with a series of double-hung sash windows with 2/2 lights. The front-facing gable end is clad in decorative wood shingles, providing a contrast to the horizontal clapboard used elsewhere.

The tiered veranda continues along the north elevation to the approximate mid-point. At that point on the north elevation is an oriel topped by a steeply-pitched hexagonal roof with a decorative pressed metal orb at its peak (photo 4). The oriel is supported by slender posts and beneath it is a secondary entrance to the house (photo 5). This entry door is flanked by rectangular fixed windows. A small decorative raised panel is placed beneath each window.

The east elevation is comprised of a gable end clad in wood shingles and a tiered porch (photo 6). The balustraded porch has a shed roof supported by square wooden posts (photo 7). The brackets and balustrade are identical to those of the main veranda. Most of the first level and part of the second level of the porch have been enclosed with drop siding. A 2/2 double-hung sash window is centered in the gable end.

The south elevation is fenestrated with a series of 2/2 double-hung sash windows (photo 8). A diamond shaped fixed window located near the west end of the first story, provides lighting to the main stair hall.

Interior Description

The primary entrance to the house is located on the west elevation. The first floor has a main stair hall with a series of rooms that can be connected or closed off by swinging doors. The stairway provides the ornamental centerpiece for the interior of the house (photo 9). With its molded bannister, turned balustrade spindles, and turned newel posts, the stair makes two ninety degree turns as it ascends to the second story. The stair foyer also features a curved wall at its east end. Three large rooms, now used as offices, comprise the first floor. The room north of the stair hall features a fireplace with its original tile surrounds (photo 10). The original woodwork is retained in most of the interior as are the wood panel doors and the plastered ceiling. All floor surfaces on the first story are covered with carpeting. The enclosed porch area at the east end

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Xavier Lopez House
St. Augustine, St. Johns Co.,
Fl.

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contains a utility closet, a small bathroom, and an exit onto the open area of the porch.

The second floor is comprised of an offset hall, three rooms used as offices, a bathroom, and a porch. Exits, located at either end of the stair hall, open onto porch areas. The northeast room has a bay window and a separate exit onto the east porch. A curved wall is located at the second story stair landing (photo 11).

ALTERATIONS

When the building was moved to its present location in 1979, both of the brick chimneys were removed. The bricks were cleaned and re-used to build portions of the new foundation, steps, and brick walkways around the building. A secondary entrance was also added underneath the oriel on the north elevation to meet local fire codes. At the same time an addition was removed that had been added to the rear of the house between 1917 and 1924. Although the house is now used as offices instead of as a residence, few interior changes were made. Walls are partially covered with plywood wainscot. The Lopez House retains its architectural integrity to a high degree.

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Continuation SheetSection number 8 Page 1Xavier Lopez House
St. Augustine, St. Johns Co.,
FL

SUMMARY

The Xavier Lopez House is significant under National Register Criterion C, at the local level. It retains its significance under National Register Criterion Consideration B: Moved Buildings. Constructed in 1903 by carpenters William Fishwick and K. McKinnon, the Xavier Lopez House is an excellent example of the Queen Anne style, now rare to St. Augustine's streetscape. The building was moved in 1979 to prevent its demolition, amid the expansion of the local post office. It remains, however, within the original subdivision lot on which it was constructed, approximately fifty feet south of its original site. The building underwent a sensitive restoration in 1980.

HISTORICAL CONTEXT

Henry Flagler amassed a fortune as a partner in the Standard Oil Company. He used that fortune to launch a new career, building hotels and improving rail transportation in Florida. St. Augustine was the early focus of his operations and the base from which Flagler launched his Florida East Coast Railroad, which eventually extended to south Florida. In the quaint little town of St. Augustine, Flagler set out to create a southern resort that would rival Newport, Rhode Island in its architectural magnificence. In 1885 Flagler began the development of his Model Land Company subdivision. Much of the land in the subdivision was low-lying and marshy. Flagler continued to acquire land and in 1896 he incorporated the Model Land Company to handle the sales and management of his land acquisitions. The first of Flagler's magnificent hotels, the Ponce de Leon, opened in 1888. Many of the wealthy northerners attracted to St. Augustine by Flagler's works built homes for themselves, fine examples of the picturesque styles that dominated turn-of-the-century residential architecture. Construction and tourism fed the town's prosperity, transforming St. Augustine's economy and appearance. Between 1880 and 1890 the population more than doubled, and St. Augustine's political and economic power burgeoned within the state.

The Xavier Lopez House was constructed in 1902-03 at 93 King Street, facing the south boundary of Flagler's original Model Land Company subdivision. King Street provided the major east-west thoroughfare in St. Augustine. It led to the St. Johns River and connected the old city with the newly-completed San Sebastian River Bridge. During the last half of the nineteenth

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Section number 8 Page 2

Xavier Lopez House
St. Augustine, St. Johns Co.,
Fl.

century, King Street became the location of a number of stately residential and commercial buildings.

The Lopez House, originally oriented toward King Street, constituted one of the residential showplaces on King Street and represents one of St. Augustine's best examples of Queen Anne residential architecture. The St. Augustine Record on July 13, 1903 reported that:

Messrs. Fishwick and McKinnon are applying the finishing work to Mr. X. Lopez's new residence on King Street. This is a handsome building both in design and interior arrangements and is quite ornamental to that street. There are five bedrooms upstairs, one bedroom on the first floor, a parlor, sitting room and double kitchen on the first floor. The rooms are exceptionally large and are well lighted and ventilated. Broad verandas sweep the length of the front of the house and curve around halfway along the side, giving it a very inviting appearance. The dwelling is piped for gas and has a very neat bath room, also numerous closets and two spacious halls.

The carved brackets, columns, balustrade, and other milled components for the house were locally produced at G.E. Hook's Planing Mill on nearby Riberia Street.

Xavier Lopez descended from a pioneer Minorcan family that settled in St. Augustine during the Colonial period. He was a noteworthy merchant and public servant in St. Augustine during the late nineteenth and early twentieth centuries. Lopez served as clerk, vice president, and finally president of the Surprise Store, St. Augustine's leading dry goods and department store at the turn of the twentieth century. As a civic leader, Lopez served as county treasurer, city commissioner, and trustee of the waterworks department. After Lopez's death the house was occupied by his daughter, Marguerite, and her husband, Joseph L. Dunne, who served as the St. Johns County tax assessor. When the United States Postal Service acquired property and anticipated demolition of several buildings for the construction of a parking lot, former St. Augustine mayor Eddie Mussallem purchased the Lopez House in order to save it from demolition. He had the house moved to its present location.

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St. Augustine, St. Johns Co.,
Fl.**ARCHITECTURAL CONTEXT**

Queen Anne was a popular residential building style in the United States between 1880 and 1910. The name of the style is misleading. It actually draws most heavily upon earlier Jacobean and Elizabethan precedents rather than the more restrained Renaissance architecture of the reign of Queen Anne (1702-1714). English architect Richard Norman Shaw is most often credited for developing the style in his designs for grand manor houses during the mid-nineteenth century. The style was introduced in the United States at the Philadelphia Centennial Exposition of 1876 in two houses built by the English government. These were modest versions of Shaw's Elizabethan-style manor houses. The first American example is generally considered to be the Watts-Sherman House in Newport, a design by Henry Hobson Richardson which featured a picturesque roof line and variety in the texture of materials used. These features came to be associated with the style as well as steep roofs with cross gables and prominent chimneys. Other characteristics of the style are irregular floor plans; decorative truss work and patterned shingles in the roof gables; porches with spindle work or decorative brackets between turned porch roof supports; polygonal or conical towers; various exterior fabrics, often different from one story to the next; multi-paned double-hung sash windows with decorative glazing patterns; and massive corbelled chimneys with decorative brick work.

The Queen Anne style was very popular in northern Florida as it was in most states in the South. St. Augustine builders in the 1885 city directory advertised their skill at building "Queen Anne Cottages." The Magnolia Hotel on St. George Street, rebuilt in the 1880s by contractors Cole and Mance, was probably the largest building of this style found in St. Augustine. It was destroyed by fire in the 1920s. As St. Augustine grew, many of its Queen Anne buildings were razed to create space for modern buildings. Examples of the style are now scarce. Fewer than ten remain from the dozens that once graced the city, and none of those embodies the classical Queen Anne characteristics displayed by the Xavier Lopez House.

The house was constructed by carpenters William Fishwick and K. McKinnon. Fishwick (1851-1930), who was born in England, and K. McKinnon (? -1910), a native of Prince Edward Island, Canada, established a construction firm in St. Augustine during the Flagler Era. Like many tradesmen at the time, the two were drawn

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Xavier Lopez House
St. Augustine, St. Johns Co.,
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to St. Augustine by the promise of work in the construction of Henry Flagler's great hotels. When that work ended, they formed their own company, specializing in residential building. They remained active until McKinnon's death in 1910. Their buildings often featured elaborate ornamentation and detail. The Lopez House was among their best residential projects in St. Augustine. Another example of work by the Fishwick and McKinnon firm is the residential structure at 78 Saragossa Street.

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Xavier Lopez House
St. Augustine, St. Johns Co.,
Fl.

Books:

Graham, Thomas. The Awakening of St. Augustine. St. Augustine:
St. Augustine Historical Society, 1978.

Martin, Sidney W. Florida's Flagler. Athens: University of
Georgia Press, 1949, p. 240.

Polk's St. Augustine City Directory, Jacksonville: R.L. Polk &
Company, 1899, 1911-1912, 1920-1921.

Whiffen, Marcus and Koeper, Frederick. American Architecture
1607-1976. Cambridge: MIT Press, 1981.

Maps:

"Birds-Eye View of St. Augustine." 1885, 1894.

Sanborn Fire Insurance Map Company, Fire Insurance Map of St.
Augustine, New York: Sanborn Map Company, 1930.

Newspapers:

St. Augustine Record. 4 July 1937; 30 July 1939; 30 March 1979;
2 August 1980.

Non-published material:

St. Augustine Historic Preservation Board. Vertical Files. "Lopez
House" n.p. 1978. St. Augustine, Florida.

St. Augustine Historical Society. Biographical File.

Oral Interviews:

Interviews with Mrs. Marguerite Dune by David Nolan, July and
September, 1978.

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**Xavier Lopez House
St. Augustine, St. Johns Co.,
Fl.**

Public Records:

St. Johns County Courthouse. Deed Records, Book B and L, p. 52;
Book C, p. 134.

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National Register of Historic Places Continuation Sheet

Section number 10 Page 1

Xavier Lopez House
St. Augustine, St. Johns Co.,
Fl.

VERBAL BOUNDARY DESCRIPTION:

The Lopez House occupies the south portion of Lot 11, Block 46-A in the Model Land Company Subdivision, St. Augustine, Florida. The boundaries are identified by the dotted line on the accompanying map.

BOUNDARY JUSTIFICATION:

The nominated property includes only the south portion of the parcel historically associated with the Lopez house. After the Lopez House was moved the north portion of the property was divided into two separate parcels and is now under separate ownership.

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Section number Photo Page 1

Xavier Lopez House
St. Augustine, St. Johns Co.,
Fl.

1. Xavier Lopez House
2. St. Augustine, Florida
3. Robert Bennett
4. 1992
5. Historic Property Associates
6. West elevation, looking southeast.
7. Photo No. 1 of 11

Numbers 1-5 are the same for the remaining photographs.

6. Detail, upper veranda, looking north.
7. Photo No. 2 Of 11

6. Main entrance door, looking east.
7. Photo No. 3 Of 11

6. North elevation, looking southeast.
7. Photo No. 4 of 11

6. Detail of north entrance and porch, looking southeast.
7. Photo No. 5 of 11

6. East elevation, looking southwest.
7. Photo No. 6 Of 11

6. Detail, upper tier of east porch, looking northwest.
7. Photo No. 7 Of 11

6. South elevation, looking northeast.
7. Photo No. 8 Of 11

6. Interior detail, main stairway, looking southeast.
7. Photo No. 9 Of 11

6. Detail, first story fireplace, looking southeast.
7. Photo No. 10 of 11

6. Interior detail, second story hall, looking east.
7. Photo No. 11 OF 11

Xavier Lopez House
St. Augustine, FL.
First Floor Plan
Photo Direction ○→

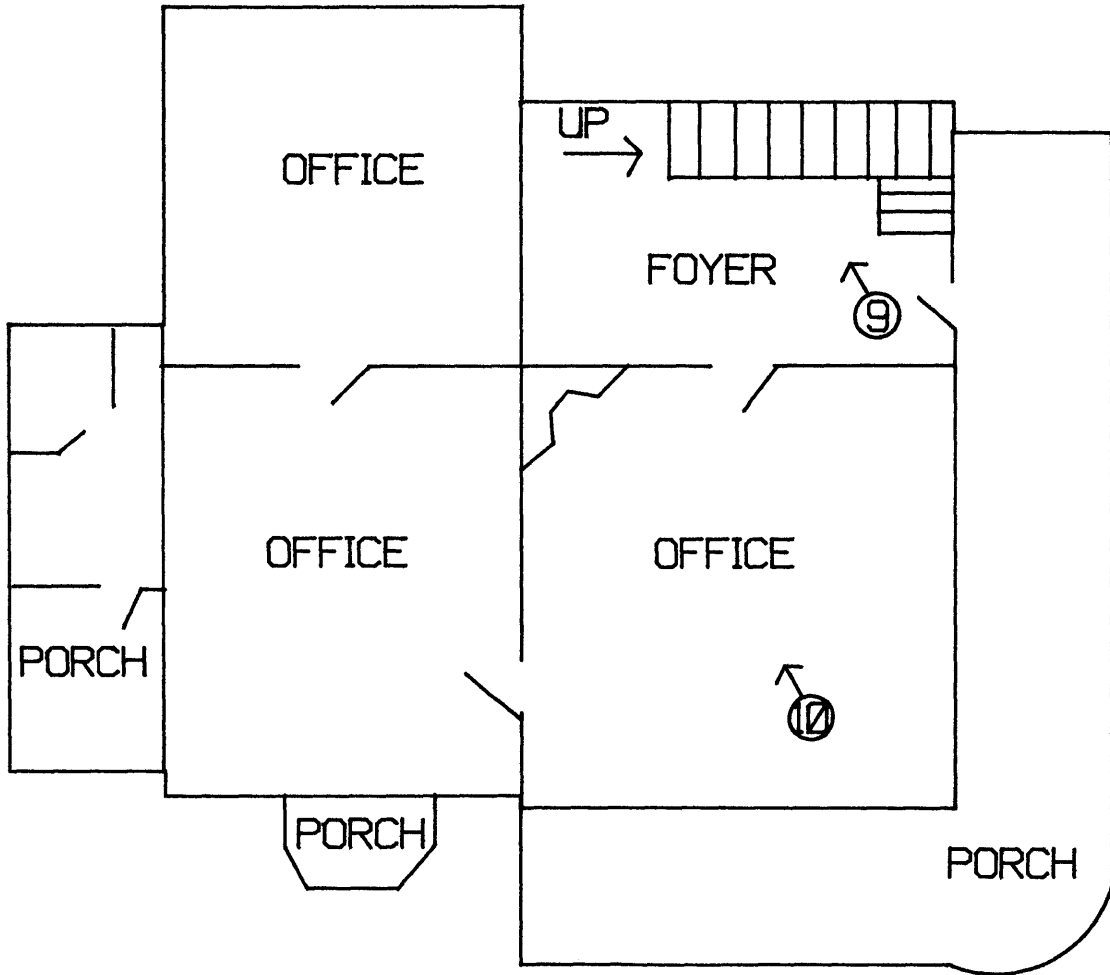


N



⑥

Scale
1" = 8'



⑧



③



⑩



①



④



⑤

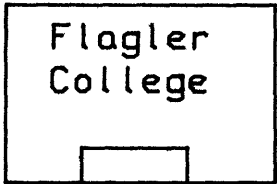


⑨

XAVIER LOPEZ HOUSE
St. Augustine.
St. Johns Co., Fl.
Boundary - - - - -



Sevilla St.



Flagler
College

80

King Street

97



Post
Office

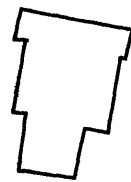
93



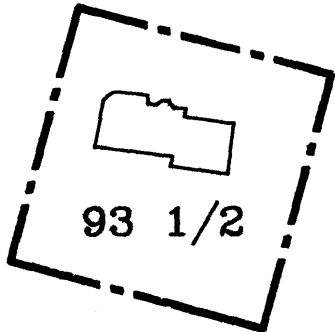
93A



79



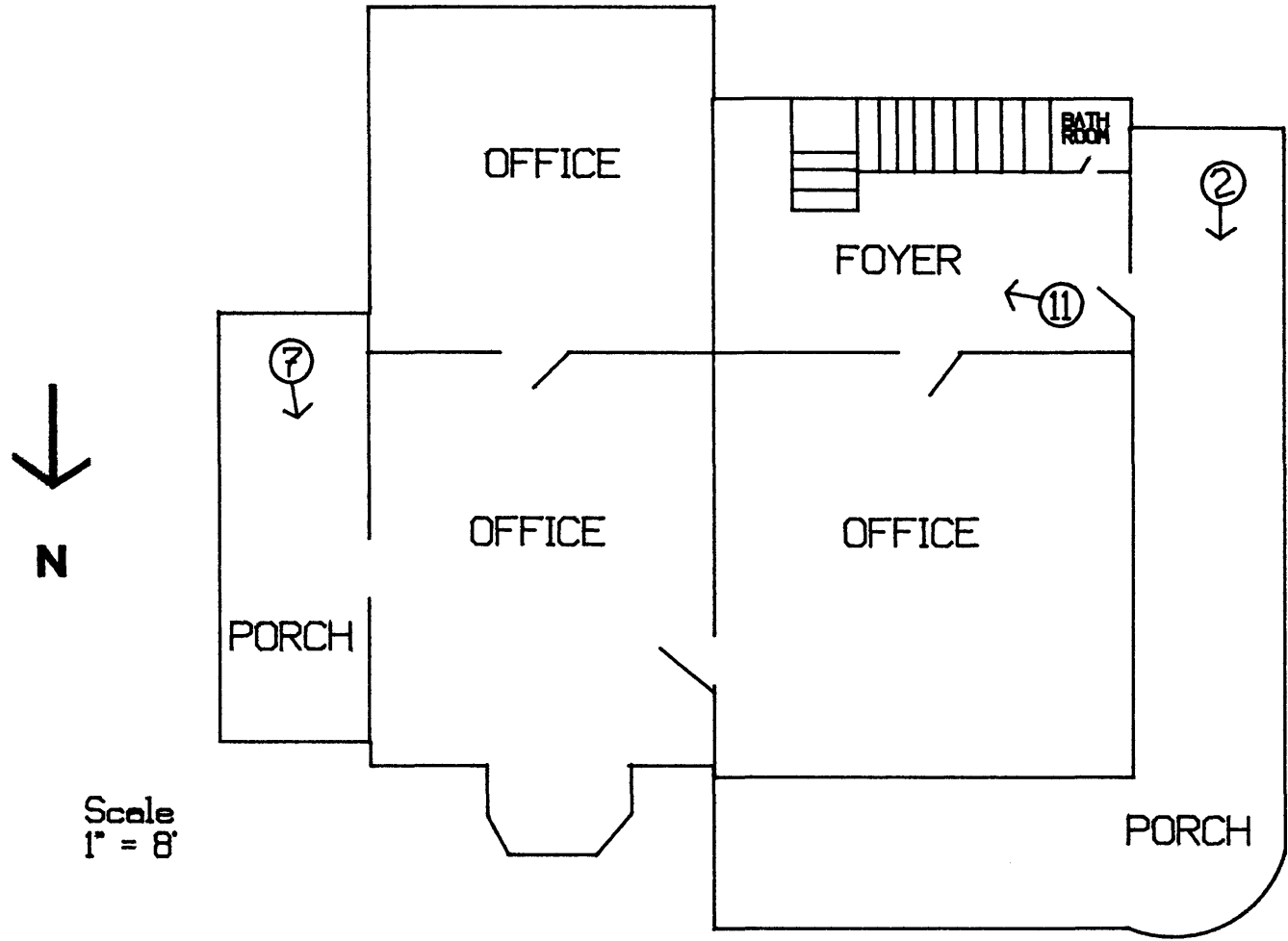
Zorayda
Castle



93 1/2

Scale 1" = 50'

Xavier Lopez House
St. Augustine, Fl.
Second Floor Plan
Photo Direction ○→



Scale
1" = 8'