

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

NATIONAL  
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

### 1. Name of Property

historic name Lincolntonville Historic District  
other names/site number Lincolntonville Subdivision of St. Augustine

### 2. Location

street & number Bounded by Cedar, Riberia, Cerro, Washington & DeSoto N/A not for publication  
city, town St. Augustine N/A vicinity  
state Florida code FL county St. Johns code 109 zip code 32084

### 3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	<u>548</u>	<u>130</u> buildings
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district		<u>      </u> sites
<input type="checkbox"/> public-State	<input type="checkbox"/> site		<u>      </u> structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure		<u>      </u> objects
	<input type="checkbox"/> object	<u>548</u>	<u>130</u> Total

Name of related multiple property listing: N/A  
Number of contributing resources previously listed in the National Register 0

### 4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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 80. In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.

Signature of certifying official [Signature] Date 10/10/91  
State Historic Preservation Officer, Bureau of Historic Preservation  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.

Signature of commenting or other official \_\_\_\_\_ Date \_\_\_\_\_  
State or Federal agency and bureau

### 5. National Park Service Certification

I, hereby, certify that this 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): \_\_\_\_\_

Signature of the Keeper [Signature] Date of Action 11/29/91

**6. Function or Use**

Historic Functions (enter categories from instructions)

Domestic/Single Dwelling  
Religion/Church  
Commerce/Specialty Store

Current Functions (enter categories from instructions)

Domestic/Single Dwelling  
Religion/Church  
Commerce/Specialty Store

**7. Description**

Architectural Classification

(enter categories from instructions)

No Style/Wood Frame Vernacular  
Bungalow  
Mediterranean Revival

Materials (enter categories from instructions)

foundation Brick: Piers  
walls Wood  
roof Metal  
other Wood: Porch

Describe present and historic physical appearance.

See continuation Sheet

**8. Statement of Significance**

Certifying official has considered the significance of this property in relation to other properties:

nationally     statewide     locally

Applicable National Register Criteria     A     B     C     D

Criteria Considerations (Exceptions)     A     B     C     D     E     F     G

Areas of Significance (enter categories from instructions)

Architecture  
Ethnic Heritage/Black  
Community Planning & Development

Period of Significance

1871-1930  
1800-1821  
1963-1964

Significant Dates

1871  
1800  
1964

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Various

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

See continuation sheet

See continuation sheet

**9. Major Bibliographical References**

See continuation sheet

See continuation sheet

**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 # \_\_\_\_\_

**Primary location of additional data:**

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: \_\_\_\_\_

**10. Geographical Data**

Acreeage of property 140 apprx. \_\_\_\_\_

**UTM References**

A 

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

C 

1	7
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4	7	0	1	0	0
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3	3	0	5	3	0	0
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B 

1	7
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4	6	9	6	8	0
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3	3	0	6	5	2	0
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 Zone Easting Northing

D 

1	7
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4	6	9	6	8	0
---	---	---	---	---	---

3	3	0	5	1	6	0
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See continuation sheet

**Verbal Boundary Description**

See continuation sheet

See continuation sheet

**Boundary Justification**

See continuation sheet

See continuation sheet

**11. Form Prepared By**

name/title Carl Shiver, Historic Sites Specialist  
 organization Bureau of Historic Preservation date October 10, 1991  
 street & number 500 South Bronough Street telephone (904) 487-2333  
 city or town Tallahassee state Florida zip code 32399-0250

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Description

Summary Statement

Lincolnvile Historic District, the principal historic black neighborhood of St. Augustine, occupies a 140 acre area of the southwest peninsula located immediately southwest of the downtown tourist and business center. For the most part, the built environment of the district reflects the period ca. 1870 to 1930 and contains 678 buildings, of which 548 are contributing and 130 are noncontributing, a ratio of approximately 81% to 19%. All contributing resources were constructed before 1930. Noncontributing buildings include those that were erected after 1930 and those constructed during the period of historic significance that have largely lost their physical integrity. The majority of the buildings in Lincolnvile are wood frame vernacular residences; however some buildings reflect the stylistic influences characteristic of late nineteenth and early twentieth century architecture. Although primarily a residential neighborhood, the district also contains a small number of non-residential buildings, including churches, commercial structures, and other edifices that contribute to the historic character of the neighborhood.

Supporting Narrative

The district comprises forty-five city blocks of various sizes and is roughly bounded by Cedar Street and DeSoto Place on the north, Riberia Street on the west, Cerro Street on the south, and Washington Street on the east. The limits of the district are also determined, in part, by its geographical location. That portion of the southwest peninsula where Lincolnvile is found is bordered on the east by Maria Sanchez Creek and hemmed in on the south and west by the tidal marshes of the Matanzas and San Sebastian rivers. Although Lincolnvile today is regarded as one large, contiguous subdivision, it is actually composed of a series of individual developments that eventually expanded to meet one another.

These subdivisions conform to the lines of the Spanish land grants from which they grew, and many streets follow the boundaries of colonial citrus groves and agricultural fields established by the land grants. This gives the area a certain kinship to the colonial part of St. Augustine, with narrow streets, small building lots, few sidewalks, and a construction setback not far from the street (photos 14 and 15). The major north-south thoroughfares are Riberia Street, Martin Luther King

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## Description

(originally Central) Boulevard, and Washington Street. None of the other north-south streets in the district are continuous for more than a few blocks. The major east-west routes are Bridge Street and South Street, but most of the other east-west streets do span the district.

Street numbering in the district does not always follow a logical order, and therefore reflects the area's haphazard development. Higher numbers may be separated by lower ones, odd and even numbers may switch sides of the street for no seemingly rational reason. Most of the streets are paved, but few have curb stones or sidewalks, and street widths vary from one part of the district to the other.

The buildings in Lincolnville represent primarily the period from 1871-1930. However, at least one significant structure in the historic district dates from the Second Spanish Period (1784-1821). This is the Yallaha plantation house at 115 Bridge Street (photo 5), which was constructed ca. 1800. The building has been altered to some degree but retains many of its original features. There are other structures in the neighborhood that according to local tradition date prior to the establishment of Lincolnville. However, it has been impossible to adequately document these claims, although the area was certainly inhabited to some degree--and certainly had been cultivated--since the eighteenth century. One structure said to date prior to the founding of Lincolnville is a portion of the Buena Esperanza Plantation House, which now forms a wing of a frame vernacular residence at 55 Keith Street (Photo 6). Most of the existing structure, however, dates from about 1924.

During the latter part of the First Spanish Period (1700-1763) Lincolnville was the site of the Indian villages of Palica and Pocotalaca and several large cultivated fields. The British incorporated the Peninsula into the city's defense system by building three redoubts along the San Sebastian River and improved the local transportation system by developing ferry service from Bridge Street and Kings Ferry to the area west of the San Sebastian River. After 1784 the Spanish government built a fourth redoubt on the Peninsula and conveyed at least four land grants to local residents. The individuals who received these grants became pioneers of the Florida citrus industry by planting some of the first commercial orange groves in the state. Given its colonial development, Lincolnville is a high probability area for archaeological sites. The City of St. Augustine has formally

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recognized the archaeological potential of the area and protects sites there under a city-wide ordinance.

The first residential development of the Southwest Peninsula began in 1838, when Peter Smith consolidated and subdivided three Spanish grants which later became the Dumas Homestead Tract. However, the depression of the early 1840s that followed the end of the Second Seminole War curtailed further development until after the Civil War.

In 1866, former black slaves began settling a three block area of the Dumas Tract at first known as "Africa" but later renamed Lincolnville. The new community was developed in the marshes bounding the banks of Maria Sanchez Creek. At first the residents rented property from the city, but by the early 1870s, blacks had begun buying lots and building homes along Central Avenue (now Martin Luther King Avenue) and Benedict Street. Construction along Oneida and Bridge streets commenced later in the decade. By 1885, Lincolnville was a rapidly growing black community.

The historic district contains four subdivisions in addition to the Dumas Tract. These are the Atwood Tract, Genovar Addition, Keith Addition, Esperanza Addition, and a small portion of the City of St. Augustine Subdivision. The Genovar Addition was created in 1879, to be followed by the Atwood Tract and Buena Esperanza during the Flagler Boom of the 1880s, and in Keith Subdivision during the first years of the twentieth century. In the 1890s, the St. Augustine Water Park Association dredged Maria Sanchez Creek into a lake, but its plans to develop the waterfront property were delayed for three decades. By 1930 all developments in the Peninsula were virtually complete.

Most existing buildings, however, date from the period 1870-1930. Extensive residential development first occurred in the late nineteenth century, especially along Bridge, Sanford, Weeden, and Bravo Streets. Henry Sanford, Florida's most prominent land developer before the arrival of Henry Flagler, developed "Fountain City" along Sanford and Weeden Streets. At the same time, Flagler filled in part of Maria Sanchez Lake to create the land east of Lincolnville on which to build his monumental Alcazar Hotel. Another wave of construction in Lincolnville took place in the 1920s, principally along Martin Luther King Avenue and Cedar Street.

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The northern section of Lincolnvile is the oldest in the district, and more than half of the buildings in the area date from the nineteenth century. Yallaha is found in this section, as are many buildings dating from the period 1866-1885. This section is also noted for its architectural diversity. One of St. Augustine's most extensive Victorian neighborhoods can be found along Bridge Street and in the area of Weeden, Sanford, and Bravo Streets. With the exception of the northern area of the district, and along the southern and eastern perimeters, Lincolnvile is characterized mainly by wood frame vernacular residences (photos 9 and 10). However, many of the two-story residences built in the 1885-1899 period exhibit Victorian period ornamentation (photos 17, 18, 19, and 20). A number of one-story houses in the east Dumas Tract and Genovar Additions fall into the category of shotgun houses.

The vernacular architecture of Lincolnvile has common features. On street after street within the area are one and two-story wooden houses with open front porches, exteriors of weatherboard and wood shingle or novelty siding. These buildings typically have either a hip or gable main roof covered with metal sheeting or composition shingles. Most houses originally featured original wood shingle roofs, but this material was banned by a city ordinance in 1916 for being a fire hazard. Most residences still have their original brick chimneys. The windows of the oldest houses are 6/6 light, double hung wooden sashes. By the turn of the century 2/2 light windows had become popular, and 3/1 light bungalow windows began to appear by the World War I era.

The earliest foundation material used in Lincolnvile was coquina rock, which was locally available, and a number of residences in the district--such as the houses at 100 Lincoln Street and 112 Moore Street (photos 9 and 33)--still feature coquina pier foundations. However, with the arrival of the railroad in the 1880s, many houses in St. Augustine were constructed with brick piers, and brick began to replace the coquina foundations of older buildings. By the 1920s, cheaper, locally produced concrete block became the dominant material for the foundations of residences. Still, most of the houses in Lincolnvile at present rest on brick pier foundations.

Buildings designed in recognized styles are found throughout the district. A number of churches in the district that were constructed in the 1920s reflect influences of the Mediterranean Revival style, as does the Excelsior School/Echo House complex



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(photos 24 and 25) on Martin Luther King Avenue, built ca. 1924. There are a handful of Mediterranean Revival buildings with stucco exteriors and red tile roofs dating from the great Florida land boom of the 1920s. Two Queen Anne style houses with towers are located at 80 South Street (photo 19) and 139 Oneida Street (photo 20). Many houses in the district also have millwork showing the influence of the Queen Anne Style.

Shotgun houses are found in various parts of the district and may vary widely in quality of construction. Notable examples are found on Dumas Street (photo 21) and Moore Street. These frame vernacular residences--mostly dating from the turn of the century--are generally one room wide and three or four rooms deep. Such structures were frequently found in the black section of Southern communities and were often rental properties inhabited by industrial workers or blacks employed by the railroad. Most of the bungalows in Lincolnton are found along Washington Street concentrated near the west side of Maria Sanchez Lake, but a number of these residences dating the 1910s and 1920s are salted throughout the district (photos 22 and 23).

The churches in Lincolnton exhibit a variety of styles. St. Benedict the Moor Catholic Church (photo 11) at 82 M.L. King Avenue is an early example (1909) of Mission style architecture exemplified by its high narrow facade capped by a shaped parapet, buttressed by corner piers. This church mimics the form of adobe churches constructed in the southwest and other Spanish forms that inspired a popular revival of the type in California during the 1890s. The style was not reserved solely for church architecture and quickly gained a foothold in Florida by the turn of the century. The use of Mission detail and other Spanish and Mediterranean forms was given further impetus during the Florida Boom of the 1920s. Two other Mediterranean Revival influenced churches in the district are the Mission style First Baptist Church (c. 1924) at 81 St. Francis Street (photo 42) and the "Italian Gothic" St. Mary's Missionary Baptist Church (c. 1920) at 69 Washington Street (photo 43). The latter church is unusual in resembling late medieval churches found in Central Italy and combines features of the Gothic and Romanesque styles. The other important churches in the district--St. Cyprian's Episcopal Church (c. 1894), Trinity Methodist Church (c. 1913), and St. Paul's A.M.E. Church (c. 1910) are all Gothic Revival (photos 30, 31, and 41) in inspiration. Each has the distinctive steep gable roof, lancet windows and integrated bell tower typical of the style. Even though each of these buildings is modest in scale and appointments, all collectively represent the pride the black

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community took in their churches and the central role these institutions played in the religious, social, and political lives of the residents of the neighborhood.

Lincolnvile is essentially residential in nature; however, portions of the neighborhood traditionally have been commercial sections. There are a number of commercial buildings along Washington (photos 7 and 8) and Riberia Streets and Martin Luther King Avenue. The district also has a large number of churches that mainly serve black residents. Remnants of industrial activity survive along the west side of Riberia Street between Cedar Street and Kings Ferry Way. Except for the abandoned ice house at 110 Riberia Street, the few surviving buildings have been severely altered and none serves its original purpose. These structures, therefore, have been excluded from the district.

The northern area of the district has a lower than average percentage of private residences. However, commercial, museum, government, and transportation uses are scattered along the perimeter of the area. Because of its proximity to downtown and government offices, the pressure to redevelop the area has lately become more intense, and there is continual commercial encroachment into the northern section of Lincolnvile. A number of historically significant buildings near downtown have been demolished in recent years to make way for parking lots and other developments. Another serious problem affecting the district is housing deterioration.

The main threat to the architectural integrity of the district comes on the one hand from poverty engendered deterioration (photos 13, 14 and 44), and on the other, from the remodeling of old buildings with non-original materials (photos 37 and 39). There are many examples where porches have been enclosed and original wood sash windows have been replaced by modern metal frame windows that are dissimilar in appearance to the historic ones. Lincolnvile also suffers from an antiquated and insufficient infrastructure which, because of the low elevation of the area between two bodies of water, is subject to flooding during heavy rainstorms.

Because of the age of the buildings and the low income level of many residents, approximately one half of the buildings in Lincolnvile are in fair or deteriorated condition. If past trends continue, Lincolnvile is in danger of decay and eventual demolition. The area is also threatened by the large volume of

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traffic on South and Riberia streets, and Martin Luther King Avenue. Vandalism creates a problem in the commercial districts along Washington and Riberia Streets and Martin Luther King Avenue.

Countering these threats are a growing pride in the heritage and significance of Lincolville, and efforts to save once neglected buildings have been undertaken by several organizations. In the late 1970s and early 1980s several houses in the area were restored. Excelsior School is being rehabilitated for use as a state office building. St. Benedict School (photo 32) is slated for renovation as part of a housing project sponsored by the Catholic Church. The potential exists for stemming the tide of deterioration in the area and restoring architectural features that have been lost or covered up over the years.

Natural features, such as Maria Sanchez Lake, the San Sebastian River, and an abundance of large trees offering spacious canopies lend Lincolville a distinction that has attracted new residents who have renovated a number of historic houses. Some, but not all, of these new home owners are white. Changing economic conditions have encourage black middle class citizens to establish roots in the historically black residential area. Therefore, the overall ethnic character of the district remains largely unchanged.

NOTE: Lincolville contains few garages, garage apartments or properties with significant secondary structures. The method of mapping a district with such a large number of primary resources also made it impossible to visually represent all secondary structures; therefore not all secondary structures have been included in the building list. Those that have been are usually identified by a modification of the street address using a fraction, e.g. 1/2, or letter of the alphabet, e.g. A or B.

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Photographs

## Inventory Of Photographs

1. 124 Bridge St., Lincolnvile Historic District
  2. St. Augustine, (St. Johns County) Florida
  3. Paul Weaver
  4. 1990
  5. Historic Property Associates
  6. East Facade, Looking West
  7. Photo No. 1 Of 45
- 
1. 169-171 Riberia Street, Lincolnvile Historic District
  2. St. Augustine, (St. Johns County) Florida
  3. Paul Weaver
  4. 1990
  5. Historic Property Associates
  6. Streetscape View, Looking East
  7. Photo No. 2 Of 45
- 
1. 187 Oneida St, Lincolnvile Historic District
  2. St. Augustine, (St. Johns County) Florida
  3. Paul Weaver
  4. 1990
  5. Historic Property Associates
  6. View From Sanchez Creek, Looking West
  7. Photo No. 3 Of 45
- 
1. 175 Oneida Street, Lincolnvile Historic District
  2. St. Augustine, (St. Johns County) Florida
  3. Paul Weaver
  4. 1990
  5. Historic Property Associates
  6. View From Sanchez Creek, Looking West
  7. Photo No. 4 Of 45
- 
1. 115 Bridge Street, Lincolnvile Historic District
  2. St. Augustine, (St. Johns County) Florida
  3. Paul Weaver
  4. 1990
  5. Historic Property Associates
  6. North Elevation, Looking South
  7. Photo No. 5 Of 45

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Photographs

- 
1. 55 Keith Street, Lincolnville Historic District
  2. St. Augustine, (St. Johns County) Florida
  3. Paul Weaver
  4. 1990
  5. Historic Property Associates
  6. Looking South From Keith Street
  7. Photo No. 6 Of 45
- 
1. 70 Washington Street, Lincolnville Historic District
  2. St. Augustine (St. Johns County) Florida
  3. Paul Weaver
  4. 1990
  5. Historic Property Associates
  6. View Looking Southwest
  7. Photo No. 7 Of 45
- 
1. 90 Washington Street, Lincolnville Historic District
  2. St. Augustine, (St. Johns County) Florida
  3. Paul Weaver
  4. 1990
  5. Historic Property Associates
  6. Streetscape View Looking Northwest
  7. Photo No. 8 Of 45
- 
1. 100 Lincoln Street, Lincolnville Historic District
  2. St. Augustine, (St. Johns County) Florida
  3. Paul Weaver
  4. 1990
  5. Historic Property Associates
  6. North And West Elevations, Looking Southwest
  7. Photo No. 9 Of 45
- 
1. 77 Lincoln Street, Lincolnville Historic District
  2. St. Augustine, (St. Johns County) Florida
  3. Paul Weaver
  4. 1990
  5. Historic Property Associates
  6. View Looking South
  7. Photo No. 10 Of 45
- 
1. 82 M.L. King Avenue, Lincolnville Historic District
  2. St. Augustine, (St. Johns County) Florida
  3. Paul Weaver
  4. 1990
  5. Historic Property Associates
  6. View Looking West
  7. Photo No. 11 Of 45

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## Photographs

- 
1. 80 M.L. King Avenue, Lincolville Historic District
  2. St. Augustine, (St. Johns County) Florida
  3. Paul Weaver
  4. 1990
  5. Historic Property Associates
  6. View Looking Northwest
  7. Photo No. 12 Of 45
- 
1. 73 Oneida Street, Lincolville Historic District
  2. St. Augustine, (St. Johns County) Florida
  3. Paul Weaver
  4. 1990
  5. Historic Property Associates
  6. Streetscape, Looking Southeast
  7. Photo No. 13 Of 45
- 
1. 77 Oneida Street, Lincolville Historic District
  2. St. Augustine, (St. Johns County) Florida
  3. Paul Weaver
  4. 1990
  5. Historic Property Associates
  6. Streetscape View, Looking Northeast
  7. Photo No. 14 Of 45
- 
1. 34 Sanford Street, Lincolville Historic District
  2. St. Augustine, (St. Johns County) Florida
  3. Paul Weaver
  4. 1990
  5. Historic Property Associates
  6. View Looking Northwest
  7. Photo No. 15 Of 45
- 
1. 64 Oneida Street, Lincolville Historic District
  2. St. Augustine, (St. Johns County) Florida
  3. Paul Weaver
  4. 1990
  5. Historic Property Associates
  6. West Facade, Looking East
  7. Photo No. 16 Of 45
- 
1. 121 Kingsferry Way, Lincolville Historic District
  2. St. Augustine, (St. Johns County) Florida
  3. Paul Weaver
  4. 1990
  5. Historic Property Associates
  6. View Looking South
  7. Photo No. 17 Of 45

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Photographs

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1. 89 Bridge Street, Lincolnvile Historic District
  2. St. Augustine, (St. Johns County) Florida
  3. Paul Weaver
  4. 1990
  5. Historic Property Associates
  6. View Of Front (North) Facade, Looking South
  7. Photo No. 18 Of 45
- 
1. 80 South Street, Lincolnvile Historic District
  2. St. Augustine, (St. Johns County) Florida
  3. Paul Weaver
  4. 1990
  5. Historic Property Associates
  6. North Elevation, Looking South
  7. Photo No. 19 Of 45
- 
1. 139 Oneida Street, Lincolnvile Historic District
  2. St. Augustine, (St. Johns County) Florida
  3. Paul Weaver
  4. 1990
  5. Historic Property Associates
  6. West Elevation, Looking East
  7. Photo No. 20 Of 45
- 
1. 76 And 78 Dumas Street, Lincolnvile Historic District
  2. St. Augustine, (St. Johns County) Florida
  3. Paul Weaver
  4. 1990
  5. Historic Property Associates
  6. East Facades, Looking West
  7. Photo No. 21 Of 45
- 
1. 134 Washington Street, Lincolnvile Historic District
  2. St. Augustine, (St. Johns County) Florida
  3. Paul Weaver
  4. 1990
  5. Historic Property Associates
  6. East Elevation, Looking West
  7. Photo No. 22 Of 45
- 
1. Washington Street, Lincolnvile Historic District
  2. St. Augustine, (St. Johns County) Florida
  3. Paul Weaver
  4. 1990
  5. Historic Property Associates
  6. Streetscape, View From Sanchez Creek, Looking Northwest
  7. Photo No. 23 Of 45

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Photographs

1. 102 M.L. King Avenue, Lincolnville Historic District
2. St. Augustine, (St. Johns County) Florida
3. Paul Weaver
4. 1990
5. Historic Property Associates
6. East Elevation, Looking West
7. Photo No. 24 Of 45

1. 100 M.L. King Avenue, Lincolnville Historic District
2. St. Augustine, (St. Johns County) Florida
3. Paul Weaver
4. 1990
5. Historic Property Associates
6. View Looking Southwest
7. Photo No. 25 Of 45

1. 109 Dehaven Street, Lincolnville Historic District
2. St. Augustine, (St. Johns County) Florida
3. Paul Weaver
4. 1990
5. Historic Property Associates
6. North Elevation, Looking South
7. Photo No. 26 Of 45

1. Washington Avenue, Lincolnville Historic District
2. St. Augustine, (St. Johns County) Florida
3. Paul Weaver
4. 1990
5. Historic Property Associates
6. View Looking West From Sanchez Creek
7. Photo No. 27 Of 45

1. 111 Dehaven Street, Lincolnville Historic District
2. St. Augustine, (St. Johns County) Florida
3. Paul Weaver
4. 1990
5. Historic Property Associates
6. View Looking Southwest
7. Photo No. 28 Of 45

1. 82 M.L. King Avenue, Lincolnville Historic District
2. St. Augustine, (St. Johns County) Florida
3. Paul Weaver
4. 1990
5. Historic Property Associates
6. View Looking Northwest
7. Photo No. 29 Of 45



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## Photographs

- 
1. 88 Lovett Street, Lincolnville Historic District
  2. St. Augustine, (St. Johns County) Florida
  3. Paul Weaver
  4. 1990
  5. Historic Property Associates
  6. North and East Elevations, Looking Southwest
  7. Photo No. 30 Of 45
- 
1. 84-A Bridge Street, Lincolnville Historic District
  2. St. Augustine, (St. Johns County) Florida
  3. Paul Weaver
  4. 1990
  5. Historic Property Associates
  6. South Elevation, Looking North
  7. Photo No. 31 Of 45
- 
1. 79 Sanford Street, Lincolnville Historic District
  2. St. Augustine, (St. Johns County) Florida
  3. Paul Weaver
  4. 1990
  5. Historic Property Associates
  6. East Elevation, Looking West
  7. Photo No. 32 Of 45
- 
1. 112 Moore Street, Lincolnville Historic District
  2. St. Augustine, (St. Johns County) Florida
  3. Paul Weaver
  4. 1989
  5. Historic Property Associates
  6. View Looking South
  7. Photo No. 33 Of 45
- 
1. 92 Washington Street, Lincolnville Historic District
  2. St. Augustine, (St. Johns County) Florida
  3. Paul Weaver
  4. 1990
  5. Historic Property Associates
  6. South And East Elevations, Looking Northwest
  7. Photo No. 34 Of 45
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1. 95 Oneida Street, Lincolnville Historic District
  2. St. Augustine, (St. Johns County) Florida
  3. Paul Weaver
  4. 1990
  5. Historic Property Associates
  6. View Looking Northwest
  7. Photo No. 35 Of 45

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Photographs

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1. 87 Washington Street, Lincolnvile Historic District
  2. St. Augustine, (St. Johns County) Florida
  3. Paul Weaver
  4. 1990
  5. Historic Property Associates
  6. West Elevation, Looking East
  7. Photo No. 36 Of 45

1. 77 Bridge Street, Lincolnvile Historic District
2. St. Augustine, (St. Johns County) Florida
3. Paul Weaver
4. 1990
5. Historic Property Associates
6. View Looking Southwest
7. Photo No. 37 Of 45

1. 160 M.L. King Avenue, Lincolnvile Historic District
2. St. Augustine, (St. Johns County) Florida
3. Paul Weaver
4. 1990
5. Historic Property Associates
6. East Elevations, Looking West
7. Photo No. 38 Of 45

1. 79 Bridge Street, Lincolnvile Historic District
2. St. Augustine, (St. Johns County) Florida
3. Paul Weaver
4. 1990
5. Historic Property Associates
6. View Looking South
7. Photo No. 39 Of 45

1. 100 Washington Street, Lincolnvile Historic District
2. St. Augustine, (St. Johns County) Florida
3. Paul Weaver
4. 1990
5. Historic Property Associates
6. View Looking West
7. Photo No. 40 Of 45

1. 85 M.L. King Avenue, Lincolnvile Historic District
2. St. Augustine, (St. Johns County) Florida
3. Paul Weaver
4. 1990
5. Historic Property Associates
6. North & West Elevations, Looking Southeast
7. Photo No. 41 Of 45

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Photographs

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1. 81 St. Francis Street, Lincolnville Historic District
2. St. Augustine, (St. Johns County) Florida
3. Paul Weaver
4. 1990
5. Historic Property Associates
6. West Elevation, Looking East
7. Photo No. 42 Of 45

1. 69 Washington Street, Lincolnville Historic District
2. St. Augustine, (St. Johns County) Florida
3. Paul Weaver
4. 1990
5. Historic Property Associates
6. West Elevation, Looking Southeast
7. Photo No. 43 Of 45

1. 82 St. Francis Street, Lincolnville Historic District
2. St. Augustine, (St. Johns County) Florida
3. Paul Weaver
4. 1990
5. Historic Property Associates
6. Main Facade, Looking North
7. Photo No. 44 Of 45

1. 100 Bridge Street, Lincolnville Historic District
2. St. Augustine, (St. Johns County) Florida
3. Paul Weaver
4. 1990
5. Historic Property Associates
6. Noncontributing Building, Looking Southwest
7. Photo No. 45 Of 45

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National Register of Historic Places  
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<u>Street</u>	<u>Date</u>	<u>Style</u>
<u>Blanco Street</u>		
132	1924-1930	Frame Vernacular
133	1924-1930	Frame Vernacular
136	1924-1930	Frame Vernacular
137	1924-1930	Frame Vernacular
140	1924-1930	Frame Vernacular
141	1924-1930	Frame Vernacular
143	1924-1930	Frame Vernacular
144	1924-1930	Frame Vernacular
153	1885-1894	Frame Vernacular
156	1885-1894	Frame Vernacular
158	1885-1899	Frame Vernacular
177	1910-1917	Frame Vernacular
179	1899-1904	Frame Vernacular
179 1/2	1917-1924	Frame Vernacular
180	1885-1894	Frame Vernacular
181	1910-1917	Frame Vernacular
182	1924-1930	Frame Vernacular
183	1910-1917	Frame Vernacular
186	1924-1930	Frame Vernacular
<u>Bravo Street</u>		
110	1917-1924	Frame Vernacular
112	1904-1910	Bungalow
113	c.1884	Frame Vernacular
114	c.1884	Frame Vernacular
115	c.1884	Frame Vernacular
116	1904-1910	Frame Vernacular
118	1884-1885	Frame Vernacular
118 1/2	1885-1894	Frame Vernacular
<u>Bridge Street</u>		
81	1871-1885	Frame Vernacular
82	1885-1893	Frame Vernacular
83	1871-1885	Frame Vernacular
84	1924-1930	Bungalow

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## Building List

Bridge Street (cont.)

84 A	1913	Gothic Revival
85	1904-1910	Frame Vernacular
86	1894-1899	Frame Vernacular
88	1894-1899	Frame Vernacular
89	1871-1885	Italianate
91	1924-1930	Frame Vernacular
93	1924-1930	Frame Vernacular
96	1885-1894	Frame Vernacular
98	1885-1894	Frame Vernacular
99	1885-1894	Frame Vernacular
102	1871-1885	Frame Vernacular
108	1880-1885	Frame Vernacular
109	1917-1924	Frame Vernacular
110	c.1880	Frame Vernacular
111	1899-1904	Frame Vernacular
112	c.1884	Frame Vernacular
114	1885-1894	Frame Vernacular
115	c.1800	Frame/Masonry Vernacular
116	1885-1894	Frame Vernacular
118	1885-1894	Frame Vernacular
120	1894-1899	Frame Vernacular
122	c.1884	Frame Vernacular
124	1885-1894	Frame Vernacular

Cedar Street

33	1924-1930	Frame Vernacular
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Cerro Street

95	1904-1910	Frame Vernacular
97	1894-1899	Frame Vernacular
101	1924-1930	Frame Vernacular
103	1885-1894	Frame Vernacular
105	1885-1894	Frame Vernacular
109	1917-1924	Frame Vernacular

DeHaven Street

86	1871-1885	Frame Vernacular
88	1879-1885	Frame Vernacular

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## Building List

DeHaven Street (cont.)

90	1910-1917	Frame Vernacular
92	1899-1904	Frame Vernacular
93	1910-1917	Frame Vernacular
107	1910-1917	Frame Vernacular
109	1888-1894	Frame Vernacular
110	1924-1930	Frame Vernacular
111	1888-1894	Frame Vernacular
113	1924-1930	Frame Vernacular
114	1884-1899	Frame Vernacular
115	1899-1904	Frame Vernacular
117	1899-1904	Frame Vernacular
119	1899-1904	Frame Vernacular
120	1924-1930	Frame Vernacular
122	1905-1910	Frame Vernacular
125	1899-1904	Frame Vernacular
129	1899-1904	Frame Vernacular
130	1924-1930	Frame Vernacular

DeSoto Place

20		
21	1924-1930	Bungalow
22	1924-1930	Frame Vernacular
24	1924-1930	Frame Vernacular
25	c.1895	Frame Vernacular
27	1910-1917	Bungalow
31	1924-1930	Bungalow

Duero Street

76	1894-1899	Frame Vernacular
84	1924-1930	Frame Vernacular
85	1885-1894	Frame Vernacular
86	1899-1910	Frame Vernacular
89	1924-1930	Frame Vernacular
91	1924-1930	Frame Vernacular
93	1924-1930	Frame Vernacular
101	1924-1930	Frame Vernacular
218		

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## Building List

Dumas Street

55	1894-1899	Frame Vernacular
57	1894-1899	Frame Vernacular
59	1894-1899	Frame Vernacular
60	1899-1904	Frame Vernacular
61	1894-1899	Frame Vernacular
62	1885-1894	Frame Vernacular
63	1904-1910	Frame Vernacular
64	1904-1910	Frame Vernacular
65	1924-1930	Frame Vernacular
68	1894-1899	Frame Vernacular
69	1885-1894	Frame Vernacular
70	1894-1899	Frame Vernacular
71	1899-1904	Frame Vernacular
72	1885-1894	Frame Vernacular
76	1905	Frame Vernacular
78	1905	Frame Vernacular

Keith Street

3	1910-1917	Frame Vernacular
4	1917-1924	Frame Vernacular
5	1910-1917	Frame Vernacular
6	1924-1930	Frame Vernacular
51	1924-1930	Bungalow
53	1924-1930	Frame Vernacular
53 1/2	1924-1930	Frame Vernacular
55	c.1865/1924	Frame Vernacular
57	1924-1930	Frame Vernacular
108	1910-1917	Frame Vernacular

Kings Ferry Way

69	1904-1910	Frame Vernacular
73	1904-1910	Frame Vernacular
77	1885-1894	Frame Vernacular
78	1924-1930	Bungalow
80	1924-1930	Bungalow
81	1885-1894	Frame Vernacular
87	1910-1917	Frame Vernacular
91	1904-1910	Frame Vernacular
93	1894-1899	Frame Vernacular
94	1924-1930	Frame Vernacular

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Building List

Kings Ferry Way (cont.)

98	1924-1930	Frame Vernacular
105	1885-1894	Frame Vernacular
110	1924-1930	Frame Vernacular
115	1885-1894	Frame Vernacular
116	1894-1899	Frame Vernacular
117	1885-1894	Frame Vernacular
119	1910-1911	Frame Vernacular
119 1/2	1910-1911	Frame Vernacular
120	1904-1910	Frame Vernacular
121	1885-1894	Frame Vernacular
129		

Lincoln Street

72	1910-1917	Frame Vernacular
74	1910-1917	Frame Vernacular
75	1885-1894	Frame Vernacular
76	1894-1899	Frame Vernacular
77	1878-1885	Frame Vernacular
78	1894-1899	Frame Vernacular
79	1878-1885	Frame Vernacular
80	1904-1910	Frame Vernacular
81	1924-1930	Frame Vernacular
82	1885-1894	Frame Vernacular
83	1910-1917	Frame Vernacular
84	1878-1885	Frame Vernacular
87	1878-1885	Frame Vernacular
88	1904-1910	Frame Vernacular
91	1878-1885	Frame Vernacular
93	1885-1894	Frame Vernacular
100	1878-1885	Frame Vernacular
103	1885-1894	Frame Vernacular
103 1/2	1904-1910	Frame Vernacular
104	1899-1904	Frame Vernacular
106	1885-1894	Frame Vernacular
107	1924-1930	Frame Vernacular
108	1924-1930	Frame Vernacular
109	1924-1930	Frame Vernacular
111	1878-1885	Frame Vernacular
116	1885-1894	Frame Vernacular
126	1904-1910	Frame Vernacular
127	1885-1894	Frame Vernacular
130	1885-1894	Frame Vernacular



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48	1924-1930	Frame Vernacular
50	1917-1924	Frame Vernacular
51	1904-1910	Frame Vernacular
52	1904-1910	Frame Vernacular
53	1917-1924	Frame Vernacular
54	1910-1917	Frame Vernacular
56	1917-1924	Frame Vernacular
76	1904-1910	Frame Vernacular
78	1904-1910	Frame Vernacular
79	1904-1910	Frame Vernacular
80	1917-1924	Frame Vernacular
80 1/2	1924-1930	Frame Vernacular
81	1904-1910	Frame Vernacular
82	1910-1917	Frame Vernacular
83	1904-1910	Frame Vernacular
88	c.1899	Gothic Revival
120	1894-1899	Frame Vernacular
123	1910-1917	Frame Vernacular
125	1904-1910	Frame Vernacular
225	1901-1904	Frame Vernacular
279	1924-1930	Frame Vernacular

Martin Luther King Avenue

30	1917-1924	Frame Vernacular
36	1924-1930	Frame Vernacular
52	1885-1894	Frame Vernacular
55	1924-1930	Frame Vernacular
58	1900	Frame Vernacular
59	1904-1910	Frame Vernacular
60	1885-1894	Frame Vernacular
61	1885-1894	Frame Vernacular
62	1917-1924	Frame Vernacular
65	1885-1894	Frame Vernacular
68	1885-1894	Frame Vernacular
69	1885-1894	Frame Vernacular
71	1885-1894	Frame Vernacular
75	1885-1894	Frame Vernacular
78	1905-1917	Frame Vernacular
79	1885-1894	Frame Vernacular
80	1924-1930	Frame Vernacular
82	1909	Mediterranean Revival
85	1904-1910	Gothic Revival

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Building List

Martin Luther King Avenue (cont.)

91	1904-1910	Frame Vernacular
93	1899-1904	Frame Vernacular
97	1917-1924	Frame Vernacular
99	1910-1917	Frame Vernacular
100	1926	Mediterranean Revival
102	1924	Mediterranean Revival
105	1910-1917	Frame Vernacular
105 1/2	1917-1924	Frame Vernacular
107	1917-1924	Masonry Vernacular
112	1904-1910	Frame Vernacular
114	1899-1904	Frame Vernacular
116	1885-1894	Masonry Vernacular
120	1899-1904	Frame Vernacular
121	1885-1894	Frame Vernacular
122	1878-1885	Frame Vernacular
123	1924-1930	Frame Vernacular
124	1885-1894	Frame Vernacular
127	1910-1917	Frame Vernacular
129	1910-1917	Frame Vernacular
130	1924-1930	Frame Vernacular
131	1917-1924	Frame Vernacular
132	1910-1917	Frame Vernacular
133	1910-1917	Frame Vernacular
134	1904-1910	Frame Vernacular
135	1924-1930	Frame Vernacular
136	1904-1910	Frame Vernacular
139	1917-1924	Frame Vernacular
140 A	1904-1910	Frame Vernacular
140 B	1904-1910	Frame Vernacular
142	1904-1910	Frame Vernacular
143	1924-1930	Frame Vernacular
144	1904-1910	Frame Vernacular
146	1904-1910	Frame Vernacular
150	1910-1917	Frame Vernacular
154	1885-1894	Frame Vernacular
160	1885-1894	Frame Vernacular
162	1910-1917	Frame Vernacular
163	1924-1930	Frame Vernacular
164	1924-1930	Frame Vernacular
165	1924-1930	Frame Vernacular
166	1924-1930	Frame Vernacular
168	1910-1917	Frame Vernacular
179	1917-1924	Bungalow
180	1910-1917	Frame Vernacular

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## Building List

Martin Luther King Avenue (cont.)

181	1910-1917	Frame Vernacular
183	1917-1924	Frame Vernacular
184	1924-1930	Frame Vernacular
185	1910-1917	Frame Vernacular
187	1924-1930	Frame Vernacular
189	1917-1924	Frame Vernacular

Moore Street

112	1904-1910	Frame Vernacular
114	1924-1930	Frame Vernacular
117	1924-1930	Frame Vernacular
119	1888-1894	Frame Vernacular
120	1888-1894	Frame Vernacular
122	1888-1894	Frame Vernacular
125	1888-1894	Frame Vernacular
130	1888-1894	Frame Vernacular
137	1924-1930	Frame Vernacular
141	1924-1930	Frame Vernacular

Oneida Street

55	1871-1885	Frame Vernacular
56	1910-1917	Frame Vernacular
58	1885-1893	Frame Vernacular
59	1885-1893	Frame Vernacular
60	1885-1893	Frame Vernacular
64	1871-1885	Frame Vernacular
66	1871-1885	Frame Vernacular
68	1871-1885	Frame Vernacular
69	1871-1885	Frame Vernacular
70	1871-1885	Frame Vernacular
72	1871-1885	Frame Vernacular
73	1904-1910	Frame Vernacular
74	1871-1885	Frame Vernacular
75	1885-1893	Frame Vernacular
75 1/2	1924-1930	Frame Vernacular
76	1885-1894	Frame Vernacular
77	1917-1924	Frame Vernacular
79	1885-1893	Frame Vernacular
83	1885-1893	Frame Vernacular
85	1924-1930	Frame Vernacular

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## Building List

Oneida Street (cont.)

87	1904-1910	Frame Vernacular
90	1871-1885	Frame Vernacular
92	1885-1894	Frame Vernacular
93	1871-1924	Frame Vernacular
94	1917-1924	Frame Vernacular
95	1871-1885	Frame Vernacular
127	1899-1904	Frame Vernacular
129	1910-1917	Frame Vernacular
131	1917-1924	Frame Vernacular
134	1917-1924	Frame Vernacular
136	1924-1930	Frame Vernacular
139	1885-1894	Queen Anne
140	1924-1930	Frame Vernacular
141	1885-1894	Frame Vernacular
143	1885-1894	Frame Vernacular
147	1904-1910	Frame Vernacular
150	1924-1930	Frame Vernacular
151	1902-1904	Frame Vernacular
155	1894-1899	Frame Vernacular
156	1885-1894	Frame Vernacular
157	1885-1894	Frame Vernacular
158	1885-1894	Frame Vernacular
159	1924-1930	Frame Vernacular
160	1885-1894	Frame Vernacular
161	1894-1899	Frame Vernacular
162	1885-1894	Frame Vernacular
163	1885-1894	Frame Vernacular
164	1885-1899	Frame Vernacular
165	1885-1894	Frame Vernacular
168	1924-1930	Frame Vernacular
169	1885-1894	Frame Vernacular
170	1899-1904	Frame Vernacular
175	1890	Frame Vernacular
178	1910-1917	Frame Vernacular
180	1894-1899	Frame Vernacular
182	1904-1910	Frame Vernacular
186	1904-1910	Frame Vernacular
187	1899-1904	Frame Vernacular

Palmo Street

117	1924-1930	Frame Vernacular
119	1924-1930	Frame Vernacular
120	1904-1910	Frame Vernacular

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## Building List

Palmo Street (cont.)

121	1917-1924	Frame Vernacular
123	1904-1910	Frame Vernacular
124	1924-1930	Frame Vernacular
126	1924-1930	Frame Vernacular
132	1904-1910	Frame Vernacular
139	1904-1910	Frame Vernacular
139 1/2	1924-1930	Frame Vernacular
140	1917-1924	Frame Vernacular
141	1899-1904	Frame Vernacular
142	1924-1930	Frame Vernacular
142 1/2	1899-1904	Frame Vernacular
143 1/2	1924-1930	Frame Vernacular
143	1917-1924	Frame Vernacular
144	1905-1910	Frame Vernacular
144 1/2	1917-1924	Frame Vernacular
146	1904-1910	Frame Vernacular
155	1899-1904	Frame Vernacular
157	1917-1924	Masonry Vernacular
161	1917-1924	Frame Vernacular
165	1917-1924	Frame Vernacular
166	1904-1910	Frame Vernacular
167	1917-1924	Masonry Vernacular
187	1924-1930	Frame Vernacular
189	1924-1930	Frame Vernacular

Park Place

73	1917-1924	Frame Vernacular
75	1917-1924	Frame Vernacular
76	c.1899	Frame Vernacular
77	1924-1930	Frame Vernacular
78	1904-1910	Frame Vernacular
79	1924-1930	Frame Vernacular
80	1904-1910	Frame Vernacular
82	1904-1910	Frame Vernacular
83	1917-1924	Frame Vernacular
84	1924-1930	Frame Vernacular
85	1924-1930	Frame Vernacular
86	1904-1910	Frame Vernacular
91	1904-1910	Frame Vernacular
93	1904-1910	Frame Vernacular
94	1904-1910	Frame Vernacular
96	1924-1930	Frame Vernacular

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## Building List

Pomar Street

117	1888-1894	Frame Vernacular
118	1899-1904	Frame Vernacular
119	1924-1930	Frame Vernacular
120	1888-1894	Frame Vernacular
124	1888-1894	Frame Vernacular
129	1888-1894	Frame Vernacular
132	1888-1894	Frame Vernacular

Riberia Street

110	1917-1924	Mediterranean Revival
121	1885-1894	Frame Vernacular
165	1924-1930	Frame Vernacular
169 A	1924-1930	Frame Vernacular
169 B	1924-1930	Frame Vernacular
171 A	1924-1930	Frame Vernacular
171 B	1924-1930	Frame Vernacular
173 A	1924-1930	Frame Vernacular
173 B	1924-1930	Frame Vernacular
177	1924-1930	Frame Vernacular
218	1894-1899	Masonry Vernacular
222	1894-1899	Masonry Vernacular
222 A	1924-1930	Masonry Vernacular
224	1924-1930	Frame Vernacular
226	1917-1924	Frame/Masonry Vernacular
227	1917-1924	Frame/Masonry Vernacular
235	1904-1910	Frame Vernacular
242	1917-1924	Frame Vernacular
244	1924-1930	Frame Vernacular
247	1904-1910	Frame Vernacular
249	1917-1924	Frame Vernacular
250	1924-1930	Frame Vernacular
267	1924-1930	Frame Vernacular
269	1917-1924	Frame Vernacular
303	1924-1930	Frame Vernacular
307	1924-1930	Frame Vernacular

Sanford Street

30	1910-1917	Frame Vernacular
31	1885-1893	Frame Vernacular
32	c.1884	Frame Vernacular

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## Building List

Sanford Street (cont.)

34	1894-1899	Frame Vernacular
35	1884-1885	Frame Vernacular
37	1885-1894	Frame Vernacular
38	c.1884	Frame Vernacular
39	1904-1910	Frame Vernacular
40	c.1884	Frame Vernacular
41	1871-1885	Frame Vernacular
42	c.1884	Frame Vernacular
53	1910-1917	Frame Vernacular
55	1899-1904	Frame Vernacular
57	1899-1904	Frame Vernacular
61	1905-1910	Frame Vernacular
63	1899-1904	Frame Vernacular
65	1899-1904	Frame Vernacular
66	1905-1910	Frame Vernacular
68	1905-1910	Frame Vernacular
69	1899-1904	Frame Vernacular
72	1894-1899	Frame Vernacular
74	1899-1904	Frame Vernacular
76	1899-1904	Frame Vernacular
78	1905-1910	Frame Vernacular
79	c.1898	Masonry Vernacular

School Street

163	1910-1917	Frame Vernacular
164	1917-1924	Frame Vernacular
165	1904-1910	Frame Vernacular
166	1904-1910	Frame Vernacular
167	1910-1917	Bungalow
168	1924-1930	Frame Vernacular

South Street

72	1910-1917	Bungalow
74	1917-1924	Frame Vernacular
80	1885-1894	Queen Anne
82	1917-1924	Masonry Vernacular
84	1917-1924	Masonry Vernacular
85	1924-1930	Frame Vernacular
87	1885-1894	Frame Vernacular
88	1917-1924	Frame Vernacular

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## Building List

South Street (cont.)

89	1910-1917	Frame Vernacular
93	1885-1894	Frame Vernacular
94	1917-1924	Masonry Vernacular
96	1917-1924	Masonry Vernacular
96 1/2	1917-1924	Frame Vernacular
97	1899-1904	Frame Vernacular
98	1917-1924	Frame Vernacular
103	1904-1910	Frame Vernacular
135	1910-1917	Frame Vernacular

St. Benedict Street

89	1910-1917	Frame Vernacular
91	1871-1885	Frame Vernacular
96	1885-1894	Frame Vernacular

St. Francis Street

74	1885-1893	Frame Vernacular
75	1871-1885	Frame Vernacular
81	1917-1924	Masonry Vernacular
81 A	1924-1930	Mediterranean Revival
82	1871-1885	Frame Vernacular
83	1910-1917	Frame Vernacular
86	1899-1904	Frame Vernacular
88	1910-1917	Frame Vernacular
91	1916	Masonry Vernacular
96	1910-1917	Frame Vernacular

Washington Street

64	c.1930	Masonry Vernacular
69	1920	Gothic Revival
70	1885-1893	Frame Vernacular
76	Post 1930	Masonry Vernacular
83	1904-1910	Masonry Vernacular
84	1930	Masonry Vernacular
85	1899-1904	Frame Vernacular
87	1905-1907	Frame Vernacular
88	1924-1930	Masonry Vernacular
90	1885-1893	Frame Vernacular



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## Building List

Washington Street (cont.)

91	1899-1904	Frame Vernacular
92	1908	Masonry Vernacular
93	1871-1885	Frame Vernacular
95	1917-1924	Bungalow
107	1924-1930	Bungalow
107 1/2	1924-1930	Bungalow
109	1924-1930	Bungalow
111	1924-1930	Bungalow
113	1917-1924	Bungalow
115	1924-1930	Bungalow
120	1910-1917	Frame Vernacular
121	1924-1930	Frame Vernacular
123	1917-1924	Bungalow
124	1899-1904	Frame Vernacular
125	1917-1924	Bungalow
127	1917-1924	Bungalow
128	1924-1930	Frame Vernacular
129	1917-1924	Bungalow
130	1924-1930	Frame Vernacular
131	1917-1924	Bungalow
132	1924-1930	Frame Vernacular
133	1917-1924	Bungalow
134	1917-1924	Bungalow
135	1924-1930	Bungalow
136	1924-1930	Frame Vernacular
137	1924-1930	Frame Vernacular
138	1924-1930	Bungalow
139	1924-1930	Bungalow
140	1924-1930	Bungalow
142	1917-1924	Frame Vernacular
144	1917-1924	Frame Vernacular
145	1924-1930	Frame Vernacular
146	1885-1894	Frame Vernacular
147	1917-1924	Bungalow
148	1885-1899	Frame Vernacular
149	1917-1924	Bungalow
151	1917-1924	Bungalow
152	1924-1930	Frame Vernacular
153	1917-1923	Frame Vernacular
155	1924-1930	Bungalow
157	1924	Mediterranean Revival
161	1924-1930	Bungalow

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Weeden Street

38	1885-1894	Frame Vernacular
37	c.1884	Frame Vernacular
40	1885-1894	Frame Vernacular
41	c.1884	Bungalow
50	1904-1910	Frame Vernacular
52	1904-1910	Frame Vernacular
54	1904-1910	Frame Vernacular
55	c.1897	Frame Vernacular
56	1904-1910	Frame Vernacular
57	1910-1917	Tudor
58	1904-1910	Frame Vernacular
61	1924-1930	Frame Vernacular
62	1904-1910	Frame Vernacular
64	1904-1910	Frame Vernacular
66	1904-1910	Frame Vernacular
67	1905-1910	Frame Vernacular
68	1904-1910	Frame Vernacular
70	1924-1930	Frame Vernacular
72	1924-1930	Frame Vernacular
73	1905-1910	Frame Vernacular
74	1904-1910	Frame Vernacular
76	1904-1910	Frame Vernacular
77	1905-1910	Frame Vernacular
78	1910-1917	Frame Vernacular
80	1910-1917	Frame Vernacular
81	1910-1917	Frame Vernacular
82	1910-1917	Bungalow

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160  
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163  
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Bravo Street

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121  
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Bridge Street

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79  
90  
94  
100  
117

Cedar Street

111  
113

Cerro Street

93  
99

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De Haven Street

89  
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132

Duero Street

103

Dumas Street

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Keith Street

1  
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8

Kings Ferry Way

68  
71  
82  
85  
86  
99  
105  
108  
110  
125  
131  
134

Lincoln Street

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118  
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Lovett Street

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58  
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84  
136  
137  
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Martin Luther King Avenue

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76  
77  
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126  
147  
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166  
169  
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Moore Street

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Oneida Street

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Park Place

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Palmo Street

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- 118
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Pomar Street

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Riberia Street

248  
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Sanford Street

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South Street

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131  
132

St. Benedict Street

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96

Washington Street

77  
100  
102  
110  
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Weeden Street

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61  
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72  
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Significance

Summary Statement

The Lincolnvile Historic District in St. Augustine, Florida, fulfills criteria A and C for listing in the National Register of Historic Places and is locally significant in the areas of architecture, ethnic heritage, and community planning and development. The historic built environment basically reflects the period of development from ca. 1870 to 1930, but the district also features one significant property constructed during the Second Spanish Colonial Period (1794-1821) that was erected ca. 1800. Lincolnvile is the principal black residential neighborhood in St. Augustine and is associated with persons and events significant in history of African-American culture in the city. The district also boasts the largest concentration of late nineteenth and early twentieth century residential building types and styles in St. Augustine. The district further has exceptional significance under criterion consideration G for being the focal point of the 1964 campaign by the Southern Christian Leadership Conference to end segregationist practices in St. Augustine. The Lincolnvile Historic District was determined eligible for listing in the National Register in 1986.

Methodology

The nomination of the Lincolnvile Historic District grew out of a comprehensive survey of the historic resources of St. Augustine that was completed in 1979. This survey required two years of effort and identified over 2,000 buildings, structures, and objects of varying significance within the survey area. A wide variety of research materials were used to identify these resources and determine the dates of construction for most buildings. Particularly helpful in determining the origins of buildings in Lincolnvile were two bird's eye views of St. Augustine produced in 1885 and 1894, plus a comprehensive series of Sanborn maps published between 1884 and 1958.

Deed research provided information of the construction of some buildings, but more helpful were the forty city directories issued between 1885 and the present that revealed data about the historical associations of many buildings and the racial composition of developing neighborhoods. Colonial era maps and documents provided a glimpse of land use patterns outside the original urban area, and reference sources such as the American



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State Papers and Spanish Land Grants in Florida were extremely helpful in determining the possible locations of resources in the Lincolnvile area that antedated the founding of the first African-American residential development in St. Augustine.

The production of the National Register nomination proposal for the Lincolnvile Historic District, which began in 1988, involved a review of the survey data and other material related to the development of the separate subdivision areas. The historic consultant supervising the drafting of the proposal personally visited each of the sites identified as significant in the 1979 survey to determine if those resources were still in existence and, if so, what was the present condition of each individual property.

Surprisingly few of the properties for which Florida Master Site Files had been prepared almost a decade earlier had vanished, and although a number of buildings had been drastically altered since completion of the survey in 1979, the majority of the historic resources in Lincolnvile retained their principal historic character. A map identifying the contributing and noncontributing resources within the proposed district was prepared and used as one of the bases for determining the district boundaries. Finally, the written nomination proposal, with all of its requisite associated material, was submitted to the Florida Bureau of Historic Preservation for review by the Florida National Register Review Board.

HISTORICAL CONTEXTBackground: The Participation of Blacks in the Historical Development of St. Augustine, 1565-1870

The city of St. Augustine was founded by the Spanish in 1565 to counter French ambitions in East Florida. The French had established a colony at Fort Caroline--within the present limits of the city of Jacksonville--the year before, and believing that the Spanish claim to Florida was threatened by the French presence, King Phillip II dispatched a naval force under the command of Don Pedro Menendez de Aviles to expel the intruders. The Spanish fleet arrived at the present site of the city on August 28, 1565, the feast day of St. Augustine. After declaring the establishment of the settlement which he named for the saint, Menendez led an expedition against the French at Fort Caroline and succeeded in destroying the garrison. The new settlement of

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St. Augustine became the capital of Spanish Florida, providing a military bastion for the defense of the northern flank of the New World empire. Although St. Augustine remained essentially an outpost during the colonial era and was often vulnerable to attack by hostile forces, the city has remained the oldest continuously occupied community in what is now the United States of America.

Although most published histories state that the first black slaves in North America arrived in Jamestown in 1619, persons of African descent--both slaves and free men--were present with Pedro Menendez at the founding of St. Augustine in 1565. The cathedral parish records list the first recorded birth of a black child in the North America in St. Augustine in 1606. The city, therefore, is not only the oldest city in the nation but also has the oldest black heritage of any continuous settlement in the United States. In the 17th and 18th centuries, Florida became an attractive destination for free blacks and slaves fleeing captivity in the British colonies. In 1678 the Spanish Crown granted asylum in Florida to those blacks who were willing to embrace Catholicism. A black militia was established in the district of St. Augustine, and a black fort, Fort Mose, was built north of the city in 1738. Between 1796 and 1801, the black garrison at Fort Matanzas--a fortification much nearer the city--was commanded by Jorge Blassou, a black general.

Even after Florida became part of the United States in 1821, the position of blacks in the territory was not typical of those living elsewhere in the South. The census of 1830 for St. Augustine and its environs lists 4,000 inhabitants, of whom 844 were free persons of color. Many of these were the descendants of former slaves that had sought asylum under Spanish rule, some of whom had arrived after the United States had gained independence from Great Britain. Many of these runaways had afterward formed a stable component of the city's population, establishing families and undertaking a wide variety of occupations. For the most part, these blacks enjoyed the same rights as other Spanish citizens; however, the legal position of free persons of color quickly began to erode after Florida became a U.S. territory in 1821. By 1860, there were only 932 free blacks in all of Florida, the majority of whom lived in St. Augustine. The legal status of these African-American citizens, however, was not much better than that of slaves, since none had the right to vote or hold any public office. Furthermore, their property rights, choice of occupation, and freedom of movement were severely circumscribed.

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Significance

Florida cast its lot with the Confederacy during the Civil War, but its position was precarious. The Federal blockade of Florida's ports shut off maritime commerce, and Union forces quickly occupied several of the state's key cities. St. Augustine was captured by the Union Navy on March 11, 1862 and remained under Union control for the rest of the war. Like other areas taken early, the imposition of marshall law by the Federal military command became a rehearsal for the Reconstruction Era that followed the end of hostilities. Slaves were immediately given their freedom and began to develop plans for social and economic independence, being no longer subject to the race laws that had been in force during the antebellum period when slavery was legal.

The Development of Lincolnvillle, 1870-1930

In 1866 a group of blacks obtained a twenty year lease from the City of St. Augustine for a tract of land on the west side of Maria Sanchez Creek to establish a community first called "Africa" but shortly later renamed "Lincolnvillle." The land chosen by these enterprising African-Americans was largely vacant at the time but had seen various periods of human occupation since before the Spanish arrived in Florida. For many decades Maria Sanchez Creek had formed the western boundary of the city of St. Augustine, and the lands west of the creek had been at various time the location of Indian villages, military fortifications, and some of Florida's pioneer orange groves. A part of the King's Road had run through the area, passage on which was facilitated by ferries that crossed the nearby bodies of water. There were some buildings in the area before the Civil War, most notably the Yallaha (photo no. 5) and Buena Esperanza plantation houses, but the largest part of the land was covered with fields and groves rather than being devoted to residential structures.

The first black inhabitants of the area, after the establishment of Lincolnvillle in 1866, undertook the building of homes, churches, and some commercial structures. However, none of the existing structures associated with the founding of the neighborhood can be documented as having been erected prior to 1871. In that year the area between Bridge, Washington, and DeHaven streets and Martin Luther King Avenue (formerly Central Avenue) was subdivided as the Dumas Tract. Demands by neighborhood residents that the city government construct streets

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in Lincolville were largely ignored until 1877, when a "Peoples Ticket" led by a reform political group that included black Republican leader D.M. Pappy swept the city elections. Afterward, street construction and other improvements to the area proceeded rapidly. Further residential development of the area soon followed with the development of the Genovar Addition south of the Dumas Tract in 1879. Further subdivision activity proceeded to spread down the peninsula over the next decade.

Not all the early building activity undertaken in Lincolville was done by and for black citizens. Henry S. Sanford, a major Florida developer, purchased a former orange grove in the northwest corner of Lincolville and sold lots to wealthy white customers for the construction of winter residences. William G. Warden, an officer in the Standard Oil Company, purchased property at the southern end of Lincolville for the same purpose as Sanford. Neither man was completely successful, and although parts of this Lincolville have historically remained white, the continuing spread of black residential and commercial development in former agricultural lands eventually made the greater part of the area and African-American settlement. Eventually, all of the tracts--both black and white--became contiguous, causing what had been separate developments to become integral parts of the present suburb of Lincolville.

The years immediately following the end of the Civil War to the turn of the century saw Lincolville grow into a major black subdivision and also marked the high point of the participation of persons of color in the politics of St. Augustine, particularly through the holding of local elected offices. The rise of segregation after the Reconstruction Era and the passing of laws to limit voting rights to whites only swept the South between 1890 and 1910, leaving most black citizens disenfranchised. An incident in St. Augustine that underscored the dramatic change in political circumstances for Florida's blacks occurred in 1902 when newly-elected black councilman John Papino was shot and wounded by the white town marshall when Papino attempted to assume his seat at a meeting of the city council. Papino was the last elected black city official in St. Augustine until after the passage of the voting rights act by the U.S. Congress in 1964.

There were other local manifestations of the drive for segregation and white supremacy. The popular cakewalks with which blacks had entertained hotel guests were replaced by

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minstrel shows conducted by whites in blackface. There were threats to replace the black waitresses at the hotels with white waitresses. The waiting room at the railroad passenger station was divided into white and black areas. The names of black residents of St. Augustine were stricken from the voting roles. Motion pictures of black boxing champion Jack Johnson defeating "The Great White Hope" were banned from local showing. Three of the Sisters of St. Joseph at St. Benedict Catholic School in Lincolnvile were arrested in 1916 for violating a law that forbade whites from teaching blacks.

The system of segregation, by limiting or denying access to existing facilities, had the effect of spurring the creation of a wide variety of commercial and social institutions in Lincolnvile to directly serve the black community. Washington Street became the main black business district, with Central Avenue and Riberia Street as secondary ones. A leaflet published in the 1920s by the Colored Business and Professional Men's League listed black barbers, cafes, drug stores, dry cleaners, grocers, insurance agents, tailors, photographers, physicians and undertakers. The publication urged residents of the area to be self-sufficient. "Spend your dollars at home," the bulletin declared. "This will cause more of your sons and daughters to be employed at home." The black community of Lincolnvile was further strengthened in 1918 by the location in the area of the Florida Normal and Industrial Institute (later Florida Memorial College).

Jim Crow laws and segregationist policies remained largely unchallenged in St. Augustine until 1964, when the city for a time held center stage in the movement for black civil rights. Its dependence on a tourist economy and the impending celebration of the 400th anniversary of the founding of the "Oldest City" made the community an ideal vehicle for highlighting the inequities of segregation.

The efforts by local organizations to confront entrenched race discrimination practices formally got underway at the beginning of 1963 under the leadership of Dr. Robert B. Hayling, a representative of the NAACP, an a resident of Lincolnvile in St. Augustine. He and the Reverend Goldie Eubanks organized demonstrations aimed at desegregating local public facilities and businesses catering to the tourist trade. Local blacks also appealed to the federal government not to lend any financial support or favorable publicity to the quadricentennial celebration in St. Augustine which was set to officially take

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place in September, 1965. Roy Wilkins of the NAACP accused the Ancient City of having the "oldest ideas on race relation in the United States."

Hayling used his dental office and the neighborhood churches in Lincolville churches as bases from which to launch the campaign. The close proximity of Lincolville to the historic downtown area saw marches originate in the subdivision--the participants usually assembling at the St. Mary's Missionary Baptist Church or St. Paul's A.M.E. Church--and proceeding to the Plaza in the heart of town. The attacks on "Jim Crow" policies were met with violence from the Ku Klux Klan and other right-wing groups. Demonstrators were arrested and intimidated by the police. Local black residents citizens who participated in civil rights activities were fired from their jobs or threatened with bodily harm. Over the course of the year, violent incidents took place both inside and outside Lincolville.

By the beginning of 1964, no progress had been made to removing barriers to African-American citizens in St. Augustine. City officials refused to meet with civil rights leaders and segregationist policies remained in effect throughout every level of the community. Determined to press on with the struggle, Hayling appealed to the Southern Christian Leadership Conference for assistance. The SCLC readily agreed, seeing the St. Augustine effort as an opportunity to focus national attention on the need to pass the Civil Rights Bill, at that time being argued by Congress. The St. Augustine campaign was slated to begin in late March and focus on Easter week (March 29-April 2).

Appeals were made to New England universities to send volunteers to assist in the demonstrations. The SCLC considered it critical that both whites and blacks should be seen lending support to the St. Augustine effort. The assistance of residents of Lincolville was solicited by the SCLC to provide food and lodging for the hundreds of volunteers from other states expected to arrive for the campaign. Kitchens were set up at the First Baptist Church and St. Paul's A.M.E. Church, and participants were trained in the strategy of nonviolence.

The first demonstrations began on March 25 with the picketing of the Tourist Information Center where leaflets were passed out urging visitors to bypass St. Augustine, "America's oldest segregated city." Moves were made to integrate restaurants and motels, and by the end of the week hundreds of demonstrators had been arrested. The event that was to focus

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national attention and media coverage on St. Augustine, however, was the arrest of Mrs. Malcomb Peabody, the wife of an Episcopal Bishop and the mother of Endicott Peabody, the governor of Massachusetts. Mrs. Peabody, accompanied by an integrated group that included Dr. Hayling, attempted to integrate the restaurant at the Ponce de Leon Motel. The arrest and jailing of this seventy-two year old grandmother drew the nation's attention to racial conditions in St. Augustine as no other incident had.

As the Easter campaign concluded, the Civil Rights Bill still had not been passed by Congress. The demonstrations and other activities had been supervised by the Reverend Ralph Abernathy and Hosea Williams who thought that the momentum generated by the demonstrations in St. Augustine could only be maintained by the personal participation of Dr. Martin Luther King, Jr. King arrived in St. Augustine on June 9 and addressed over 300 supporters at St. Mary's Missionary Baptist Church announcing that he would take part in a sit-in at the restaurant of Monson's Motor Lodge on June 11. King and his aides arrived at the motel determined to be arrested; they were not disappointed.

To further strengthen the commitment of local residents to the movement, the SCLC prevailed upon Jackie Robinson, the first black major league baseball player, to come to St. Augustine to address a civil rights rally. Robinson's presence drew the largest crowd yet for an evening meeting and also provided important national media coverage. Over 600 people gathered at St. Paul's A.M.E. Church to hear Robinson encourage civil rights workers to maintain the struggle.

The publicity surrounding the activities in St. Augustine appeared to prove critical in persuading Congress to approve the Civil Rights Act, which was passed on June 20, 1964. President Lyndon Johnson signed the bill into law on July 2. Surprisingly, the business community of St. Augustine breathed a sigh of relief, since matters had been settled at the national level. At a meeting of the town's businessmen, they voted to comply with the public accommodations section of the law and to desegregate their businesses. The St. Augustine civil rights campaign was among the last conducted before the passage of the landmark Civil Rights Act of 1964 and contributed to successful action on the bill in Congress.

Four days after passage of the Civil Rights Act of 1964, a large crowd assembled at St. Paul's A.M.E. Church to celebrate

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their hard won victory and to hear an address by Dr. King. He admonished the audience that full civil rights for blacks locally and elsewhere in America were still far from won, but the road to true equality was now open. In the fall of the same year, Martin Luther King, Jr. was awarded the Nobel Peace Prize.

Ironically, the undoing of legal segregation also undermined the black business structure in Lincolnvile that had been built up since the late nineteenth century. Stiff competition from the better financed white owned businesses downtown eventually forced many Lincolnvile merchants to close their stores. The integration of public schools also led to the closing of the black schools in Lincolnvile. The decision of Florida Memorial College to move to Miami in 1968 was an additional blow to the community. By the late 1970s, the once active business district along Washington Street was heavily marked by empty buildings and vacant lots. At the same time there grew an increased appreciation for the rich black heritage of the neighborhood and for its architectural resources. A significant core of determined Lincolnvile residents has struggled in recent years to assure that the physical heritage of the neighborhood would not be lost due to inaction, neglect and deterioration.

Statement of Significance

Lincolnvile fulfills criteria A for its association with events and persons important in the development of African-American history in St. Augustine spanning the period from 1866 to 1930. It also has exceptional significance under criterion consideration G for the association of the area with important events in the civil rights struggle of the 1960s that led to the passage of the Civil Rights Act in 1965.

Buildings in Lincolnvile that fulfill criterion A in the area of ethnic heritage include the churches in the area and some of the structures that housed social institutions that contributed to the welfare the black residents of the area. Historic churches in the district include St. Benedict the Moor Catholic Church (Photo 29), constructed in 1910-1911 and St. Cyprian's Episcopal Church (Photo 30), constructed in 1899--both of which are found on Martin Luther King Avenue--and Trinity Methodist (Photo 31) on Bridge Street, constructed in 1913.

Educational structures of importance are St. Benedict's Catholic school (Photo 33) on Sanford Street, constructed in 1898



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and the wood frame residence at 112 Moore Street (Photo 34) that was erected ca. 1910 to serve as a classroom for the now demolished Presbyterian Industrial School. Benevolent societies included the Odd Fellows Hall (Photo 34) at 92 Washington Street, a three-story brick building, now stuccoed, erected in 1909 and the Benevolent Hall at 86 St. Francis Street, constructed ca. 1899-1904. These and similar buildings were the meeting places for many black civic groups and usually housed such other facilities as movie theaters, restaurants, and other businesses. The Benevolent Hall, now divided into apartments, had once served as the main community center.

A number of buildings in the district are associated with prominent black political and civic leaders. These include the house at 95 Oneida Street (Photo 35), which was the residence of A.A. Pappy, who served as elected city tax assessor for St. Augustine in 1885. The residence at 95 Martin Luther King Avenue was the home of John Papino, who served variously in the elected positions of town marshal, street commissioner and city councilman. He was the last African-American in St. Augustine elected to public office in the nineteenth century. The house at 87 Washington Street (Photo 36) was the home of Frank B. Butler, an early twentieth century business and civic leader. Butler was president of the Lincolnville Colored Business and Professional Men's League, developed Butler Beach so blacks in St. Augustine could enjoy the seashore, and donated land for the establishment of Frank B. Butler State Park. His place of business, the former Palace Market (Photo 37), is located at 77 Bridge Street. The heavily altered structure is now used as law offices. These buildings represent only a few examples of those in the district associated with persons who contributed significantly to the development of Lincolnville.

Part of the significance of the Lincolnville Historic District is its association with black builders who designed and constructed many of the buildings in the district in which they resided. Many of these artisans were anonymous but two whose work is documented are George Dickerson and James Jones who constructed a number of residences and participated in the construction of St. Paul's A.M.E. Church at 85 Martin Luther King Avenue.

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Significance

Architectural Context of Lincolnville

The city of St. Augustine has long been famous for its colonial architecture and for monumental Flagler Era buildings like the Ponce de Leon Hotel. The significance of St. Augustine architecture, however, goes far beyond these ancient and spectacular landmarks. The city also contains a wide variety of interesting examples of architecture constructed from the post-colonial era to approximately 1930. Many buildings of formerly unrecognized historic and architectural significance are found in close proximity to those that have already received much deserved attention. A considerable number of those structures requiring the respect due them are found in Lincolnville. These structures, like those elsewhere in the Ancient City, draw on both the Spanish heritage and popular American styles for their physical appearance and method of construction.

In addition to the only concentration of Spanish Colonial Period buildings in Florida and the southeastern United States, the historic areas of St. Augustine also has some noteworthy examples of Carpenter Gothic, Octagon, Second Empire, Queen Anne, Colonial Revival, Bungalow, and Mediterranean Revival buildings. Some of the country's finest examples of Moorish Revival, Spanish Renaissance Revival, and Venetian Renaissance Revival architecture are found in the Ancient City. A number of the buildings in the city were designed by some of America's leading architects.

St. Augustine also occupies an important place in the study of building materials and construction techniques. Coquina rock as a building material found its main use here. The grand hotels, churches, and villas of the Flagler Era are some of the country's pioneer buildings utilizing poured concrete construction. The city is further noted for its strides in the area of semitropical landscape design.

In recent decades St. Augustine has been the site of one of the nation's most ambitious programs of restoration and reconstruction of historic buildings. This has resulted in the return of a colonial ambiance to parts of the Oldest City and also provided inspiration for a new architectural style: St. Augustine Colonial Revival, which draws on various elements of the city's Spanish heritage.

The city contains many areas which reflect a variety of periods in the history of its built environment. While the

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commercial districts have been rebuilt several times over their history, many residential neighborhoods--such as Lincolnvillle--largely retain their original character. These areas can provide important insights into both the architectural and cultural history of St. Augustine.

Architectural Significance of Lincolnvillle

Lincolnvillle Historic District has the greatest concentration of Victorian era architecture in St. Augustine. There are currently three districts in St. Augustine listed in the National Register of Historic Places: the St. Augustine Town Plan Historic District, Model Land Company Historic District, and Abbott Tract Historic District. The St. Augustine Town Plan District is a National Historic Landmark Area and contains the Spanish town plan and a number of Colonial buildings associated with the presidio or garrison town founded in 1565. It is the area most closely associated with the Colonial period even though most of the buildings in the district were constructed after the colonial era.

The Abbott Tract Historic district was the first area developed outside the colonial city. It contains a number of residences representing Victorian and early twentieth century styles. The Model Land Company District is the area most closely associated with the Flagler Era of St. Augustine's development. It was developed by Henry Flagler, Florida's most prominent developer of the late nineteenth and early twentieth centuries. Developed as a residential neighborhood it contains St. Augustine's most outstanding and monumental examples of late 19th century buildings.

In comparison with the other historic areas of St. Augustine, Lincolnvillle has the densest concentration and most numerous examples of historic structures. While there are several high style buildings of note, particularly the Queen Anne style, most of the buildings are wood frame vernacular private residences. Of particular note are the many shotgun homes built by the black carpenters and builders who lived in the area.

The architecture of Lincolnvillle is decidedly eclectic. It is reflective of popular architectural trends, local historical precedents, and St. Augustine's transitional location between the Old South and the more cosmopolitan Florida Peninsula. Some styles common to Lincolnvillle, such as Queen Anne, might be found

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in any contemporary suburban development of the day. The Mediterranean Revival style influenced buildings in Lincolnville reflect the Florida Boom Period of the early 1920s and could easily be found in any community in the southern part of the state. The wide variety of architectural influences displayed by Lincolnville's built environment is another aspect of the architectural significance of the historic district.

In Lincolnville, coquina was used mainly for foundation piers, landscape features, fireplaces, and porch detailing. The most important example in the proposed district is Yallaha, at 115 Bridge Street. Originally, the plantation home of Dr. Jose Bousquet, a Spanish military physician, Yallaha was constructed between 1800 and 1809. It, together with the Kingsley Plantation at Ft. George Island, are among the oldest buildings in Florida outside of the colonial city of St. Augustine. Although interior coquina walls of the building were removed in the 1960s and placed on the St. Johns County Courthouse, the exterior walls and a coquina well remain from the building.

Conclusion

The Lincolnville Historic District has local significance in the area of architecture, ethnic history, and exploration/settlement. The area grew from a small settlement occupied by a handful of black residents after the Civil War to a densely populated and integral part of the Ancient City by the end of the 1920s Florida Land Boom and the onset of the Great Depression around 1930. While many of its buildings have been demolished, deteriorated, or altered since that time, only a few new ones have been constructed. The remaining historic built environment still strongly embodies the historic character of the area and reflects its periods of development.

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Boundary Description &amp; Justification

Boundary Description

Begin at the southwest corner of the intersection of Washington Street and Bridge Street and run west along the south curb line of Bridge Street to a point parallel with the east property line of 82 Bridge Street, then run north along said line to the north property line of 82 Bridge Street, then run west along the north property lines of the buildings fronting on the north side of Bridge Street to a point parallel with the east property line of 20 DeSoto Place, then run north along said line to the north property line of 20 DeSoto Place, then run west along the north property lines of the buildings fronting on the north side of DeSoto Place to the west property line of 24 Desoto Place, then run south along said line and continue to the south curb line of DeSoto Place;

then run west along said curb line to the west curb line of Martin Luther King (formerly Central) Boulevard, then run north along said curb line to the intersection of Cedar Street, then run west along the south curb line of Cedar Street and continue across Riberia Street to include the property at 110 Riberia Street, then run east along the south property line of 110 Riberia Street and continue along said line to a point parallel with the west property line of 118 Bravo Street, then run south along said property line to the south curb line of Weeden Street, then run west along said curb line to a point parallel with the west property line of 38 Weeden Street, then run south along said line and continue along the west property lines of the buildings fronting on the west side of Weeden Street to a point parallel with the north property line of 165 Riberia Street;

then run west along said line to the east curb line of Riberia Street, then run south along said curb line to a point parallel with the north property line of 218 Riberia Street, then run west along said line to the west property line of 218 Street, then run south along the west property lines of the buildings fronting on the west side of Riberia Street to the south property line of 250 Riberia Street, then run east along said line to the east curb line of Riberia Street, then run south along said curb line to the intersection of Duero Street, then run east along the north curb line of Duero Street to the northeast corner of the intersection of Palmo Street, then run south along the east curb line of Palmo Street to the intersection of Cerro Street, then run east along the north curb line of Cerro Street to a point parallel with the west property line of 105 Cerro Street;

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## Boundary Description &amp; Justification

then run south along said line to the south property line of 105 Cerro Street, then run east along the south property lines of the buildings fronting on the south side of Cerro Street to the east property line of 101 Cerro Street, then run north along said line to the north curb line of Cerro Street, then run east along said curb line to the intersection of Oneida Street, then run north along the west curb line of Oneida Street to a point parallel with the south property line of 187 Oneida Street, then run east along said line to the east property line of 187 Oneida Street, then run north along said line and continue along the east property line of 175 Oneida Street to the north property line of 175 Oneida Street, then run west along said line to the west curb line of Oneida Street, then run north along said curb line to the northwest corner of the intersection with Duero Street, then run east along the north curb line of Duero Street to a point parallel with the east property line of 76 Duero Street, then run north along said line to the north property line of 76 Duero Street;

then run west along said line to the east property line of 169 Oneida Street, then run north along the east property lines of the buildings fronting on the east side of Oneida Street to the north curb line of South Street, then run east along the said curb line to a point parallel with the east property line of 161 Washington Street, then run north along the east property lines of the buildings on Washington Street bordered on the east by Maria Sanchez Lake to the south curb line of Park Place, then run west along said curb line to the southwest corner of the intersection of Park Place and Washington Street;

then run north along the west curb line of Washington Street to a point parallel with the south property line of 95 Washington Street, then run east along said line to the east property line of 95 Washington Street, then run north along the east property lines of the buildings fronting on the east side of Washington Street to the north property line of 69 Washington Street, then run west along said line to the west curb line of Washington Street, then run north along said curb line to the intersection of Bridge Street, the point of beginning.

Boundary Justification

The boundaries of Lincolnville Historic District are determined largely by geographical conditions. The neighborhood is located



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on the southern tip of the peninsula on which the historic city of St. Augustine developed between the 16th and 20th centuries. The northern boundary of the district is defined by the location of the downtown business area, which abuts on the Lincolnville neighborhood immediately north of Cedar Street. The east, south, and west boundaries are defined by marshes and bodies of water that limited the spread of development of Lincolnville during the historic periods covered by the nomination proposal. The bodies of water are Maria Sanchez Lake, which empties into the Mantanzas River on the east, and the San Sebastian River on the west. These two rivers unite south of the peninsula on which the historic district is found. Furthermore, a large marshy area on the west and south sides of the peninsula is subject to flooding by tidal action and limited development to land above the normal high water mark.