

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received JUN 23 1983
date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Model Land Company Historic District

and/or common N/A

2. Location

Roughly bounded by Ponce de Leon Blvd., King, Cordova,
AND ORANGE STS.

street & number (See Continuation Sheet)

N/A not for publication

city, town St. Augustine

N/A vicinity of

state Florida

code 12

county St. Johns

code 109

3. Classification

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	N/A	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input checked="" type="checkbox"/> museum
			<input checked="" type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input checked="" type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Multiple (Owner notification by newspaper advertisement)

street & number N/A

city, town St. Augustine

N/A vicinity of

state Florida

5. Location of Legal Description

courthouse, registry of deeds, etc. St. Johns County Courthouse

street & number 95 Cordova Street

city, town St. Augustine

state Florida

6. Representation in Existing Surveys

Historic Sites & Buildings Survey
title of St. Augustine

has this property been determined eligible? yes no

date 1980

federal state county local

depository for survey records Florida Division of Archives, History and Records Management

city, town Tallahassee

state Florida

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		date _____

Describe the present and original (if known) physical appearance

The Model Land Co. Historic District is a well-defined twenty block neighborhood located immediately west of the St. Augustine National Historic Landmark District. The district is bounded on the east by Cordova Street, on the west by U.S. 1 and the San Sebastian River, on the north by Orange Street, and on the south by King Street, an early nineteenth century thoroughfare. The quadrangular tract consists of three subdivisions, although the Model Land Co. subdivision is, by far, the largest. Anderson subdivision and Blocks 45A, 45B, and 45C of the City of St. Augustine subdivision comprise one-half and three blocks respectively.

The district is essentially residential in nature (fig. 9-14), although there are religious and educational facilities scattered throughout the area (figs. 2, 7, 16) as well as a strip of commercial establishments and offices on the southern and western perimeters (fig. 15). As testimony to the area's amenities (stable neighborhoods, well-maintained buildings, and proximity to downtown, churches and schools), this section has a large concentration of apartments, i.e. generally spacious, older houses that have been converted into rental units. Moreover, the eighteenth and nineteenth century Tolomato cemetery (fig. 31) and the late nineteenth century Florida East Coast Railway Park (fig. 21) are located in the eastern and western edges respectively. Currently three National Register buildings lie within the tract: the Hotel Ponce de Leon (fig. 16), Grace United Methodist Church (fig. 26), and Markland (fig. 1).

Development in the Model Land Co. area occurred primarily in two phases (1885-1904 and 1914-1930), although colonial and territorial features contributed to the built environment, particularly along the perimeter. Both Orange and Cordova Streets paralleled eighteenth century earthenwork Spanish defense lines, and King Street was laid out in 1828 to connect the colonial urban center with a new bridge over the San Sebastian River. Most streets in the tract, however, date from the late nineteenth century when Henry Flagler laid out brick-paved streets, such as Valencia, Carrera, Saragossa, Sevilla, Riberia and Malaga, bordered by decorative brick sidewalks. Sections of Valencia and Sevilla Streets still exhibit the original street and sidewalk materials (figs. 19, 24, 28). To expand his landholdings in the tract, Flagler filled in the marshes of the San Sebastian River, which then extended to Riberia Street, to a point just west of the current location of the Florida East Coast Railway offices on Malaga and U.S. 1. Flagler subdivided the large blocks in the subdivision into large lots on which spacious homes complementing the planned monumental hotels and churches would be constructed.

Subsequent changes in the street grid occurred mainly between 1914 and 1930, the second expansionary phase in the Model Land Co. area. Responding to a need for modest working class homes, developers of the tract divided the blocks in the western section (Blocks A-F, G1, G2) with new streets (Lemon, Almeria, Oviedo, and Mulvey) and replatted the new blocks into smaller lots. The dualization of U.S. 1 in the mid-1950s brought the last major change to the grid in the tract as several lots at the western end of Blocks A-F were lost to the enlarged highway.

The architecture in the Model Land Co. tract represents the finest collection of late nineteenth and early twentieth century buildings in St. Augustine, a reflection of early developmental schemes and the social composition of the neighborhood's early inhabitants. As a whole, the buildings in this section are not the oldest in the city as only 43 (17 percent) of the 245 pre-1930 buildings date from the nineteenth century. With the exception of the 1839 Markland residence (fig. 1), development in the tract was confined generally to two major periods: the 1885-1904 Flagler era and the 1914-1930 boom. Sixty buildings (24 percent) have survived from the Flagler period, especially

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input checked="" type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input checked="" type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input checked="" type="checkbox"/> education	<input checked="" type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input checked="" type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> industry	<input checked="" type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1839-1930 **Builder/Architect** Various

Statement of Significance (in one paragraph)

The neighborhoods immediately to the west of the National Historic Landmark District, known today collectively as the Model Land Co. tract, are the finest Flagler era developments of St. Augustine. The most outstanding examples of late nineteenth and early twentieth century architecture in the city generally are located here, particularly the monumental poured concrete hotels and churches designed by noted architects Carrere and Hastings and the spacious winter residences of prominent northerners. Two such buildings, the Hotel Ponce de Leon (now Flagler College) and Grace United Methodist Church, are listed in the National Register of Historic Places. Model Land Co. tract also boasts of other significant buildings, most importantly Markland, another National Register building, and the Florida East Coast Railway offices. In addition to the area's impressive architectural legacy, the tract contains the sites of an early eighteenth century Creek Indian village and the late eighteenth and nineteenth century Tolomato cemetery.

Settlers of St. Augustine in the late sixteenth and seventeenth centuries used this area west of the settled community for small-scale farming.¹ After the South Carolinians destroyed the city in 1702, Spanish authorities constructed two earthenwork walls by 1720 which physically separated the fields from the urban community. The Cubo line extended just north of present-day Orange Street from the Castillo de San Marcos west to the marshes of the San Sebastian River. A second barrier, the Rosario line, intersected the Cubo line near the present-day corner of Cordova and Orange streets and followed the eastern bank of Maria Sanchez Creek, now Cordova Street, south for three-quarters of a mile where it jogged east to Matanzas Bay.² The defense walls provided excellent protection for the Creek Indians who migrated to St. Augustine in the 1720s and established villages on the periphery of the Spanish town. The village of Tolomato was the only aboriginal settlement in the area of the Model Land Co. tract, and it remained occupied until the Spanish ceded Florida to England in 1763. The permanence of the village is evidenced by the construction of the stone (coquina) hermitage chapel of Nuestra Senora de Guadalupe, only one of two permanent Indian churches built in St. Augustine in the mid-eighteenth century.³

With the evacuation of St. Augustine in 1763, the British used the abandoned tract for farmland, although the governor reserved a 0.9 acre plot, the one containing the ruins of the coquina Indian chapel (Block K, lot 2), for a cemetery after the Catholic Minorcans arrived in the capital of Protestant East Florida in the late 1770s.⁴ The Spanish sold the lands in the tract within the decade after their return to St. Augustine in 1784. By the early 1790s six small parcels had been sold for the purpose of increasing the agricultural output of the community, although an elongated piece in the center was reserved for a coquina powderhouse.⁵ For the next eighty years, the land was used essentially for citrus groves, an economically profitable investment in St. Augustine since the late eighteenth century.⁶ Several modest buildings were constructed on the periphery, although Markland, the spacious three-story Greek Revival residence of prominent local physician Dr. Andrew Anderson, was one of the most elaborate private dwellings in pre-Civil War St. Augustine⁷ (fig. 1). Seven years after acquiring the property in 1832, Dr. Anderson constructed the coquina building off present-day King

9. Major Bibliographical References

(See Continuation Sheet)

10. Geographical Data

Acreage of nominated property 110 acres

Quadrangle name St. Augustine

Quadrangle scale 1:24,000

UTM References

A	<u>17</u>	<u>469670</u>	<u>3306680</u>
	Zone	Easting	Northing

B	<u>17</u>	<u>469590</u>	<u>33017280</u>
	Zone	Easting	Northing

C	<u>17</u>	<u>469010</u>	<u>33017230</u>
	Zone	Easting	Northing

D	<u>17</u>	<u>468850</u>	<u>33016720</u>
	Zone	Easting	Northing

E	<u>17</u>	<u>468850</u>	<u>33016550</u>
	Zone	Easting	Northing

F			
	Zone	Easting	Northing

G			
	Zone	Easting	Northing

H			
	Zone	Easting	Northing

Verbal boundary description and justification

(See Continuation Sheet)

List all states and counties for properties overlapping state or county boundaries

state	N/A	code	N/A	county	N/A	code	N/A
-------	-----	------	-----	--------	-----	------	-----

state	N/A	code	N/A	county	N/A	code	N/A
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11. Form Prepared By

name/title Michael Scardaville/Larry Paarlberg, Historic Sites Specialist

organization Florida Division of Archives, History and Records Management date May 20, 1983

street & number Dept. of State, The Capitol telephone (904) 487-2333


city or town Tallahassee state Florida

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature 

title L. Ross Morrell, State Historic Preservation Officer date May 20, 1983

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I hereby certify that this property is included in the National Register

Patrick Anders date 8/2/83

Keeper of the National Register

Attest: _____ date _____

Chief of Registration

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ADDRESS OF SITE:

Streets Running North to South

Cordova Street	6-38 (even only)
Malaga Street	1
Mulvey Street	2-38
Riberia Street	9-80
Sevilla Street	1-48½

Street Running East to West

Almeria Street	59-79
Carrera Street	8-73
King Street	74-144 (even only)
Lemon Street	58-78
Orange Street	31-103 (odd only)
Oviedo Street	131-145
St. Andrews Court	1-10
Saragossa Street	5-78
Valencia Street	6-73

ROUGH BOUNDARY

Bounded on the south by King Street, on the west by U.S. 1 and the San Sebastian River, on the north by Orange Street, and on the west by Cordova Street.

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in the center of the tract, while the later buildings were constructed in the newer sections in the western and southern areas or on undeveloped lots in the center.

Given its half-century of development, a wide range of architectural styles can be found in the tract. Model Land Co. exhibits both the best monumental architecture, as seen in the Flagler era hotels and churches, and some of the best examples of late nineteenth and early twentieth century residential housing in the city. The 1887 Hotel Ponce de Leon (now Flagler College), the 1887 Grace United Methodist Church, and the 1889 Flagler Memorial Presbyterian Church comprise one of the most significant clusters of late nineteenth century monumental architecture in the country. Built as part of Flagler's tourist-oriented empire in St. Augustine, all three were designed by John M. Carrere and Thomas Hastings, two of America's leading architects who, after establishing their reputation in St. Augustine, went on to design other notable hotels, mansions, and public buildings, including the New York Public Library, the Senate and House office buildings in Washington, and Flagler's Palm Beach residence, Whitehall. The two young architects built the three massive St. Augustine structures out of poured concrete, the first extensive use of this building material on multi-storied buildings in the United States. In a conscious effort to blend in with the city's historic ambience, Carrere and Hastings designed the Hotel Ponce de Leon and Grace United Methodist Church, both immediately adjacent to the colonial city area, in the Spanish Renaissance Revival style (figs. 16, 26). Hallmarks of the style include clay tile roofs, towers, rounded arches, and extensive terra cotta ornamentation. The contrast between the reddish terra cotta and the greying concrete walls forms one of the distinctive visual elements of the downtown area, and the towers are an important feature of the St. Augustine skyline. Both buildings pioneered many of the elements of the Mediterranean Revival style that was popular during the Florida Boom period of the 1920s. Purportedly inspired by St. Marks Cathedral in Venice, Carrere and Hastings designed the impressive Flagler Memorial Presbyterian Church and its adjoining Manse in the Venetian Renaissance Revival style (fig. 2). The complex also featured a clay tile roof and extensive terra cotta ornamentation, although the terra cotta on these buildings is white and old-gold in color, rather than red. Both round and pointed ogee arches are used, and the church is topped with a copper dome, aged to green.

Other stately buildings in the Model Land Co. tract include the 1895 Ancient City Baptist Church (fig. 24) and the 1923-24 Florida East Coast Railway office complex (fig. 4). Built under the guidance of Flagler, the Ancient City Baptist Church was designed in the Romanesque style, exhibiting such noteworthy features as decorative brickwork above the arched windows and entrance and the cone-roofed turret that rises above a three-story tower. The masonry four-story railway offices, designed in a modified Commercial style, dominate the western approach to the Model Land Co. and, with the contiguous railroad park, forms a well-defined boundary of the district.

Three styles dominate the residential buildings of the 1885-1904 Flagler era. Approximately half of the residences represent either frame or masonry vernacular styles, although most are large (2-2½ stories) and exhibit verandahs or porches with decorative brackets, balustrades, and spindle friezes (figs. 8, 12). Moreover, most have an irregular plan with steeply pitched, intersecting gable roofs (figs. 6, 8, 12). Other vernacular residences have been influenced by the Colonial Revival style, particularly in the massing and the use of wood columns supporting the verandah (fig. 6). The 1891

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Schofield House features similar characteristics, although the principal building materials are concrete block and brick (fig. 8). These Flagler-era residences generally are located in the eastern two-thirds of the tract, although a cluster can be found on the westernmost block of Carrera and Valencia Streets.

The second most common late nineteenth-early twentieth century style in the Model Land Co. tract is the Colonial Revival. The 1839 Markland residence, remodeled in 1900 (fig. 1) and the 1894 Ingraham House (fig. 28) are the best examples of this style in St. Augustine, and each exhibits classical Colonial Revival features: roughly symmetrical massing, two and three stories in height, verandahs or porticoes supported by Doric or Corinthian columns, dentil mouldings, transom or fanlight windows and sidelights at the main entry, and a hip roof punctuated by a hip dormer. More modest Colonial Revival residences are located especially along Sevilla and Valencia Streets (fig. 7). Other outstanding examples of the style are 1899 Spades House (fig. 25) located opposite the aforementioned Ingraham House, and the 1898 Lewis House (fig. 17).

Queen Anne comprises the third major Flagler era style in the tract. Most are scattered throughout the eastern half of the neighborhood, and one, the 1888 Ponce de Leon Cottage, sits directly across from Grace United Methodist Church on Carrera Street (fig. 29). Typical features on the Queen Anne residences include a combination of siding materials, often making use of patterned novelty shingles, irregular plan and massing, ornamental woodwork on porches and brickwork on chimneys, and, most noticeably, the use of towers and turrets. At least two Italianate residences are located in the tract.

One other noteworthy Flagler era residence in the neighborhood is the ca. 1899 Felix de Crano House which exhibits both Colonial Revival and Shingle style characteristics (fig. 27). The building is particularly interesting for its use of palm tree posts in lieu of the more traditional round wood columns.

In general, the buildings of the 1914-1930 developmental phase are more modest than their Flagler era counterparts. Vernacular buildings are usually lacking ornamentation, are generally 1- and 1½-stories (fig. 14), and occasionally exhibit such Bungalow tendencies as exposed rafters, modest porches, and shed dormers (fig. 14). Although relatively few in number, two-story vernacular residences dot the area, especially in the southwestern quadrant. Fully-developed Bungalows are the most popular post-war style. The typical Bungalow is 1½-stories with parallel low pitched gable roofs over the main body of the house and the porch. On some Bungalows, however, a hip or gable roof extends over the porch. Tapered or battered porch posts and triangular brackets under the wide eaves also are common on many Bungalows. Combination double hung windows frequently are found with a single large pane in the bottom sash and from three to six panes on top, separated by vertical muntins. Weatherboard, drop siding, and wood shingle exteriors are popular (figs. 9, 13). An interesting example of brick Bungalow is the 1922 Marsh House (fig. 20).

Mediterranean Revival forms a third style found with frequency in the 1914-1930 period, especially in the southern portion of the tract. Typical features of the style in this neighborhood include clay tile roofs or cornices, stucco finish (either smooth or textured), and the use of an arch motif on windows, doors, and porches. Casement and fanlight windows are found as well as double hung sash. There is some use of ornamental ironwork for window grilles and balconets (fig. 18). As a whole, the Mediterranean Revival residences are the most substantial houses in the tract for the later period. One stately semi-Mediterranean Revival building is the 1907 YMCA building in the western section of the tract in Block G1 (fig. 19). The three-story building exhibits both Colonial Revival and Mediterranean Revival features, including an

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expansive clay tile roof. The exterior brick, however, has been left exposed and not covered with the more traditional stucco.

The eastern half of the Model Land Co., the area first developed in the Flagler era, is relatively free of major intrusions, with only occasional non-conforming structures (fig. 3). The southwest quarter of the tract, however, has been seriously affected by modern development, particularly along Malaga Street and in the two blocks west of the Flagler Memorial Presbyterian Church and Markland (fig. 15). Despite these intrusions, the southwest quadrant contains highly significant properties, including the YMCA building (fig. 19) and adjacent ca. 1930 gym, the Florida East Coast Railway offices (fig. 4), the railroad park (fig. 21), the ca. 1917 First United Methodist Church and residences from both major developmental periods.

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Street and in the center of his fourteen acre tract, an area bounded by present-day Cordova, Valencia, King, and Riberia Streets. The Anderson estate, the southernmost section of the Model Land Co. tract, would later constitute Blocks 45A, 45B, and 45C of the City of St. Augustine subdivision.⁸

Systematic residential development in this section of St. Augustine did not occur until after the Civil War when an artesian well contractor, E.F. Joyce, purchased the property fronting Orange Street, an unpaved road paralleling the then defunct Cubo line, and subdivided and sold lots beginning in 1873. By 1885 about a dozen houses had been built between Cordova and Riberia Streets, the latter thoroughfare then forming the western limit of the tract.⁹ Two other large buildings joined Markland by the mid-eighties. The Ball Place, built in 1875 for wealthy New Yorker Henry Ball and called "one of the handsomest residences in Florida" by Sidney Lanier, was an elegant Second Empire mansion located near the middle of the tract close to the present-day corner of Valencia and Sevilla Streets. The three-story Sunnyside House, situated at the intersection of King and Cordova Streets, was one of the first hotels constructed outside the colonial city area.¹⁰ Despite the immediate post-war development, most of the tract remained undeveloped and still was under citrus cultivation. Dr. Anderson's orange groves, in fact, became a major tourist attraction in St. Augustine.¹¹ Several factors mitigated against this centrally-located land from being extensively developed in the booming post-war years. Bounded on the east by Maria Sanchez Creek and on the west by the marshes of the San Sebastian River (which extended as far west as Riberia Street), much of the tract was low-lying and therefore subject to flooding. Moreover, two-thirds of the area was not available for residential development. Property from King Street to present-day Saragossa Street consisted of not only the Anderson and Ball estates, but the federal powderhouse lot as well. New post-war neighborhoods in growing St. Augustine consequently originated in areas north (e.g. Abbott Tract) and southwest of town (e.g. Henry Sanford's "Fountain City").¹²

Henry Flagler found the undeveloped tract northwest of the city ideal for his plans to transform St. Augustine into a winter resort for wealthy northerners. While honeymooning in the Ancient City in the early eighties, Flagler saw the opportunity to use his budding railroad interests to capitalize on the winter Florida climate. With the assistance of Dr. Andrew Anderson II, Flagler planned to purchase enough land in the undeveloped tract to build a monumental hotel which would be surrounded by complementary gracious residences on spacious lots. Dr. Anderson became his agent, responsible for buying the property and organizing the land-fill operations.¹³ Between 1885 and 1889, Anderson and Flagler acquired almost forty acres in the tract by consolidating the different parcels and buying the powderhouse lot from the federal government. Anderson also sold the eastern and western quarters of this estate to Flagler and retained only the core of the Markland property (City of St. Augustine, Blocks 45A and 45B). Anderson, in return, received the strip of property on Saragossa Street between Cordova and Sevilla Streets (Anderson s/d, south half of Block N).¹⁴

To alleviate the flooding problem and expand his landholdings, Flagler had Maria Sanchez Creek and the marshes west of Riberia Street filled in 1885. The filled creek bed in the southwest corner of the tract was planned to be the site of the monumental hotel, and the filled marshes, which increased his property by one-third, would become the location of the railroad station and park (fig. 21), the steam laundry for his hotels, and a baseball field. Flagler also moved the Sunnyside House out of the new subdivision to make room for the hotel and relocated the Ball House one block north so as not to visually compete with the planned adjacent hotel.¹⁵

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Once Flagler had altered the landscape to his liking, he proceeded to lay out brick streets and sidewalks throughout the area (figs. 19, 24). In an effort to play upon the Spanish heritage of St. Augustine, he named all but one of the new streets after cities in Spain: Valencia, Saragossa, Sevilla, Malaga, and Riberia. Only Carrera Street, perhaps named after architect John M. Carrera, did not fit the pattern. Architecturally, Flagler sought to capture the old world ambience of the community. The two young architects he hired to design the grand hotels and churches, Carrere and Thomas Hastings, both of whom worked under McKim, Mead and White in New York, consciously erected buildings complementary to the adjacent Hispanic structures in the colonial city area. As John M. Carrera later recalled how the style came to be chosen: "In the Ponce de Leon Hotel we found an unusual opportunity. In the first place, it was to be built in one of the most individual towns in the United States, a simple little Spanish city. When we looked over the ground we realized that by putting up an incongruous structure we might destroy forever the individuality and charms of that old Spanish community. Mr. Hastings had traveled much in Spain, and I was born in one of the cities of South America. Yet it was not so much our predilection for Spanish architecture as our conscientious scruples against destroying the characteristic atmosphere of St. Augustine that guided us in adopting the Spanish style for the Ponce de Leon"¹⁶ (fig. 16). Grace United Methodist Church (fig. 26), a Carrere and Hastings structure Flagler had erected in 1887 for the congregation on the perimeter of the colonial city area (Block K, lot 4), also was designed in the Spanish Renaissance Revival style.¹⁷

Flagler built or assisted in building other monumental structures in the central and western sections of the subdivision in the late 1880s, although he preferred other stylistic motifs. Carrere and Hastings designed the grandiose 1890 Flagler Memorial Presbyterian Church and adjacent manse in the Venetian Renaissance Revival style (fig. 2), and they adopted the Colonial Revival style for Flagler's winter residence, Kirkside, which occupied the rest of the block immediately west of the Presbyterian Church (Block K). Moreover, Flagler generously contributed to the building fund of the Ancient City Baptist congregation, enabling them to erect in 1895 a more elaborate church structure in the Romanesque Revival style which complemented the planned elegance of the subdivision¹⁸ (fig. 24).

Residential construction in the first two decades of development fit the mold of an elegant neighborhood for the nation's elite. Prominent winter residents and senior officials in the Flagler organization built elaborate residences on the spacious lots, particularly in the four blocks north of the Hotel Ponce de Leon. The houses of such individuals as General John McAllister Schofield, former Secretary of War and superintendent of West Point; Michael Spades, an Indiana realtor; Alexander Brinton Coxe, a Pennsylvania coal mine owner; and James Ingraham, the vice-president of the Florida East Coast Railway still dot the landscape in the neighborhood¹⁹ (figs. 8, 25, 28). In all, over sixty-five residences were constructed in the first twenty years in the Model Land Co. tract, many of which represent the best examples of late nineteenth and early twentieth century architecture in the city²⁰ (figs. 1, 8, 17, 27, 28). Dr. Anderson also attempted to profit from the Flagler era prosperity by selling most of the remaining two blocks of his Markland estate to Reverend Harry Northrop, the Catholic Bishop of Charleston, who in 1897 subdivided the property and commenced selling large lots west of the Ponce de Leon and south of the Presbyterian Church (City of St. Augustine, Blocks 45A and 45B)²¹. The late 1890s, however, were the beginning of the end for

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large-scale residential development in the tract, and only one house of note, the 1899 residence of well-known American artist Félix deCrano, was constructed (fig. 27) (Block 45B, lot 3).²²

By the early 1900s the Flagler era boom was over as the oil-railroad magnate developed new interests in south Florida. St. Augustine was destined to become not a winter Newport for the elite, but a resort and railroad town for the middle and working classes.²³ Flagler terminated his direct involvement in developing the neighborhood in 1903 when he conveyed title of the undeveloped thirty-seven acres to the Model Land Co., a Flagler incorporated real estate firm that handled his extensive Florida landholdings estimated at that time to exceed two million acres. Over the next three decades, the Model Land Co., with James Ingraham as its president, abandoned the earlier exclusiveness of the tract and guided development by enlarging the role of the railroad interests in the area.²⁴ Through a donation by Flagler, the Company erected in 1907 a three-story YMCA building in the western part of the tract for the employees of the Florida East Coast system in St. Augustine (fig. 19).²⁵ To maximize lot sales to the incoming railroad employees, the Company divided the originally large western tier of blocks with Lemon, Almeria, and Oviedo streets and replatted the new blocks into smaller lots. Construction accelerated in the subdivision after the railway established its main offices in St. Augustine around 1914 and especially after a new office complex was built in the neighborhood in 1923-1924 (fig. 4). By 1930 the tract, particularly west of Riberia Street, had filled out with modest residences, many influenced by the then popular Bungalow and Mediterranean Revival styles (fig. 14). Residential construction also quickened in the Northrop property, although Mediterranean Revival was dominant in these two blocks.²⁶

Model Land Co. tract changed little until the 1950s when the dualization of U.S. 1 resulted in the demolition or relocation of houses on the western fringe of Blocks A-F and when a series of expensive residences were constructed on the site of the Kirkside estate after Flagler's winter home had been razed in 1949 (Block L). The Ball Mansion, converted into the Barcelona Hotel in 1890, was demolished in 1962 for a parking lot (Block K, lot 1). Residential construction was resumed after World War II, and most of the remaining vacant lots, especially in Block 45A of the City of St. Augustine subdivision, were developed.²⁷ Despite recent intrusions and unfortunate demolitions, St. Augustine's most important Flagler-related development has remained relatively intact.

Historic preservation measures and efforts in the City of St. Augustine are conducted under the auspices of federal, state, municipal and private agencies and organizations. The Historic St. Augustine Preservation Board is an agency of the State of Florida with a statutory responsibility to preserve, protect, and enhance historic sites and properties throughout the city. Its professional staff conducts historical and archaeological research and provides assistance to residents on preservation issues. Threats to archaeological resources are monitored by the board's staff.

The eastern boundary of the Model Land Company tract borders on the municipal historic district, which is governed by local ordinance. Alterations to properties facing the district must be approved by the City's Historic Architectural Review Board. Additionally, no demolition can take place throughout the city without the approval of the Review Board.

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The private owners of the three properties within the district that are presently on the National Register of Historic Places are cognizant of that distinction and cooperative in efforts to preserve their integrity. That sense of respect for the historical value of the neighborhood is generally appreciated and shared by residents.

*This narrative is based on research conducted during a two-year comprehensive survey of the City of St. Augustine. Major references are listed in the notes below, although one should consult the final report for complete references. See William Adams, et. al, "Historic Sites and Buildings Survey of St. Augustine, Florida," ms. on file at the Florida Division of Archives, History and Records Management, Tallahassee (St. Augustine: Historic St. Augustine Preservation Board, 1980).

FOOTNOTES

¹Boazio, "S. Augustini pars et terrae Florida sub latitudinae 30 gradora vera maritima humilior est, lancinata et insulosa, 1588"; Hernando de Mestas, "Mapa del Pueblo, Fuerte y Cano de San Agustin de la Florida, 1595"; Brian George Boniface, "A Historical Geography of Spanish Florida. c.1700," M.A. Thesis (University of Georgia, 1971), pp. 134-135; Amy Bushnell, "The Expenses of Hidalguia in Seventeenth-Century St. Augustine," El Escribano, 15 (1978), pp. 28-30.

²Verne E. Chatelain, The Defenses of Spanish Florida, 1565-1763 (Washington, D.C., 1941), pp. 82-88; Pablo Castello, "Plano del Presidio de San Agustin de la Florida y sus Contornos, 1763."

³Michael V. Gannon, The Cross in the Sand: The Early Catholic Church in Florida, 1513-1870 (Gainesville, 1963), p. 108; Antonio de Arrendondo, "Plano de la Ciudad de San Agustin de la Florida, 1737"; Juan Joseph Elixio de la Puente, "Plano de la Real Fuerza, Baluartes y Linea de la Plaza de San Agustin, 1764."

⁴John Purcell, "A Plan of St. Augustine and of its Environs in East Florida, 1777"; Charles S. Coomes, "Tolomato Cemetery," El Escribano, 13 (Oct., 1976), pp. 110, 116.

⁵Benjamin Clements and J.B. Clements, "Plan of the City of St. Augustine, East Florida, 1834"; St. Johns County Courthouse, Deed Records, Book B, pp. 36-38; Book L, pp. 87-90.

⁶Elias Nason, Chapin's Handbook of St. Augustine (St. Augustine, 1884), p. 11; Sidney Lanier, "St. Augustine in April," Lippincott's Magazine, 16 (Nov., 1875), p. 540; H. Wellge, "View of the City of St. Augustine, Florida, 1885"; East Florida Herald, March 8, 1837.

⁷Anon., "Copy of a Plan of the City of St. Augustine, Florida with Some Additions for the Year 1833"; H. Wellge, "View of the City of St. Augustine, Florida, 1885."

⁸Thomas Graham, The Awakening of St. Augustine (St. Augustine, 1978), pp. 27, 37, 73-75; Deed Records, Book I-J, p. 369.

⁹Interview with Mrs. E.F. Joyce, St. Augustine Record, July 4, 1937; H. Wellge, "View of the City of St. Augustine, Florida, 1885."

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¹⁰H. Wellge, "View of the City of St. Augustine, 1885"; Lanier, p. 540; George H. Chapin, St. Augustine Directory (St. Augustine, 1885), n.p. (see section on "Dwelling Houses").

¹¹Chapin, n.p. (see section on "Dwelling Houses").

¹²See Adams, et. al, "Historic Sites and Buildings Survey of St. Augustine, Florida," pp. 38-39, 42-43.

¹³Sidney Walter Martin, Florida's Flagler (Athens, Ga., 1949), pp. 103-110; H.H. Stackhouse, "The Model Land Tract: The Development of a Residential Neighborhood," El Escribano, 16 (1979), p. 28.

¹⁴Deed Records, Book I-J, pp. 345, 349, 369; Book L, p. 87; Book EE, pp. 116, 320; Book FF, p. 197; Book PP, p. 17; Book 4, p. 182.

¹⁵Thomas Graham, "Flagler's Magnificent Hotel Ponce de Leon," Florida Historical Quarterly, 54 (July, 1975), pp. 1-18; Rog. Koch, "Birds-eye View of St. Augustine, Florida, ca. 1894."

¹⁶St. Augustine Record, Dec. 20, 1906.

¹⁷Irene Liody Williams, History of Grace Methodist Church, St. Augustine, Florida (St. Augustine, 1962).

¹⁸David A. Redding, Flagler and His Church (Jacksonville, 1970); Ancient City Baptist Church 90th Anniversary (1887-1977) (St. Augustine, 1977).

¹⁹See Florida Master Site File forms for 20 Valencia Street, 33 Sevilla Street, 9 Carrera Street, and 32 Sevilla Street.

²⁰Sanborn Map Company, "St. Augustine Fire Insurance Map," 1888, 1893, 1899, 1904.

²¹Deed Records, Book EE, p. 136; Book FF, p. 29; Book WW, p. 185; Book XX, p. 598; Book 8, p. 587.

²²St. Augustine Tatler, March 19, 1898; Interstate Directory Co., Directory of St. Augustine (New York, 1899).

²³Graham, The Awakening of St. Augustine, pp. 203-204.

²⁴Stackhouse, pp. 29-30; Martin, pp. 239-240; Deed Records, Book 5, p. 471.

²⁵St. Augustine and St. Johns County Illustrated (St. Augustine, 1908), p. 27.

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²⁶Stackhouse, pp. 29-30; "St. Augustine Fire Insurance Map," 1910, 1917, 1924, 1930.

²⁷"St. Augustine Fire Insurance Map," 1958.

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VERBAL BOUNDARY DESCRIPTION

BEGINNING: At a point (A) marking the NE corner of King Street and Cordova Street; proceed,

NORTHWARD: following the east curb line of Cordova Street to the northern right-of-way of Orange Street (B); thence,

WESTWARD: following the northern right-of-way of Orange Street to the east curb line of U.S. 1 (C); thence,

SOUTHWARD:
&
WESTWARD along the east curb line of U.S. 1 to a point (D) where it intersects with the low tide mark of the San Sebastian River; thence,

SOUTHWARD: along the low tide mark of said River to the southern right-of-way of King Street (E); thence,

EASTWARD: following the southern right-of-way of King Street to the point of beginning (A).

BOUNDARY JUSTIFICATION

The entire quadrangular area northwest of the St. Augustine National Landmark Historic District is well-defined by major transportation arteries (Orange Street, Cordova Street, King Street, and U.S. 1) and by the natural boundary provided by the San Sebastian River. Despite the high percentage of non-conforming buildings in the southwest section of the proposed district, this area is included due to the existence of several major architecturally and historically significant buildings, such as the YMCA, the Florida East Coast Railway offices, and the First United Methodist Church.

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CRITERIA FOR CLASSIFICATION

Contributing Buildings:
(Red)

buildings which generally date from the nineteenth or early twentieth century and reflect the district's development during this time. Use and function are not factors, although scale and building materials are important considerations.

Contributing but Altered Buildings:
(Yellow)

generally these meet the same criteria as contributing buildings except alterations have occurred which have changed the building's basic character, such as inappropriate siding, replaced window sashes, enclosed porches, and major additions.

Non-Contributing Buildings:
(Blue)

pre-1930 buildings which have been severely and irrevocably altered or post 1930 buildings which do not respect the scale, set-back, or material used in the buildings of earlier years. Examples would include one-story brick or concrete block ranch houses.

Historic Green Spaces:

expanses of open areas with significant historical associations, such as parks and cemeteries.

SUMMARY STATISTICS

<u>Type</u>	<u>Number</u>	<u>Percent</u>
Non-Contributing	64	21%
Contributing but altered	131	43%
Contributing	<u>107</u>	35%
Total	302	

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List of Contributing, Contributing but Altered and Non-Contributing
Buildings in the Model Land Company Historic District

(See Attached Sheets)

Almeria Street

<u>Address/ Name</u>	<u>Photo No.</u>	<u>Date</u>	<u>Size/ Style</u>	<u>Ext. Fabrics</u>	<u>Use</u>	<u>Classification</u>
59		1924	2-story FV	Weatherboard	Residence	C
60		1916	1-story FV	Wood Shingles Brickwall	Residence	A
61		1916	1-story FV	Wood Shingles	Residence	C
62		1916	1-story Bungalow	Drop Siding, Asbestos	Residence	A
65		1916	1½-story FV	Weatherboard	Residence	C
66		1917	2-story FV	Weatherboard	Residence	A
67		1916	1½-story FV	Wood Shingles	Residence	A
68		1916	1-story FV	Weatherboard	Residence	C
69		1916	1-story FV	Weatherboard	Residence	C
71		1916	1-story Bungalow	Weatherboard, Brick	Residence	C
72		1916	1-story Bungalow	Aluminum Siding, Stucco	Residence	A
74		1916	1-story FV	Wood Shingles, Asbestos Shingles	Residence	A
75		1916	1½-story Bungalow	Weatherboard, Artificial Stone	Residence	A

Almeria Street

<u>Address/ Name</u>	<u>Photo No.</u>	<u>Date</u>	<u>Size/ Style</u>	<u>Ext. Fabrics</u>	<u>Use</u>	<u>Classification</u>
76		1916	1-story FV	Wood Shingles	Residence	C
77		1920	1-story FV	Weatherboard Wood Shingles	Residence	C
79		1922	1-story Bungalow	Weatherboard	Residence	A

Carrera Street

<u>Address/ Name</u>	<u>Photo No.</u>	<u>Date</u>	<u>Size/ Style</u>	<u>Ext. Fabrics</u>	<u>Use</u>	<u>Classification</u>
8 Grace United Meth Church		1887	2-story Sp Ren Rev	Poured Concrete, Terra Cotta	Church	A
9 Ponce de Leon Cottage		1888	2½-story Q Anne	Weatherboard, Novelty Shingles	Residence	C
10		1910	2-story Col Rev	Aluminum Siding	Residence	A
14		1917	1-story Bungalow	Weatherboard	Residence	C
15		1921	1-story Col Rev	Stucco Weatherboard	Church	A
16		1917	1-story Bungalow	Weatherboard	Residence	C
16-A		1917	2-story FV	Asbestos Shingles	Residence	A
16½		1917	1½-story Bungalow	Weatherboard	Residence	C
18 John G. Leeds House		1904	2½-story FV	Weatherboard	Residence	C
18½		1917	1-story FV	Drop Siding Weatherboard	Residence	C
30 Ancient City Bap Church		1895	3-story Rom Rev	Brick, Asbestos Shingles	Church	A
36		1899	2½-story Col Rev	Weatherboard	Residence	C
38		1899	2½-story FV	Weatherboard	Residence	C

Carrera Street

<u>Address/ Name</u>	<u>Photo No.</u>	<u>Date</u>	<u>Size/ Style</u>	<u>Ext. Fabrics</u>	<u>Use</u>	<u>Classification</u>
40		1899	2½-story FV	Weatherboard	Residence	A
40½		1899	2-story FV	Weatherboard	Residence	A
42		1906	2-story FV	Weatherboard	Residence	A
44		1899	2-story FV	Weatherboard	Residence	A
46		1885	2½-story FV	Weatherboard, Wood Shingles, Board and Batten	Residence	A
52 La Posada Hotel		1885	2-story FV	Stucco	Apartments	A
54		1911	2-story FV	Aluminum Siding, Wood Shingles	Apartments	A
54½		1912	2-story FV	Aluminum Siding	Apartments	A
56		1911	2-story FV	Weatherboard, Drop Siding	Residence	C
56½		1917	1-story FV	Drop Siding, Wood Shingles	Residence	C
58		1910	1-story FV	Weatherboard	Residence	C
60		1917	1-story FV	Weatherboard, Stucco	Residence	C

Carrera Streets

<u>Address/ Name</u>	<u>Photo No.</u>	<u>Date</u>	<u>Size/ Style</u>	<u>Ext. Fabrics</u>	<u>Use</u>	<u>Classification</u>
60½		1924	2-story FV	Composition Shingles	Residence	A
62		1910	1-story FV	Wood Shingles	Residence	A
63		1885	1½-story FV	Asbestos Shingles	Residence	A
64		1920	1-story FV	Wood Shingles	Residence	C
64½		1924	2-story FV	Wood Shingles	Residence	C
67		1885	1½-story FV	Weatherboard, Wood Shingles	Residence	C
71-73		1885	1½-story FV	Weatherboard, Wood Shingles	Residence	C

Cordova Street

<u>Address/ Name</u>	<u>Photo No.</u>	<u>Date</u>	<u>Size/ Style</u>	<u>Ext. Fabrics</u>	<u>Use</u>	<u>Classification</u>
6		1917	1-story FV	Weatherboard	Residence	A
16		1910	2½-story FV	Weatherboard	Residence	C
18		1916	2½-story MV	Concrete Block, Stucco	Apartments	A
20		1904	2-story Med Rev	Stucco	Offices	C
26		1899	2-story FV	Asbestos Shingles	Apartments	A
34		1904	1-story FV	Weatherboard	Residence	C
36		1899	1-story FV	Drop Siding, Concrete Block	Residence	C
36½		1899	2-story MV	Stucco	Residence	C
38		1899	2-story FV	Weatherboard	Apartments	C

King Street

<u>Address/ Name</u>	<u>Photo No.</u>	<u>Date</u>	<u>Size/ Style</u>	<u>Ext. Fabrics</u>	<u>Use</u>	<u>Classification</u>
74 Hotel Ponce de Leon/ Flagler College		1887	4-story Sp Ren	Concrete, Brick, Terra Cotta, Plaster	Educational	C
102 Markland		1839	2½-story Col Rev	Stucco, Wood Shingles	Educational	A
Behind 102 Billiard House		1899	1-story FV	Wood Shingles	Entertainment	C
108		1904	2-story MV	Stucco	Residence	C
116-118		1910	2-story Med Rev	Concrete Block, Stucco, Brick	Religious	A
120 First United Meth Church		1910	2½-story MV	Brick, Stucco	Religious	A
124		1904	2-story FV	Weatherboard	Religious	C
128		1910	1½-story Bungalow	Weatherboard, Stucco	Residence	C
132		1910	2-story FV	Weatherboard, Drop Siding	Apartments	A
134		1917	2-story MV	Stucco, Asbestos Shingles, Brick	Residence	A
136		1910	2-story FV	Weatherboard	Residence	C

King Street

<u>Address/ Name</u>	<u>Photo No.</u>	<u>Date</u>	<u>Size/ Style</u>	<u>Ext. Fabrics</u>	<u>Use</u>	<u>Classification</u>
138		1919	1½-story FV	Weatherboard	Residence	C
142		1924	1-story MV	Brick	Retail	A
144-B		1910	2-story FV	Wood Shingles	Residence	A
144		1924	2-story Med Rev	Stucco, Brick	Retail	A

Lemon Street

<u>Address/ Name</u>	<u>Photo No.</u>	<u>Date</u>	<u>Size/ Style</u>	<u>Ext. Fabrics</u>	<u>Use</u>	<u>Classification</u>
58		1922	1½-story Bungalow	Wood Shingles	Residence	C
60		1924	1-story FV	Weatherboard	Residence	C
62		1924	1-story FV	Weatherboard	Residence	C
63		1924	2-story FV	Concrete Block, Asbestos Shingles	Residence	A
64		1924	1-story FV	Stucco	Residence	A
65		1919	1-story FV	Asbestos Shingles, Concrete Block	Residence	A
66		1910	1½-story FV	Artificial Stone Veneer, Wood Shingles	Residence	A
67		1910	1½-story FV	Weatherboard	Residence	C
68		1910	1-story FV	Wood Shingles	Residence	C
69		1917	1-story FV	Weatherboard	Residence	A
70		1910	1-story FV	Drop Siding	Residence	C
71		1917	1-story FV	Weatherboard	Residence	C
72		1910	1-story FV	Wood Shingles	Residence	C

Lemon Street

<u>Address/ Name</u>	<u>Photo No.</u>	<u>Date</u>	<u>Size/ Style</u>	<u>Ext. Fabrics</u>	<u>Use</u>	<u>Classification</u>
74		1910	1-story FV	Wood Shingles	Residence	C
75		1917	1-story FV	Weatherboard	Residence	C
76		1922	1-story FV	Weatherboard	Residence	C
77		1910	1-story FV	Aluminum Siding	Residence	A
78		1922	1-story FV	Weatherboard	Residence	C

Malaga Street

<u>Address/ Name</u>	<u>Photo No.</u>	<u>Date</u>	<u>Size/ Style</u>	<u>Ext. Fabrics</u>	<u>Use</u>	<u>Classification</u>
1		1923	4-story Commercial	Stucco, Brick	Offices	C
1		1917	1-story MV	Stucco, Brick	Storage	A

Mulvey Street

<u>Address/ Name</u>	<u>Photo No.</u>	<u>Date</u>	<u>Size/ Style</u>	<u>Ext. Fabrics</u>	<u>Use</u>	<u>Classification</u>
2		1917	2-story FV	Weatherboard	Apartments	C
4		1917	1-story FV	Asbestos Shingles	Residence	A
8		1917	2-story FV	Asbestos Shingles	Apartments	A
10		1917	2-story FV	Asbestos Shingles	Apartments	A
10½		1924	2-story FV	Asbestos Shingles	Residence	A
12		1924	1-story Bungalow	Drop Siding Concrete Block	Residence	C
12½		1917	2-story FV	Drop Siding	Residence	A
16 Philander Hulett House		1865	2½-story FV	Weatherboard	Apartments	C
36-38		1917	2-story FV	Asbestos Shingles, Concrete Block	Apartments	A

Orange Street

<u>Address/ Name</u>	<u>Photo No.</u>	<u>Date</u>	<u>Size/ Style</u>	<u>Ext. Fabrics</u>	<u>Use</u>	<u>Classification</u>
31 Old Drug Store Museum		1886	2-story FV	Drop Siding	Museum	C
47		1938	1-story MV	Brick, Limestone	Education	A
51		1904	2½-story FV	Weatherboard, Wood Shingles	Apartments	C
55		1894	2-story FV	Weatherboard	Residence	C
57		1885	2-story FV	Weatherboard	Residence	A
61 Bruer House		1885	2½-story Q Anne	Asbestos Shingles, Novelty Shingles	Residence	A
63 Vedder House		1885	2½-story FV	Drop Siding	Residence	C
75 Ketterlinus Jr. High School		1925	2-story Med Rev	Stucco	Education	A
76		1917	2-story FV	Weatherboard	Apartments	A
76-B		1917	2-story FV	Weatherboard	Apartments	C
79		1885	2-story FV	Stucco	Residence	A
81		1904	2-story FV	Drop Siding	Residence	C
97		1894	1½-story FV	Weatherboard, Wood Shingles	Office	A

Orange Street

<u>Address/ Name</u>	<u>Photo No.</u>	<u>Date</u>	<u>Size/ Style</u>	<u>Ext. Fabrics</u>	<u>Use</u>	<u>Classification</u>
99		1890	2-story FV	Stucco, Concrete Block	Apartments	A
101		1890	2-story FV	Weatherboard, Wood Shingles	Office	A
103		1890	2-story FV	Stucco	Gas Station	A

Oviedo Street

<u>Address/ Name</u>	<u>Photo No.</u>	<u>Date</u>	<u>Size/ Style</u>	<u>Ext. Fabrics</u>	<u>Use</u>	<u>Classification</u>
131		1910	2½-story FV	Stucco, Weatherboard	Residence	C
133		1917	1½-story FV	Weatherboard	Residence	A
135		1924	2-story FV	Wood Shingles	Residence	C
136		1917	2-story FV	Weatherboard	Residence	C
137		1910	2-story MV	Concrete Block	Residence	C
138		1924	2-story FV	Drop Siding	Residence	A
144		1917	2½-story FV	Asbestos Shingles, Composition Shingles	Residence	A
145		1917	1-story FV	Asbestos Shingles	Residence	A

Riberia Street

<u>Address/ Name</u>	<u>Photo No.</u>	<u>Date</u>	<u>Style/ Style</u>	<u>Ext. Fabrics</u>	<u>Use</u>	<u>Classification</u>
9		1904	2-story FV	Drop Siding	Apartments	C
11		1904	2-story FV	Drop Siding	Apartments	A
14		1922	1-story MV	Concrete Block	Residence	C
15		1904	2-story FV	Aluminum Siding	Religious	A
16		1924	2-story MV	Concrete Block, Drop Siding	Apartments	A
18		1922	1-story FV	Weatherboard	Residence	A
19		1904	1-story FV	Artificial Stone, Aluminum Siding	Religious	A
20		1924	1-story FV	Stucco	Residence	C
24		1907	1½-story FV	Weatherboard, Asbestos Shingles	Apartments	A
25		1885	2½-story FV	Weatherboard	Residence	A
26		1907	2-story FV	Drop Siding, Wood Shingles	Residence	C
27		1885	2-story FV	Weatherboard	Residence	A
28		1904	2-story FV	Weatherboard Wood Shingles	Residence	C

Riberia Street

<u>Address/ Name</u>	<u>Photo No.</u>	<u>Date</u>	<u>Size/ Style</u>	<u>Ext. Fabrics</u>	<u>Use</u>	<u>Classification</u>
55		1951	2-story Col Rev	Stucco	Apartments	A
68		1924	2-story Col Rev	Weatherboard	Recreational	C
77		1910	2-story FV	Weatherboard	Religious	A
78		1917	2-story FV	Stucco	Apartments	A
80		1917	2-story	Stucco, Asbestos Shingles	Government	A

St. Andrews Court

<u>Address/ Name</u>	<u>Photo No.</u>	<u>Date</u>	<u>Size/ Style</u>	<u>Ext. Fabrics</u>	<u>Use</u>	<u>Classification</u>
1		1911	1-story FV	Weatherboard	Residence	C
2		1911	1-story FV	Concrete Block, Weatherboard	Residence	A
3		1911	1-story FV	Weatherboard, Asbestos Shingles	Residence	A
4		1899	2-story FV	Drop Siding	Residence	A
6		1924	2-story FV	Drop Siding	Residence	A
7		1924	1-story FV	Weatherboard	Residence	A
8		1924	1-story FV	Weatherboard	Residence	C
10		1904	1-story FV	Drop Siding	Residence	C

Saragossa Street

<u>Address/ Name</u>	<u>Photo No.</u>	<u>Date</u>	<u>Size/ Style</u>	<u>Ext. Fabrics</u>	<u>Use</u>	<u>Classification</u>
5		1899	2-story FV	Asbestos Shingles	Residence	A
6		1911	2½-story FV	Asbestos Shingles	Residence	A
7		1917	2½-story FV	Aluminum Siding, Concrete Block	Residence	A
8		1911	2-story FV	Stucco	Apartments	A
9		1888	1½-story FV	Weatherboard	Residence	A
10		1904	1½-story FV	Weatherboard, Novelty Shingles	Residence	A
11		1885	1½-story FV	Weatherboard	Residence	A
12		1910	1-story FV	Drop Siding	Residence	A
13		1878	1-story FV	Weatherboard	Residence	A
14		1904	2½-story Col Rev	Weatherboard	Residence	C
15		1899	2-story FV	Wood	Residence	A
16		1925	2-story FV	Weatherboard, Concrete Block	Residence	A
17		1904	2-story FV	Weatherboard	Residence	C

Saragossa Street

<u>Address/ Name</u>	<u>Photo No.</u>	<u>Date</u>	<u>Size/ Style</u>	<u>Ext. Fabrics</u>	<u>Use</u>	<u>Classification</u>
18		1910	2-story Med Rev	Brick	Residence	A
19		1910	1½-story Bungalow	Weatherboard	Residence	C
20		1904	2-story Col Rev	Wood Shingle	Residence	C
21		1910	2-story Col Rev	Asbestos Shingles	Residence	A
23		1917	2-story Col Rev	Weatherboard, Stucco	Residence	C
24		1910	2-story Med Rev	Brick	Apartments	C
28		1891	2-story Q Anne	Weatherboard, Novelty Shingles	Apartments	C
31		1910	1½-story FV	Wood Shingles	Residence	C
32		1899	2½-story Q Anne	Weatherboard, Novelty Shingles	Residence	C
34		1917	1½-story Bungalow	Weatherboard	Residence	C
35		1910	1-story FV	Wood Shingles	Residence	C
36		1924	2-story FV	Weatherboard	Apartments	C
37		1910	1-story FV	Aluminum Siding	Residence	A
39		1910	2-story FV	Wood Shingles Weatherboard	Residence	A

Saragossa Street

<u>Address/ Name</u>	<u>Photo No.</u>	<u>Date</u>	<u>Size/ Style</u>	<u>Ext. Fabrics</u>	<u>Use</u>	<u>Classification</u>
40		1904	2½-story FV	Drop Siding, Novelty Shingles	Apartments	C
41		1910	1½-story FV	Weatherboard	Residence	C
42		1910	1½-story Bungalow	Wood Shingles	Residence	A
45		1910	1-story FV	Weatherboard	Residence	C
45½		1917	1-story FV	Drop Siding	Residence	A
46		1924	2-story Med Rev	Stucco, Asbestos Shingles	Apartments	A
58		1924	1-story FV	Weatherboard	Religious	C
60		1914	1½-story FV	Wood Siding	Residence	C
62		1899	1-story FV	Weatherboard, Concrete Block	Residence	A
63		1918	1½-story FV	Aluminum Siding	Residence	A
65		1918	1½-story Bungalow	Weatherboard	Residence	C
65½		1918	1-story FV	Weatherboard	Residence	C
66		1904	1½-story FV	Drop Siding, Wood Shingles	Residence	A

Saragossa Street

<u>Address/ Name</u>	<u>Photo No.</u>	<u>Date</u>	<u>Size/ Style</u>	<u>Ext. Fabrics</u>	<u>Use</u>	<u>Classification</u>
67		1914	1-story FV	Weatherboard	Residence	C
68		1899	1-story FV	Drop Siding	Residence	A
69		1924	2-story FV	Weatherboard, Wood Shingles	Residence	C
70		1904	1½-story FV	Weatherboard	Residence	A
72		1904	1-story FV	Weatherboard, Asbestos Shingles	Residence	A
74		1904	1-story FV	Aluminum Siding	Residence	A
75		1916	1½-story FV	Weatherboard	Residence	C
76		1904	2-story FV	Aluminum Siding	Residence	A
77		1914	1-story FV	Wood Shingles	Retail	A
78		1899	2-story FV	Asbestos Shingles	Office	A

Sevilla Street

<u>Address/ Name</u>	<u>Photo No.</u>	<u>Date</u>	<u>Size/ Style</u>	<u>Ext. Fabrics</u>	<u>Use</u>	<u>Classification</u>
1		1917	1-story FV	Drop Siding	Residence	C
3		1917	1-story FV	Weatherboard	Residence	A
5		1917	1-story FV	Asbestos Shingles, Weatherboard	Residence	A
8		1904	2-story FV	Asbestos Shingles	Residence	A
9		1917	1-story FV	Weatherboard	Residence	A
10		1885	2-story FV	Asbestos Shingles	Apartment	A
11		1924	1-story Col Rev	Stucco	Residence	C
11½		1924	2-story FV	Composition Shingles	Residence	A
12		1899	2-story FV	Weatherboard	Residence	C
14		1885	2-story FV	Drop Siding	Residence	C
15		1924	1-story Bungalow	Aluminum Siding	Residence	A
16		1911	2-story FV	Wood Shingles	Residence	C
17		1917	1-story Bungalow	Wood Shingles	Residence	C
20		1903	2½-story FV	Weatherboard	Residence	A

Sevilla Street

<u>Address/ Name</u>	<u>Photo No.</u>	<u>Date</u>	<u>Size/ Style</u>	<u>Ext. Fabrics</u>	<u>Use</u>	<u>Classification</u>
21		1910	2-story FV	Weatherboard	Residence	A
22		1904	2½-story Col Rev	Weatherboard	Residence	C
23		1910	1-story Col Rev	Weatherboard	Residence	A
24		1904	2½-story Col Rev	Weatherboard	Residence	A
25		1917	2-story Col Rev	Weatherboard	Residence	C
26		1904	2-story FV	Asbestos Shingles	Religious	A
27		1899	2-story Col Rev	Weatherboard	Residence	A
32 Ingraham House/ Presbyterian Manse		1894	2½-story Col Rev	Weatherboard	Religious	C
33 Spades House		1899	2-story Col Rev	Weatherboard	Residence	A
38 Presbyterian Church House		1890	2-story Ven Ren	Concrete	Religious	A
44 Felix de Crano House		1894	3-story Col Rev	Wood Shingles	Residence	A
48		1865	2-story Med Rev	Stucco	Residence	A
48½		1924	2-story Med Rev	Stucco	Residence	C

Valencia Street

<u>Address/ Name</u>	<u>Photo No.</u>	<u>Date</u>	<u>Size/ Style</u>	<u>Ext. Fabrics</u>	<u>Use</u>	<u>Classification</u>
6 Casa Amarylla		1898	2½-story Col Rev	Weatherboard, Brick	Educational	A
18 McKay Cottage		1900	2½-story Col Rev	Wood Shingles	Educational	C
20 Seavey Cottage		1887	2½-story	Concrete Block, Brick, Stucco	Educational	A
29 S.W.B. Fraser House		1910	2-story Med Rev	Stucco	Residence	C
33		1894	2-story FV	Wood Shingles	Residence	A
35		1904	2-story Med Rev	Stucco, Stone, Coquina	Residence	A
35½		1924	2-story Med Rev	Stucco	Residence	C
36 Flagler Presbyterian Church		1889	2-story Ven Ren	Concrete, Brick	Religious	A
39		1889	2-story Med Rev	Stucco	Apartments	A
59 YMCA		1907	3-story Med Rev	Brick, Drop Siding	Recreational	A
62		1917	1-story FV	Wood Shingles	Residence	A
64		1894	2½-story Col Rev	Weatherboard	Residence	C

Valencia Street

<u>Address/ Name</u>	<u>Photo No.</u>	<u>Date</u>	<u>Size/ Style</u>	<u>Ext. Fabrics</u>	<u>Use</u>	<u>Classification</u>
67		1924	2-story FV	Stucco, Wood	Residence	A
68		1894	2-story FV	Wood Shingles	Residence	C
69		1917	1½-story Bungalow	Brick, Wood Shingles	Residence	C
72		1894	2-story FV	Asbestos Shingles	Residence	A
73		1924	1-story FV	Stucco	Residence	C

MODEL LAND

List of Non-Conforming Buildings

55 Almeria Street	3 Saragossa Street
57 Almeria Street	29 Saragossa Street
70 Almeria Street	56 Saragossa Street
12 Carrera Street	59 Saragossa Street
34 Carrera Street	28 Sevilla Street
41 Carrera Street	2 Valencia Street
45 Carrera Street	38 Valencia Street
49 Carrera Street	41 Valencia Street
49½ Carrera Street	42 Valencia Street
50 Carrera Street	45 Valencia Street
53 Carrera Street	46 Valencia Street
55 Carrera Street	48 Valencia Street
57 Carrera Street	49 Valencia Street
28 Cordova Street	50 Valencia Street
30 Cordova Street	56 Valencia Street
130 King Street	65 Valencia Street
154 King Street	71 Valencia Street
61 Lemon Street	
50 Malaga Street	
100 Malaga Street	
140 Malaga Street	
150 Malaga Street	
200 Malaga Street	
98 Markland	
99 Markland	
138 Markland	
140 Markland	
6 Mulvey Street	
67 Orange Street	
77 Orange Street	
83 Orange Street	
132 Oviedo Street	
134 Oviedo Street	
140 Oviedo Street	
141 Oviedo Street	
146 Oviedo Street	
148 Oviedo Street	
112 Ponce de Leon Blvd.	
208 Ponce de Leon Blvd.	
510 Ponce de Leon Blvd.	
7 Riberia Street	
23 Riberia Street	
40 Riberia Street	
56 Riberia Street	
58 Riberia Street	
73 Riberia Street	
75 Riberia Street	