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United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

FEB 09 2011

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name NELMAR TERRACE HISTORIC DISTRICT

other names/site number N/A

2. Location

street & number Alfred St, San Carlos Ave, San Marcos Ave, Hospital Creek N/A  not for publication

city or town ST. AUGUSTINE N/A  vicinity

state FLORIDA code FL county ST. JOHNS code 109 zip code 32084

3. State/Federal Agency Certification

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

Barbara E. Mattick / DSHPO 2/7/2011  
Signature of certifying official/Title Date

State Historic Preservation Officer, Division of Historical Resources  
State or Federal agency and bureau

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

\_\_\_\_\_  
Signature of certifying official/Title Date

\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

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

Edson H. Beall Signature of the Keeper  
3-29-11 Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply)

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

Category of Property

(Check only one box)

- buildings
- district
- site
- structure
- object

Number of Resources within Property

(Do not include any previously listed resources in the count)

Contributing	Noncontributing	
100	18	buildings
0	0	sites
0	0	structures
0	0	objects
100	18	total

Name of related multiple property listings

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC: single dwelling

RELIGION: church

Current Functions

(Enter categories from instructions)

DOMESTIC: single dwelling

RELIGION: church

7. Description

Architectural Classification

(Enter categories from instructions)

L. 19TH & E. 20TH C. REVIVALS: Colonial Revival

L 19TH & E 20th CENTURY REVIVALS: Med. Revival

see continuation sheet

Materials

(Enter categories from instructions)

foundation see continuation sheet

walls WOOD

see continuation sheet

roof see continuation sheet

other POURED CONCRETE

CAST STONE

Narrative Description

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

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### ARCHITECTURAL CLASSIFICATION

LATE 19<sup>TH</sup> AND EARLY 20<sup>TH</sup> CENTURY REVIVALS: Tudor Revival

LATE 19<sup>TH</sup> & EARLY 20<sup>TH</sup> CENTURY AMERICAN MOVEMENTS: Craftsman/Bungalow

MODERN MOVEMENT: Ranch

MODERN MOVEMENT: Contemporary

NO STYLE: Frame Vernacular

NO STYLE: Masonry Vernacular

OTHER: Moorish Revival

### MATERIALS

FOUNDATION: Brick

Concrete

Coquina

WALLS: Brick

Stucco

ROOF: Asphalt

Metal

Tile

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**SUMMARY**

The Nelmar Terrace Historic District is a residential neighborhood located north of downtown St. Augustine. The southern boundary of the subdivision was the northern city limits for the City of St. Augustine prior to 1923. The district is roughly bounded by the marshes of Hospital Creek on the east, San Marco Avenue on the west, San Carlos Avenue on the south, and Milton and Alfred streets on the north. With the exception of an area of commercial intrusion along San Marco Avenue, the district boundaries correspond to the boundaries of the historic Nelmar Terrace Subdivision plat. The district covers approximately twenty-nine acres and encompasses all or parts of nine blocks in Nelmar Terrace. The district contains 118 resources, of which 100 are contributing and 18 are non-contributing. The percentage of contributing resources to non-contributing resources is 85% to 15%. The majority of buildings in the district are residential properties, primarily detached, single-family dwellings. The district also includes two post-World War II churches. The district has a residential scale, with nearly all buildings being one to two stories in height. Examples of the Colonial Revival, Craftsman and Bungalow, Mediterranean Revival, Tudor Revival, Moorish Revival, Frame and Masonry Vernacular, Ranch and Contemporary styles are found in the district. Large, two-story residences, designed in the Colonial Revival style, are concentrated on Nelmar Avenue, the showcase boulevard for the subdivision. May, Alfred, and Milton streets contain concentrations of Craftsman and Bungalow style residences, generally of a lesser scale and mass than those found on Nelmar Avenue. The landscaping and layout of the neighborhood still elucidate the upscale origins of the subdivision. Nelmar Terrace Subdivision retains much of its historic layout, with uniform lot sizes, architect-designed homes, and planned community features still present.

**SETTING**

Nelmar Terrace is situated about a mile north of the historic colonial downtown of Saint Augustine, Florida. The City of Saint Augustine, which serves as the county seat of Saint Johns County, is situated on the east coast of Florida, approximately 35 miles south of Jacksonville and 55 miles north of Daytona Beach. The city lies on a peninsula bounded on the east by the Matanzas Bay and North River and on the west by the San Sebastian River. Several major state and federal highways, including US Highway 1, Interstate 95 and Florida A1A, serve as the major thoroughfares into the city.

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The Nelmar Terrace Historic District is located just north of San Carlos Avenue. It is bisected by Florida State Road A1A, which follows the course of May Street through the neighborhood (Photo #1). Natural and manmade features clearly define the immediate setting of the district. The district is bounded on the north by the Florida School for the Deaf and Blind (Photo #2). To the east are Nelmar Terrace Park, Hospital Creek, and the marshes of the North River (Photo #3). San Marcos Avenue, a commercial thoroughfare, borders Nelmar Terrace to the west. Motels, gas stations and retail stores are common post-World War II building types along San Marco Avenue. These post-World War II commercial enterprises are out of character with the residential neighborhood of Nelmar Terrace to the east (Photo #4). These later commercial buildings are characterized by extreme setbacks with parking in front. The southern boundary is defined by San Carlos Avenue (Photo #5).

The topography of Nelmar Terrace is flat and between five and ten feet above sea level. Part of the attractiveness of Nelmar Terrace is its mature stands of trees, particularly live oaks, and natural vistas. Mature magnolia, oak, pine, and palm are found throughout the neighborhood (Photo #6). Magnolia and Nelmar avenues are among the most scenic roads in the city, due to their intentionally planted palm rows (Photo #7). The lots along Nelmar and Magnolia avenues feature formal landscaping and prominent paths leading to the front door of residences (Photo #8). Homes along Douglas Street, Alfred Street, Milton Street, and San Carlos Avenue have informally landscaped lots (Photo #9). May Street (State Road A1A) has changed appearances in recent years since it became the corridor for a bridge connecting Vilano Beach to mainland St. Augustine.

**PHYSICAL DESCRIPTION**

Nelmar Terrace follows the orthogonal, rectilinear street pattern of most subdivisions in the city with wider streets than those found in other subdivisions of the same period. Streets in Nelmar Terrace generally follow an east-west orientation and are paved with asphalt. The principal thoroughfares are Nelmar Avenue, May Street, and Milton Street. Douglas Street and Magnolia Avenue run north-south. These wide, straight, tree-lined vistas give Nelmar Terrace a sense of place unique in St. Augustine. Sidewalks, which were part of the original subdivision plan, flank

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both sides of the streets. The central blocks between Milton and May streets have 13-foot wide alleys that span nearly the length of the subdivision (Photo #10). Alleys are located behind all but the northernmost of the east-west oriented lots, which front on San Marco Avenue.

The district covers all or parts of nine blocks with an irregular block plan. Most blocks are rectangular in form but with differing dimensions and lot patterns. Most individual lots are oriented north-south. Lot sizes in the district are among the more generous in the city, measuring approximately 75 feet by 160 feet. Few lots have the same dimension, with front footages ranging between 70 and 81.5 feet and depths ranging from approximately 150 feet to over 200 feet. An exception to the general pattern of the plan is the block between Milton Street and Alfred Street, where the depth of lots is only about 100 feet. The westernmost lots in Nelmar Terrace are oriented east-west, where they front on San Marco Avenue. Douglas Avenue, originally a north/south through street for the neighborhood, did not develop until after World War II, when existing lots facing the east/west streets were subdivided to create new lots. The lots along Douglas Avenue are shallower than the majority of lots in the district due to these later changes.

At the eastern end of Nelmar Avenue, Nelmar Terrace Park, a small pocket park, abuts the marshes of Hospital Creek (Photo #11). The original plat map of Nelmar Avenue, dating to 1913, shows the east/west corridors of the subdivision dead-ending into the marsh. The developers may have intended to fill in the marshland to the east to create future lots. The same developers of Nelmar Terrace had similar intent in Fullerwood Park to the north. The park, which is owned by the City of St. Augustine, was created in 2007 from an original section of Nelmar Avenue that extended past Magnolia Avenue. Since it is not historically associated with the district, the park is excluded from the district boundary.

The Nelmar Terrace Historic District, platted in 1913, reflects a continuous blending of three different developmental periods. Early development began shortly after the subdivision was platted but stalled with the onset of World War I. Growth picked back up during the Florida Land Boom of the 1920s. Despite the collapse of the Land Boom, homes continued to be built sporadically in Nelmar Terrace, with acceleration in development occurring after World War II.

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The architectural styles in Nelmar Terrace reflect the changing trends in home design. The period of development and architectural styles, including Bungalow, Colonial Revival, and Mediterranean styles are similar to those found in the Fullerwood Park Residential Historic District (NR 2010) to the north. Residences on Nelmar Avenue, however, are larger and more detailed than residences located in any other neighborhoods in the city north of San Carlos Avenue. The neighborhood includes small concentrations of buildings that appear to have been built by building contractors from similar plans. A series of Colonial Revival homes are prominent along Nelmar Avenue between Douglas Street and Magnolia Avenue. There are four Mediterranean Revival residences located on the largest lots in the subdivision along the eastern edge of the district, facing the marsh. Milton Street, between San Marco Avenue and Douglas Avenue, features mainly Bungalows. May Street is the location of the Moorish Revival-style Charles Adrian Pillars House (Photo #12), many Bungalows, several Ranches, and two Tudor Revival style residences.

The houses in Nelmar Terrace front the streets and sidewalks. They generally share a similar scale and uniform lot setbacks on picturesque, tree-lined streets (Photo #13). Residences at the center of the development are spacious and generally two-stories in height. The homes on the fringes of the subdivision are more modest and mostly one-story in height. Driveways are not a major landscape feature for houses built prior to 1930. These houses have ribbon driveways that travel alongside the building to a detached garage in the rear of the property. The early garages mimic the style of a modest carriage house, generally with wood bay doors. Houses built in the post-World War II years reflect the importance of personal transportation. These houses have large paved driveways directly in the front of the house that lead to an attached garage or carport.

**ARCHITECTURAL STYLES**

**Frame Vernacular**

Examples of purely Frame Vernacular houses constructed by self-taught builders are rare in Nelmar Terrace, given the overall affluence of the neighborhood. Most buildings characterized as Frame Vernacular are wood-framed buildings influenced by another architectural style. There are 29 Frame Vernacular buildings in the district, making up 24% of contributing resources in

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the Nelmar Terrace Historic District. A good example from the Post-World War II era is 15 Douglas Avenue. This one-story cottage rests on concrete piers with a wood frame structural system and a side-facing gable roof with open eaves and exposed rafter ends. It has period sash windows characterized by horizontal rather than vertical muntin bars in a 2/2 light pattern. The exterior finish and roof surfacing are asbestos cement siding and roof shingles (Photo # 14).

The home at 86 Magnolia Street is one of the earliest built in Nelmar Terrace. It represents an early 20<sup>th</sup> century Frame Vernacular building with uncommon architectural detailing. This one-and-one-half story building features a front porch with flared eaves and matching round wood columns. The roof has a dormer and an asphalt shingle finish. The exterior finish of the building is wood shingle. The upper sashes of the windows contain leaded diamond paned glass and the front door is flanked by two sidelights (Photo # 15).

### **Bungalow**

There are eight contributing Bungalows in the district, making up 8% of the contributing resources in the district. The house at 7 Milton Street is a good example of the Bungalow. It is one story in height, with a low-pitched, front-facing gable roof with wide, open eaves. Roof rafters are exposed with false brackets under the gable porch roof. The porch is the most dominant architectural feature of the building. It extends partly across the main elevation and its roof is supported by tapered square columns on massive brick piers (Photo # 16).

The Hill House at 9 Milton Street is a rare example of the Belvedere or Airplane Bungalow. The building at 9 Milton Street embodies the Belvedere Bungalow through its two-story central tower. The porches and a one-story wing spread from the central tower horizontally, giving the buildings an appearance suggestive of an airplane. Massive battered porch piers and a pergola are additional elements of the style (Photo #17).

### **Masonry Vernacular**

There are ten contributing examples of Masonry Vernacular buildings, or 10% of the contributing resources in the district. An example of the Masonry Vernacular style in the district is the one-story building at 22 May Street. The building features a smooth stucco exterior and a



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deep porch along the front facade that sits under a cross-gabled asphalt shingle roof. Windows are double-hung aluminum frame. Decorative clay canales extrude from the front-facing gable. The canales and stucco incorporate design elements of the Mediterranean Revival style found throughout the neighborhood (Photo # 18).

One of only two public buildings located in this district, the Church of the Nazarene located at 6 May Street, is an example of Masonry Vernacular style built after World War II. The building features a prominent steep pitched roof with a flat roof addition to the rear and decorative pilasters flanking the windows. Fenestration consists of three arched stained glass windows on the gable end and individually placed and paired 3-light and 6-light windows. Decorative brickwork with keystones surrounds the stained glass windows (Photo #19).

The other public building in the district, the flat-roofed building at 21 Milton Avenue, currently functions as a mission church for the Christ Our Savior Lutheran Church. It features a smooth masonry exterior and pilasters that only extend partially up the face of the building. A series of twenty-light fixed aluminum windows figure prominently on the main facade. A porte-cochere on the west side of the building has decorative concrete elements creating dividers flanking the main entrance. A recent addition to the east side of the structure is sympathetic to the original building, utilizing the same finish and flat-roof. This style is a popular example of the architecture that came into vogue after World War II (Photo #20).

**Colonial Revival**

There are seven contributing examples of Colonial Revival style buildings in the district, making up 7% of the contributing resources in the district. The Eugene L. Barnes House at 23 Nelmar Avenue is an example of the Dutch Colonial Revival style and appears to be based on a nationally popular plan of the time that was marketed during the 1920s as the "The Martha Washington" in several Sears, Roebuck and Company catalogues (Photo #21). It is similar to its neighbor at 21 Nelmar Avenue (Photo #22). Characteristic of the style, the building has a side facing gambrel roof with a half-round attic louver and a wide dormer that projects through the roof plane on the main elevation. The exterior is sheathed with horizontal weatherboard siding. The main entrance is a centrally placed, panel door accentuated with a classical surround,

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including sidelights and a fanlight. The entrance features a stoop covered with an elliptically arched gable roof supported by paired Doric columns. The fenestration pattern is regular and symmetrical. Windows are singly-placed, double-hung sash with 6/1 lights .

The Frank Upchurch, Sr. House at 14 Nelmar Avenue is another outstanding example of Colonial Revival style in the Nelmar Terrace Historic District. This home is one of the few brick buildings in the neighborhood. Because of its brick construction and overall design, it is Georgian Revival in feel. The building has a side-facing gable roof with cornice returns and half-round attic louvers. The exterior is brick veneer. The main entrance is a centrally placed panel door accentuated with a classical surrounds, including a fanlight. The entrance features a stoop covered with a pedimented gable roof supported by paired Doric columns. The fenestration pattern is regular and symmetrical. Windows are singly-placed, Colonial style double-hung sash with 6/1 lights (Photo #23).

**Mediterranean Revival**

There are six contributing Mediterranean Revival style buildings in the district, making up 6% of the contributing resources in the district. Los Robles (The Oaks) at 24 Nelmar Avenue is one of the best examples of the Mediterranean Revival style in Florida and epitomizes the architecture of the Florida Land Boom. Designed by California architect William Neff, it features sloping walls, soft corners, a faux adobe finish and a rambling, horizontal four-part mass suggestive of a southwestern United States or Mexican ranch house. It shares similar elements as another Neff project, the Libbey House in Ojai Valley California. Los Robles, built during the Florida Boom of the 1920s, has a smooth stucco exterior, flat-headed windows with rejas and board shutters, and balconettes with iron railings. The building has a series of low-pitched gable roofs surfaced with barrel tile and tile coping on the roof ridge. A picturesque winding stair on the Magnolia Street elevation and Spanish Colonial style lanterns and hardware are other components of the composition (Photo #24). Los Robles is the only house in Nelmar Terrace with an irregular orientation on its lot (Photo #25).

Another example of a Mediterranean Revival style residence in the neighborhood is the H.E. Wolfe House at 27 Milton Street. The Wolfe House has smooth stucco exterior finish a flat roof

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with decorative parapet and hipped pent roofs surfaced with barrel tile on its main (east) elevation. The east elevation includes a second story loggia, a pergola in front of the main entrance and stylized lanterns on either side of the entrance (Photo #26).

**Ranch**

There are six contributing examples of the Ranch style buildings in the district, which make up 6% of the contributing resources in the district. The building at 73 Magnolia Avenue is an example of the post-World War II Ranch style home in Nelmar Terrace. It has a wide one-story block with a low-pitched side-facing gable roof. The main block of the house is set parallel to the street and contains a built-in garage, unlike any buildings from the pre-World War II era. The ranch home at 73 Magnolia Avenue is a concrete block version of the style (Photo #27).

**Garage Apartment**

There are six contributing examples of garage apartments in Nelmar Terrace, or 6% of the contributing resources in the district. The garage apartment at 18 Nelmar Avenue sits back far on its lot. Built c. 1930, this building has a hipped roof with asphalt shingles. The lower story functions as parking; the upper story served as living quarters. The upper story features a screened balcony. The windows are 3/1 double-hung sash. This building utilizes locally produced coquina concrete block as its main building material (Photo #28).

**Tudor Revival**

There are two contributing examples of the Tudor style in the district, comprising 2% of the contributing resources in the district. The homes at 21 and 23 May Street are examples of the Tudor Revival style. They feature steeply pitched, front-gabled roofs with intersecting extensions. The broad side of both buildings faces the street. The Tudor Revival building at 23 May Street is the purer example of the style (Photo #29). It has three steeply pitched front-facing gable roofs, including one over the main entrance. It has a massive exterior chimney and tall, narrow casement windows on the front facade. The Tudor Revival house at 21 May Street is a more restrained example. It has two steeply pitched front-facing gables, including one over the main entrance (Photo #30).

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### Contemporary

There is one contributing example of the Contemporary style in Nelmar Terrace, which is the flat roof building at 60 Magnolia Avenue. The exterior is clad in a mixture of brick and stucco. Several banks of windows adorn the front of the building facing May Street, in geometric configurations. Architectural detailing is minimal with two panels mimicking the rectangular pattern of the windows. There is a large brick chimney set asymmetrically on the front facade. A garage is built into the building under the secondary roof and facade. The main entrance on the front is not prominently located but rather offset (Photo #31).

### Moorish Revival

There is only one contributing example of the Moorish Revival style in the district. The "Pink Castle" at 16 May Street is one of the most architecturally significant buildings in St. Augustine. Constructed circa 1924 out of hollow clay tile, the exterior is covered in stucco. The roof is a flat parapet with crenellation. Varieties of windows exist on the building including fanlights, casement windows, and double hung sash windows. Decorative emblems of lions' heads and crests encircle the first floor exterior. The building is three stories and originally functioned as an artist's studio. A flat portico extends from the front elevation (Photo #12).

### NON-CONTRIBUTING BUILDINGS

The non-contributing resources in the district number eighteen, or about 15% of the total resources in the district. The non-contributing resources in the district either post-date the period of significance or have been significantly altered.

An example can be found at 89 Magnolia Avenue. Constructed in 2000, 89 Magnolia Avenue is a modern Colonial Revival residence constructed in 2000. Three gable dormers in the roof with 12-light fixed windows with 4-light fanlights as well as the Palladian windows on the front-facing gable ends of the building give it the Colonial Revival air (Photo #32).

The house at 29 Nelmar Avenue is another non-contributing building that post-dates the period of significance. The symmetrical design and arched entryway give it the appearance of a restrained Colonial Revival style (Photo #33).

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The Masonry Vernacular building at 4 May Street functions as the annex to the Lutheran Church. It is a rather plain asymmetrical brick building with a double door entrance protected by an independent gable roof porch. Two square brick columns support the porch roof. It was constructed in 1994, making it outside the period of significance (Photo #34).

The c. 1930 building at 9 Nelmar Avenue was designed originally in a Masonry Vernacular style. A large two-story addition in an unsympathetic style makes this a non-contributing building. The alterations also created a parapet along the roof of the original structure, giving it a Mission-style detail (Photo #35).

Another altered structure can be found at 197A San Marco Avenue. Built in 1952, this building has changed with the addition of exterior window units prominently placed on the front facade. A second story addition and new, modern windows, also alter the building (Photo #36).

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NELMAR TERRACE HISTORIC DISTRICT  
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INVENTORY OF CONTRIBUTING BUILDINGS

<u>Address</u>	<u>Description</u>	<u>Year Built</u>	<u>Ineligibility</u>
<b>ALFRED STREET</b>			
3	Frame Vernacular	c.1917	SJ122
3A	Garage	c.1930	
5	Frame Vernacular	1924	SJ5169
5A	Garage	c.1930	
7	Frame Vernacular	c.1917	SJ124
7A	Garage	c.1930	
9	Frame Vernacular	1930	SJ126
9A	Garage	c.1930	
11	Frame Vernacular	1927	SJ128
15	Frame Vernacular	c.1930	SJ129
<b>DOUGLAS AVENUE</b>			
6	Masonry Vernacular	1957	SJ5129
15	Frame Vernacular	1940	SJ3579
15A	Garage	1940	
<b>MAGNOLIA AVENUE</b>			
51	Colonial Revival	1930	SJ5259
60	Contemporary	1948	SJ5180
61	Ranch	1955	SJ5181
65	Ranch	1956	SJ5182
69	Frame Vernacular	1919	SJ1259
73	Ranch	1950	SJ5183
81	Mediterranean Revival	c.1930	SJ1260
82	Frame Vernacular	c.1924	SJ1262

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INVENTORY OF CONTRIBUTING BUILDINGS

<u>Address</u>	<u>Description</u>	<u>Year Built</u>	<u>Ineligibility</u>
82A	Garage	c.1930	
84	Frame Vernacular	c.1956	SJ5184
86	Frame Vernacular	c.1917	SJ1261
<b>MAY STREET</b>			
2	Masonry Vernacular	1950	SJ1341
5	Bungalow	c.1924	SJ1344
6	Masonry Vernacular	1949	SJ5185
7	Frame Vernacular	1948	SJ5186
7A	Garage	c.1930	
9	Bungalow	c.1924	SJ1345
11	Frame Vernacular	c.1924	SJ1347
14	Ranch	1961	SJ5495
14A	Garage	1961	
15	Masonry Vernacular	1950	SJ5188
16	Moorish Revival	c.1924	SJ1348
16A	Garage	c.1924	
17	Frame Vernacular	c.1924	SJ1349
18	Bungalow	c.1924	SJ1350
18A	Garage	c.1930	
19	Frame Vernacular	1924	SJ5189
19A	Garage	c.1953	
20	Frame Vernacular	c.1924	SJ1351
20A	Garage	c.1930	
21	Tudor Revival	c.1930	SJ5190
21A	Garage	c.1953	
22	Masonry Vernacular	1955	SJ5191
23	Tudor Revival	c.1930	SJ5192

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INVENTORY OF CONTRIBUTING BUILDINGS

<u>Address</u>	<u>Description</u>	<u>Year Built</u>		<u>Ineligibility</u>
25	Ranch	1941	SJ5193	
35	Mediterranean Revival	c.1930	SJ1352	
35A	Garage	c.1930		

**MILTON STREET**

2	Bungalow	c.1917	SJ1360	
2A	Garage	c.1953		
3	Frame Vernacular	1930	SJ3551	
4	Frame Vernacular	c.1914	SJ1361	
5	Frame Vernacular	c.1924	SJ1362	
5A	Garage	c.1924		
6	Frame Vernacular	c.1917	SJ1363	
7	Bungalow	c.1924	SJ1364	
7A	Garage	c.1924		
8	Frame Vernacular	c.1917	SJ1365	
9	Bungalow	1925	SJ1366	
9A	Garage	c.1930		
10	Bungalow	c.1924	SJ1367	
21	Masonry Vernacular	1953	SJ5195	
27	Mediterranean Revival	c.1924	SJ1368	

**NELMAR AVENUE**

1	Bungalow	c.1924	SJ1414	
3	Ranch	1948	SJ3552	
4 1/2	Frame Vernacular	1950	SJ3554	
6	Masonry Vernacular	1950	SJ3555	
7	Frame Vernacular	1948	SJ3553	



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NELMAR TERRACE HISTORIC DISTRICT  
St. Augustine, St. Johns County, Florida

INVENTORY OF CONTRIBUTING BUILDINGS

<u>Address</u>	<u>Description</u>	<u>Year Built</u>		<u>Ineligibility</u>
8	Bungalow	c.1924	SJ1415	
10	Masonry Vernacular	c.1930	SJ1417	
10A	Garage	c.1953		
11	Colonial Revival	c.1950	SJ3556	
11A	Garage	c.1953		
12	Frame Vernacular	c.1924	SJ1418	
14	Colonial Revival	c.1930	SJ1419	
14A	Garage Apartment	c.1953		
15	Frame Vernacular	1927	SJ1420	
15A	Garage	c.1930		
16	Colonial Revival	1927	SJ3557	
16A	Garage Apartment	1945		
18	Garage Apartment	c.1930	SJ1422	
20	Colonial Revival	1936	SJ3558	
21	Colonial Revival	c.1930	SJ1423	
21A	Garage	c.1953		
22	Masonry Vernacular	1942	SJ3559	
22A	Garage	1942		
23	Colonial Revival	1927	SJ1424	
24	Mediterranean Revival	c.1930	SJ1425	
30	Mediterranean Revival	c.1924	SJ1426	
31	Ranch	c.1955	SJ5196	

**SAN CARLOS AVENUE**

4	Frame Vernacular	c.1924	SJ1969	
6	Garage Apartment	c.1950	SJ5240	
14	Frame Vernacular	c.1920	SJ1970	

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NELMAR TERRACE HISTORIC DISTRICT  
St. Augustine, St. Johns County, Florida

INVENTORY OF CONTRIBUTING BUILDINGS

<u>Address</u>	<u>Description</u>	<u>Year Built</u>	<u>Ineligibility</u>
48	Mediterranean Revival	c. 1929	
50	Garage Apartment	c.1935	SJ5242
<b>SAN MARCO AVENUE</b>			
195	Frame Vernacular	c.1917	SJ2051
195A	Garage		
197	Frame Vernacular	c.1917	SJ2052

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NELMAR TERRACE HISTORIC DISTRICT  
St. Augustine, St. Johns County, Florida

INVENTORY OF NON- CONTRIBUTING BUILDINGS

<u>Address</u>	<u>Description</u>	<u>Year Built</u>	<u>Ineligibility</u>
<b>DOUGLAS AVENUE</b>			
13	Single-family dwelling	1973	<50 years
15B	Outbuilding	2004	<50 years
<b>MAGNOLIA AVENUE</b>			
89	Single-family dwelling	2000	<50 years
<b>MAY STREET</b>			
4	Church annex	1994	<50 years
13	Single-family dwelling	1985	<50 years
24	Single-family dwelling	1983	<50 years
<b>MILTON STREET</b>			
19	Single-family dwelling	1935	Moved
<b>NELMAR AVENUE</b>			
3A	Garage	c.1970	<50 years
4	Single-family dwelling	1973	<50 years
8A	Outbuilding	c.1990	<50 years
9	Single-family dwelling	c.1930	Altered
11½	Single-family dwelling	1991	<50 years
12A	Outbuilding	c.1980	<50 years
17	Single-family dwelling	1924	Altered
17A	Garage	c.1985	<50 years
29	Single-family dwelling	1966	<50 years

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NELMAR TERRACE HISTORIC DISTRICT  
ST. AUGUSTINE, ST. JOHNS CO., FL

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NELMAR TERRACE HISTORIC DISTRICT  
St. Augustine, St. Johns County, Florida

### INVENTORY OF NON- CONTRIBUTING BUILDINGS

<u>Address</u>	<u>Description</u>	<u>Year Built</u>	<u>Ineligibility</u>
29A	Outbuilding	1966	<50 years

### SAN MARCO AVENUE

197A	Accessory dwelling	1952	Altered
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8. Statement of Significance

Applicable National Register Criteria

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

- Criteria A, B, C, D with checkboxes and descriptions.

Criteria Considerations

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

Property is:

- Criteria A, B, C, D, E, F, G with checkboxes and descriptions.

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

- Documentation checkboxes: preliminary determination, previously listed, designated landmark, recorded by Historic American Buildings Survey, recorded by Historic American Engineering Record.

Areas of Significance

(Enter categories from instructions)

COMMUNITY PLANNING

ARCHITECTURE

Period of Significance

1913-1920

1924-1945

1948-1961

Significant Dates

1913

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Builder

NEFF, WALLACE

HENDERICH, FREDERICH

Primary location of additional data:

- Location checkboxes: State Historic Preservation Office, Other State Agency, Federal agency, Local government, University, Other.

Name of Repository

#

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**NELMAR TERRACE HISTORIC DISTRICT  
ST. AUGUSTINE, ST. JOHNS CO., FL**

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**HISTORIC SUMMARY**

The Nelmar Terrace Historic District is nominated for listing in the National Register of Historic Places under Criteria A and C in the areas of Community Planning and Development and Architecture during the years 1913-1920, 1924-1945 and 1948-1961. Platted in 1913, Nelmar Terrace became the first exclusive subdivision in St. Augustine with homeowner covenants and restrictions. It illustrates the growth on the outskirts of St. Augustine during the World War I and Florida Land Boom eras as an exclusive, upscale suburban neighborhood and its continued development in the post-World War II years. The developers of Nelmar Terrace, C.M. Fuller and L. Orrin Larson, were among the most prominent developers in St. Augustine during the Land Boom. The district features examples of architectural styles prevalent in the Florida Land Boom and Post-World War II development. The buildings reflect the changing tastes of upper middle class neighborhood and the impact of automobiles and air conditioning on the layouts of houses. The Nelmar Terrace Historic District retains a high degree of architectural integrity and remains well maintained, as the original housing covenants dictated. It contains a significant concentration of residences united historically by physical development.

**HISTORIC CONTEXT**

Statewide Context First Spanish Period (1565-1763)

Although there is evidence of European contact with Florida before 1513, Ponce De Leon's landing in 1513, is considered the official European discovery of Florida. Ponce de Leon's explorations were followed by several others, including those of Narvaez, DeSoto, and de Luna. Resistance from the Indians, poor living conditions, and the absence of precious metals quelled the Spanish fervor for settlement, however, and by the 1560s, Florida was virtually abandoned by the Spanish. French efforts to settle in northeast Florida in the early 1560s revived Spanish interest, for the Spanish realized the strategic importance of Florida's location along Spanish shipping routes from the New to the Old World. St. Augustine was established by the Spanish as a garrison and mission site in 1565, and became the first permanent European settlement in what became the United States.

Missions were a major component of Spain's renewed efforts to settle Florida. The earliest Florida missions were established near St. Augustine in northeast Florida, but spread west by 1633. The

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ST. AUGUSTINE, ST. JOHNS CO., FL**

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seventeenth century is considered the "Golden Age" of Franciscan missions in Florida. The Spanish were motivated to establish missions not only by a sincere desire to see Indians converted to Christianity, but also by the realization that missions could create stability, facilitate acculturation, and provide a source of food for St. Augustine.

By the eighteenth century, English colonies were established north of Florida in Georgia and the Carolinas. The struggle for colonial power between Spain and England led to the destruction of the mission system. Colonial James Moore of Carolina led an invasion into Florida in 1702 to capture St. Augustine and destroy the missions which supported the settlement. Although St. Augustine was never captured, the missions never recovered.

Struggles for colonial power continued in the eighteenth century. France's loss of the Seven Year War (1754-1763) resulted in the transfer of ownership of colonial lands. According to the terms of the peace treaty, Spain gained Havana, Cuba from England in exchange for Florida.

Statewide Context British Period (1763-1784)

When England took over Florida, there were only a few settlements: St. Augustine; St. Marks, on the central northern Gulf coast; and Pensacola. The interior was inhabited by Indians (then mostly Seminoles), and French and British traders. The British divided the vast territory of Florida into two separate colonies: East Florida, governed out of St. Augustine; and West Florida, governed out of Pensacola. The Apalachicola River formed the boundary between the two.

The British strategy for settlement was based on trade with the Indians, and the establishment of plantations. Through royal land grants, plantations were established along the St. Johns River in East Florida. One of the most elaborate settlement efforts was led by Dr. Andrew Turnbull who bought Minorcans, Italians, and Greeks from the Mediterranean to his New Smyrna colony on the east coast of Florida in present day Volusia County. The colony was a disaster, however, and many of the Minorcans fled to St. Augustine in 1777.

Tensions between England and her colonies to the north of East and West Florida led to the American Revolution in 1776. Neither of the Florida colonies had any quarrel with the mother

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ST. AUGUSTINE, ST. JOHNS CO., FL**

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country, and therefore remained loyal to the crown. Loyalists in Georgia and the Carolinas fled from their homes, many finding a haven in Florida, the Bahamas, or Bermuda. With England's defeat in 1783, the Florida colonies reverted to Spain, which had been allied with the Americans.

During the British Period, the Indians were primarily impacted by the British interests in pacifying the Indians through trade rather than conversion to Christianity. By 1763, the native Florida Indians north of the Everglades were virtually extinct due to the combined effects of disease, warfare, and slave raids on the Florida colony by the English in Georgia and the Carolinas. Repopulation of Florida by non-Europeans began in the First Spanish Period by Creek Indians known in Florida as the Seminoles, and this repopulation accelerated during the British period. The British moved out from St. Augustine to establish trading stores and plantations along the St. Johns River.

The Second Spanish Period (1784-1819)

Spain, which regained control of Florida in 1784, was not the great colonial power it had been during the First Spanish Period. Years of European war and rebellion among its colonies in South and Central America crippled Spain's efforts to control its regained domain, which was now filled with Seminoles, runaway slaves, and renegade whites from the United States. The Spanish emulated the English by giving land grants to encourage resettlement. Americans were land hungry and anxious to maintain their security from foreign power. Intrigues and rebellion, unofficially sanctioned by the American government, led to Spain's relinquishment of Florida to the United States. Through the 1819 Adams-Onis Treaty, Spain ceded Florida to the United States in return for the settlement of American claims against Spain. The treaty was ratified in 1821.

Archaeological sites of this period, aboriginal and colonial alike, show great quantities of European-derived items. Strictly aboriginal sites, however, still contain native pottery, brushed and plain ceramics that are generally different from prehistoric Florida pottery. Outside of St. Augustine, there has been little archaeological investigation of this period, particularly of aboriginal sites and homesteads.



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The American Period (1819-present)

In 1819, Spain effectively relinquished control of Florida, which became an official U.S. territory in 1821. The area around St. Augustine was terrorized during the Seminole Wars, which took place during the first half of the 19<sup>th</sup> century, and little new settlement occurred.

There is little continuity between the American period and the preceding Spanish, British and aboriginal periods. After a series of Indian wars, the American policy of Indian containment and removal effectively ended the aboriginal presence in Florida, except for refugee populations in the Everglades. By the 1850s, American homesteaders had settled in areas throughout the entire peninsula, and a number of towns were established away from the traditional coastal locations.

Early Development of the North City Area

During much of the 18<sup>th</sup> century, the North City area (north of the historic downtown), encompassing what is now Nelmar Terrace and surrounding neighborhoods, functioned primarily as a defense perimeter consisting of cultivated lands. This open area gave the Spanish a clear view of the only land access into the fortified town of St. Augustine. Following the British attack of Colonel James Moore from South Carolina in 1702, the Spanish developed the area north of the Castillo de San Marcos with two defensive earthen lines, the Hornabeque and the Fort Mose lines. The Hornabeque or "Hornwork," a defensive palisade and earthwork, was completed in 1719. The word "Hornwork" describes the shape of the defensive line, which had two half-bastions on either end that stuck out like the horns from a bull. Based on measurements compiled from historic maps, the Hornabeque extended approximately a half-mile from the mouth of Hospital Creek to the San Sebastian River.<sup>1</sup>

Farther to the north, near the city limits, was Gracia Real de Santa Teresa de Mose, also known as Fort Mose. Fort Mose was completed in 1738, on the marshes of North River. Now a Florida State Park and a well-documented archaeological site, Fort Mose is the location of the earliest documented free black settlement in the United States. Another defensive line, referred to as the Mose line was

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<sup>1</sup> Carl Halbirt, "Identifying and Locating the Hornabeque Line: An Eighteenth-Century Spanish Fortification in St. Augustine," *The Florida Anthropologist* 46 (June 1993): 128.

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completed in 1762, and extended diagonally from Fort Mose to the San Sebastian River just north of State Road 16. The Mose Line consisted of an earthen bulwark topped with cactus and an earthen moat. A land gate through at the center of the Line provided access to those traveling north or south from St. Augustine. Unlike the Hornabeque, the Mose Line never saw combat. The lands that would one day encompass Nelmar Terrace are located between the historic Hornabeque and the Fort Mose defensive lines.<sup>2</sup>

In 1763, the British acquired St. Augustine and East Florida under the terms of the Treaty of Paris. The new governor of Florida, James Grant, arrived at the colony in 1764. Grant immediately saw a need for agricultural enterprises and established a 308-acre plantation slightly north of downtown St. Augustine. The plantation was moderately successful. Grant left the colony in 1771 due to health reasons, leaving his property in the hands of an overseer, Alexander Skinner. In 1777, refugees from Andrew Turnbull's failed colony in New Smyrna arrived in St. Augustine. Mostly of Minorcan descent, these families settled and farmed uncultivated lands on Grant's Plantation as well as land abandoned by the Spanish Indians, Canary Islanders and others. By 1791, there were two clusters of field houses relating to agricultural activity in the "vicinity of the abandoned Macaris village."<sup>3</sup>

After regaining control Florida in 1784, the Spanish revamped the defenses north of the colonial city. They abandoned the Hornabeque, which was in ruinous condition, and established a new defense perimeter known as the Mil y Quinientas or 1,500 varas (Spanish yards). The Mil y Quinientas extended to the approximate location of San Carlos Avenue and represented the effective range of cannon fire from the Castillo de San Marcos. The Spanish issued land grants in this area, with the requirement that the grantees grow only low-lying crops, build only temporary structures, and keep the area clear of trees and dense undergrowth. Grants were typically three to five acres and

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<sup>2</sup> Kathleen Deagan and Darcie MacMahon, *Fort Mose: Colonial America's Black Fortress of Freedom*, (Gainesville, University Press of Florida, 1995), 20.; B. Piatek and C. Halbirt, "The Stratigraphy of the Mose Line: St. Augustine's Last Line of Defense" *The Florida Anthropologist* 46 (June 1993): 137

<sup>3</sup> Carl Halbirt, "'A Great Farmer and Gardener': Archaeological Evidence of Governor James Grant's Farm, St. Augustine, East Florida," *The Florida Anthropologist* 52 (March-June 1999): 58; Daniel Schafer, "Governor James Grant's Villa: A British East Florida Indigo Plantation," *El Escribano* (2000): 9- 22; Adams, et al. "Historic Sites and Buildings Survey," 36.

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located on both sides of the King's Road, a north/south thoroughfare that travelled to modern day Jacksonville. North of the Mil y Quinientas were additional Spanish land grants of various sizes that eventually became part of Nelmar Terrace, the Genopoly Tract, and Fullerwood Park subdivisions.

North of the Mil y Quinientas were additional Spanish land grants of various sizes that eventually became part of Nelmar Terrace, the Genopoly Tract, and Fullerwood Park subdivisions. In 1808, Antonio Montero acquired one of these land grants described as twenty-five acres of "scrub oak land at Macaris."<sup>4</sup>

By 1815, John Genopoly laid claim to portions of the Montero grant. The remainder would be annexed into the plantation of Judge Thomas Douglas in the 1830s and 1840s. Judge Thomas Douglas, a justice of the Florida Supreme Court, assembled two Spanish land grants and United States Government property to form the Douglas Plantation. The land that encompassed the Genopoly grant and the Douglas Plantation would remain agricultural until after the Civil War.<sup>5</sup> The area that is now Nelmar Terrace formed the southern part of the Douglas Plantation. J.K. Rainey eventually acquired the Douglas Plantation and platted Rainey's Addition to St. Augustine in 1886 during the early years of the Flagler Boom. For nearly thirty years, Rainey's Addition, at the northern boundary of the pre-1923 city limits of St. Augustine, remained largely vacant and undeveloped with only scattered lot sales.<sup>6</sup>

In 1883, the State of Florida recognized the North City area of St. Augustine as an excellent site for a new educational facility for children with disabilities. The Florida Institute for the Blind, Deaf, and Dumb began construction in April 1884, with the acquisition of three acres in the Genopoly Tract bordering Douglas Avenue. The school completed three wooden buildings in December 1884, and

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<sup>4</sup> Sidney Johnston and Marsha A. Chance, "Florida School for the Deaf and Blind, Alfred-Genopoly Block, Architectural Documentation St. Augustine, Florida," (September 2002): 4.

<sup>5</sup> Adams, et al. "Historic Sites and Buildings Survey," 36.

<sup>6</sup> Florida Master Site File, 8S1368," 1980, 2; *American State Papers; Public Lands*, 5 Vols. (Washington: Duff Green, 1834) IV, 58, 377; V, 57-58, 377, 414; Works Progress Administration, *Spanish Land Grants in Florida*, 5 Vols. (Tallahassee, 1940), III, 15; V, 38-39, 62-64. St. Johns County Court House, Deed Book J, 48-49; Deed Book L, 37; Deed Book M, 90; Deed Book N, 93, 101; Deed Book S, 18; Deed Book T, 347-349; Deed Book U, 54, 214.

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began classes the following year. The name of the school changed to the Florida School for the Deaf and the Blind in 1909. In 1907 and 1911, the school purchased the land that gave the campus its basic configuration. The streets bordering the campus were Macaris on the north, Genopoly and Milton on the south, and San Marco on the west. Comanche Creek bordered the campus on the east.<sup>7</sup>

The growth of the Florida School for the Deaf and the Blind (FSDB) in North City quickly spurred development in the area. To serve the growing population of North City, St. Johns Light & Power established the St. Johns Electric Car Line. This streetcar service connected the burgeoning residential areas of North City to the downtown business district, the beaches on Anastasia Island, and other areas of town. The line ended at Genopoly Street; this streetcar line serviced the FSDB and made lands nearby more enticing to developers who wanted to capitalize on the availability of transportation. Since few in St. Augustine owned cars at the time, the electric car line provided inexpensive and efficient transportation for prospective homebuyers in the fledgling development and was a key to its success.<sup>8</sup>

### **HISTORIC SIGNIFICANCE**

In 1913, local developer C.M. Fuller, seeing the potential brought to the area by the electric car line, purchased nearly all of the lots in Rainey's Addition and re-platted the tract as Nelmar Terrace. The Nelmar Terrace Subdivision was the first major subdivision located north of San Carlos Avenue. The Nelmar Terrace plat retained the basic block and lot configuration of Rainey's Addition. Douglas Street, named for Judge Thomas Douglas, and Magnolia Avenue remained named streets. The names of School, Oak and Olive streets were replaced by Milton Street, Nelmar Avenue, and May Street respectively. Fuller incorporated an additional block beyond the original Rainey Addition, owned by his real estate associate, L.O. Larson, into the Nelmar Plat. Located between Milton and Alfred streets, this block contained a different lot configuration than the remainder of Nelmar Terrace.<sup>9</sup>

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<sup>7</sup> Johnston and Chance, "Florida School for the Deaf and Blind," 10.

<sup>8</sup> Edward A. Ridolph, "Street Railways of St. Augustine" *El Escribano* 24 (1987): 91-92.

<sup>9</sup> Florida Master Site File, 8S1368, 1980, 2; Map Book 2, Page 1 public records of St. Johns County, Florida.

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C. M. Fuller developed Nelmar Terrace through the St. Augustine Realty Company. Fuller, co-owner of the Fullerwood Development Company, was also the developer of the nearby Fullerwood Park subdivision. Nelmar Terrace, marketed as an upscale development in contrast to the more modest Fullerwood Park, became St. Augustine's most exclusive subdivision during the World War I and Florida Boom eras. Advertisements described Nelmar as "a beautiful site for the homes of discriminating people." The St. Augustine Realty Company promoted the magnificent oaks, beautiful waterfronts, paved streets, concrete sidewalks and curbing as well as the benefits of sanitary sewerage. Vacant lots in the neighborhood sold for an average of \$900. Alleys platted in the original subdivision layout provided the infrastructure to perform unattractive tasks, such as trash removal.

The St. Augustine Realty Company hired a local architect, F.A. Henderich, to oversee design in the subdivision. Restrictive covenants were incorporated into the deeds, in keeping with national trends toward higher quality standards in subdivision development. Covenants declared that no more than one dwelling could be erected on an individual lot and the dwelling had to cost more than \$1500, a considerable sum for the time. Uses were limited to single-family residences, and flats or apartment houses for tenants; mercantile or manufacturing businesses were prohibited. The covenants for Nelmar Terrace also practiced a policy of segregation and only allowed white residents in the neighborhood.<sup>10</sup>

The principal real estate agent for Nelmar Terrace was L. Orrin Larson of the firm Larson and Reed. He and C.M. Fuller were responsible for much of the development in north St. Augustine during the World War I and Florida Boom periods. Larson, a certified public accountant and income tax specialist, was a partner with DeWitt C. Reed in the real estate and insurance business, with offices on Cathedral Place in downtown St. Augustine. In addition to the Nelmar Terrace and the St. Augustine Realty Company, Larson and Reed served as real estate agents for the Fullerwood Development Company and the St. Augustine Abstract Company. Larson initially operated from offices in downtown St. Augustine.

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<sup>10</sup> *St. Augustine Record*, November 5, 1914, p. 10; Deed Book 39, page 329.

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Larson and Reed purchased large ads in the local newspaper, the *St. Augustine Evening Record*, touting the benefits of Nelmar Terrace. They made a variety of claims comparing Nelmar Terrace with the Garden of Eden and as a place where “science and nature have combined to make an ideal site for the Homes of Discriminating People.”<sup>11</sup> St. Augustine was a popular winter colony for wealthy Northerners. The advertisements for Nelmar Terrace only ran during the winter tourist season, from about November to March. The St. Augustine Realty Company hoped to convince the seasonal residents that Nelmar Terrace would be the perfect location for a winter home.

Through the efforts of Larson and Fuller, some of St. Augustine’s most prominent citizens quickly purchased lots and built homes in the neighborhood.<sup>12</sup> The earliest residences in Nelmar Terrace were concentrated in the block between Milton and Alfred streets at the northwest corner of the district. These were modest residences and are among the smallest in the district. Larson owned the lots in this block and marketed them aggressively. The first residences include 2, 4, 6, and 8 Milton Street, 3 and 7 Alfred Street (Photos #37-42). These residences were constructed between 1913 and 1917. The close proximity of these buildings to San Marco Avenue and the Florida School for the Deaf and Blind were factors in the development of this area. L.O. Larson also advertised the convenient service of the St. Johns County Electric Car Line, which was located near the end of Milton and Alfred streets on the west side of San Marco Avenue.<sup>13</sup>

During World War I, St. Augustine prospered but construction slowed. Due to the strife in Europe, many of the wealthy travelers who generally went overseas for vacations came to St. Augustine instead. The town became the backdrop for many movies of the time and attracted the attention of the rest of the country as a picturesque locale. A gradual increase in population occurred as Northerners looked for a winter getaway. Many of the World War I veterans who trained at military bases in Florida decided to come back and make it home after the end of the war. In addition to

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<sup>11</sup> *St. Augustine Record*, March 7, 1913.

<sup>12</sup> *St. Augustine Record*, November 5, 1914, p. 10.

<sup>13</sup> *Ibid.*; Deed Book 39, page 329; FMSF forms, 8SJ1360, 8SJ1361, 8SJ1363, 8SJ1365, 8SJ1367, 8SJ122, 8SJ123, 8SJ2051, 8SJ2052.

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Nelmar Terrace, several other subdivisions were created in the North City area, providing much-needed residential housing between the crowded downtown area and agricultural fields further to the north.<sup>14</sup>

By 1919, the Florida Land Boom arrived in St. Augustine. Most of the Boom activity centered in South Florida, but St. Augustine remained attractive to those drawn to the town's colonial history. By 1921, the number of building permits issued in St. Augustine had doubled those issued in the previous year.<sup>15</sup> A catalyst for the development of Nelmar Terrace was its incorporation into the City of St. Augustine in 1923. City services enhanced the quality of life in the neighborhood, bringing fire and police protection into the area. In addition to growth in the City of St. Augustine, Vilano Beach, located across the Intracoastal Waterway from Nelmar, also had a burgeoning population. In 1926, a bridge was constructed across the Intracoastal for automobile traffic to Vilano Beach. The western entrance of the bridge was accessed from May Street, which is part of the Nelmar Terrace Subdivision.

During the Boom, Nelmar Avenue was perhaps the most desirable residential location in St. Augustine. Most residences on Nelmar Avenue were constructed during the mid-to-late 1920s after the neighborhood was incorporated into the City of St. Augustine. It became lined with large, two-story residences designed primarily in the Colonial Revival style but also with several important examples of Mediterranean derived styles. The Florida Land Boom continued through the first half of the 1920s. The boom in St. Augustine effectively doubled the population of the city, between 1920 and 1930, to above 12,000 residents. An editorial in a 1925 edition of the *St. Augustine Evening Record* reflected that "Often we hear the question asked, 'Who started the boom in St. Augustine?'...the *Evening Record* does not know who started it, but we do know that there is no man in all the world powerful enough to stop it...the bottom is so well riveted in that it cannot fall out."<sup>16</sup> The Florida Land Boom collapsed a year later.

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<sup>14</sup> Jean Parker Waterbury, ed. *The Oldest City: St. Augustine's Saga of Survival* (St. Augustine: St. Augustine Historical Society, 1983), 219; Graham, *Awakening*, 220.

<sup>15</sup> Graham, *Awakening*, 220; Waterbury, *Oldest City*, 226.

<sup>16</sup> *St. Augustine Record*, March 13, 1925.

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The collapse of the Florida Land Boom in 1926 dramatically slowed the development of Nelmar Terrace. C.M. Fuller lost much of his land holdings to foreclosure. L. Orrin Larson had become the president of the Bankers Trust Company of St. Augustine in the 1920s; in 1930, the bank filed for bankruptcy and underwent court proceedings to liquidate. Larson pleaded not guilty to his alleged debt, but a jury found him liable for \$6,271.22 on June 10, 1932. Thereafter, Larson left the banking business and changed careers. He served as general manager of Nix Produce Company in Hastings, Florida, and later as an agricultural marketing agent for St. Johns County.<sup>17</sup>

Frank D. Upchurch, Sr., built the Georgia Revival style home at 14 Nelmar Avenue between 1924 and 1930 (Photo #22). The Upchurch family has been one of the most prominent in St. Augustine for three generations. Frank D. Upchurch, Sr., was founder and senior partner of one of the city's leading law firms, now known as Upchurch, Bailey and Upchurch. He served as a city commissioner, Mayor of St. Augustine from 1928 to 1929, Florida State Senator, and chairman of the Florida Board of Parks and Historic Memorials. He was also interested in local history and supported historic preservation efforts in the city, serving as president of the St. Augustine Historical Society from 1963 through 1966. The home at 14 Nelmar Avenue was also the boyhood home of Judge Frank D. Upchurch, Jr. and his brother, former State Representative Hamilton D. Upchurch. As an adult, Frank Upchurch, Jr. resided at 14 Nelmar Avenue with his wife, Mignon Thayer Upchurch. Prior to his judicial appointment, Judge Upchurch was a St. Augustine City Commissioner, member of the St. Augustine Port and Waterway Commission, president of the St. Augustine-St. Johns County Chamber of Commerce, and board member of a number of civic and charitable organizations. The house at 14 Nelmar Avenue remained in the Upchurch family until 1979, when Governor Bob Graham appointed Frank Upchurch, Jr. as judge to the Fifth District Court of Appeals at Daytona Beach.<sup>18</sup>

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<sup>17</sup> St. Johns County Court Records "C.C. Johnson vs. L Orrin Larson Civil Action Case #3483 1932" (St. Augustine Historical Society, St. Augustine, Florida, 1932); FMSF 8SJ1425, 1980, p. 2.

<sup>18</sup> FMSF form, 8SJ1419; St. Augustine Record, October 25, 1979, p. 1.



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Two of the most prominent residences in the historic district are located at 21 and 23 Nelmar Avenue (Photo #20-21). Both are examples of the Dutch Colonial Revival style and appear to be drawn from nationally popular architectural plans of the time. The building at 23 Nelmar Terrace is the long-term home of the Barnes family, who were prominent real estate brokers. F.A. Henderich served as the architect for the house at 23 Nelmar Avenue. It was first the residence of Eugene Barnes, owner of a family real estate business dating to 1895. Roy Barnes, Sr., son of Eugene Barnes, is the current owner. He and his son, Roy Barnes, Jr., have carried on the family real estate business until the present under the name St. Augustine Realty.

The most architecturally important building in the Nelmar Terrace Historic District is Los Robles (The Oaks), located at 24 Nelmar Avenue (Photo #24-25). Wallace Neff, a prominent California architect, designed the building for Ruth Hopkins Shackford Pickering. Pickering was a member of a prominent family from Duluth, Minnesota, who wintered in St. Augustine. Pickering was traveling in California in the spring of 1924, when she became aware of the work of Wallace Neff. She commissioned Neff to design the home, which was featured in a 1929 edition of *National Geographic* magazine. Poetess Edna St. Vincent Millay visited Los Robles in 1935. Ruth Shackford Pickering died in a 1944 fire at the Castle Warden Hotel, owned at the time by famous novelist Marjorie Kinnan Rawlings and her husband, Norton Baskin.<sup>19</sup>

Another notable figure of Nelmar Terrace was Zelma Cason. Cason became famous for a lawsuit against Marjorie Kinnan Rawlings. Cason felt Rawlings had wrongly portrayed her in the book *Cross Creek* and sued her for libel in 1943 and won. It was an early case defining privacy rights for a non-public figure. Despite this animosity, Cason lived a few blocks away from Castle Warden at 6 Milton Street from 1953 to 1955. Cason worked as a social worker for the St. Johns County welfare office; St. Augustine was part of her territory.<sup>20</sup>

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<sup>19</sup> David Nolan, *The Houses of St. Augustine*, (Sarasota, 1995), p. 75; 8SJ1425.

<sup>20</sup> William M. Goza, Reviewed work(s): *Invasion of Privacy: The Cross Creek Trial of Marjorie Kinnan Rawlings* by Patricia Nassif Acton, *The Florida Historical Quarterly*, Vol. 68, No. 1 (July 1989), pp. 88-90.

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Robert Bruce Hunt and his wife Alberta moved into the Bungalow at 12 Nelmar Avenue in 1930. Robert Hunt worked for the Florida East Coast Railway as a Master Mechanical Engineer. He became a school board member for St. John's County and served as the Chairman of the Board of Public Instruction. R.B. Hunt Elementary School, on Anastasia Island, was named after him (Photo #43).<sup>21</sup>

Other prominent residents of Nelmar Avenue were General Vivian Collins and his wife Marjorie Meeker Collins. The Collins House is located at 30 Nelmar Avenue, a home originally owned by developer L.O. Larson (Photo #44). General Collins held one of the most prestigious positions in St. Augustine. He was Adjutant General of the Florida National Guard, headquartered at St. Francis Barracks in downtown St. Augustine. Mrs. Collins was a published poetess and author under the name Marjorie Meeker. Her works appeared in *Harper's*, *Saturday Review* and a number of standard anthologies. In the 1930s, musical composer Sydney Homer and his wife, opera singer Madame Louise Homer, may have briefly resided at the Collins House.<sup>22</sup>

In the years between 1913 and 1924, many prominent residents of St. Augustine built homes on Milton Street. Augustin W. Chadwick, who built the house at 5 Milton Street, was an attorney and Solicitor for the Southern Federal Judicial District (Photo # 45). Cehas Gilbert, at 6 Milton Street, was the President of the Commercial Bank of St. Augustine. Clarence C. Hill at 7 Milton Street served on the St. Johns County Commission. His brother, Raymond Hill, built the picturesque Belvedere Bungalow at 9 Milton Street from plans from a similar residence in Hastings, Florida. Raymond Hill was Circulation Manager for the *St. Augustine Record* and later was the longtime tax collector for St. Johns County. His daughter, Winnie Hill, succeeded him as tax collector, and resided in the home until her death. Dr. Emmett L. Smith, head dentist of the St. Johns County

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<sup>21</sup> SAHS Biographical File, R.B. Hunt

<sup>22</sup> Susan Tate, "Report of the Collins House 30 Nelmar Avenue Historical Architectural Analysis for the Florida School for the Deaf and the Blind 207 North San Marco Avenue, St. Augustine, Florida 32084," 2009, Florida Division of Historical Resources, Florida Master Site File, Tallahassee, Florida.

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Dental Clinic and member of St. Johns County Board of Public Instruction, resided at 10 Milton Street (Photo #46).<sup>23</sup>

The most prominent resident of Milton Street was Herbert E. Wolfe. Wolfe and his wife, Birdie, built the impressive Mediterranean Revival style residence at 27 Milton Street in 1924 (Photo #26). Wolfe made his fortune as a road contractor in the 1920s and 1930s. The company, which bore his name, completed road construction projects in Florida, Georgia, Alabama, Tennessee and South Carolina. Subsequently, Wolfe was vice-president of the Koger-Wolfe Motor Company in the 1930s and president of the Exchange Bank. He was mayor of St. Augustine from 1947 to 1948. From 1959 until 1969, he served as the first chairman of the St. Augustine Historical Restoration and Preservation Board. The Preservation Board was the first state funded preservation organization in Florida. The Wolfe House is now the official residence of the President of the Florida School for the Deaf and Blind.

May Street, like Nelmar Avenue, also developed primarily during the 1920s. May Street contains several important residences, including the "Pink Castle" at 16 May Street (Photo #12). The castle was designed and built in the early 1920s as the home and studio of nationally significant sculptor C. Adrian Pillars. Charles Adrian Pillars (1870-1937) resided in St. Augustine from about 1919-1932. Pillars studied at a young age with Lorado Taft and Daniel Chester French. He sculpted the statues of Edmund Kirby Smith and John Gorrie, which represent Florida in the United States capitol at the Capitol Visitor Center and the Statuary Hall, in Washington, D.C. His monumental sculpture of Winged Victory at Riverside Memorial Park in Jacksonville is perhaps the most important work of public art in the city. In St. Augustine, he sculpted the World War I memorial flagpole on Anderson Circle near the downtown central plaza. He designed several other works in St. Augustine, primarily for his patron, Dr. Andrew Anderson. In 1932, he moved from St. Augustine to Sarasota, where he taught at the Ringling School of Art. In 1937, he died at Jacksonville. The "Pink Castle," prominently located on State Road A1A, has long been one of St. Augustine's most recognized landmarks.<sup>24</sup>

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<sup>23</sup>FMSF forms, 8SJ1361, 8SJ1362, 8SJ1363, 8SJ1364 8SJ1365, 8SJ1367.

<sup>24</sup> FMSF form 8SJ1348.

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The Depression did not affect St. Augustine as deeply as the rest of the country. St. Augustine investors had remained largely conservative throughout the Boom, and the sudden collapse did not affect the town as dramatically as it did the rest of the State. As an established town, the real estate values did not plummet in newly platted subdivisions as it had in the rest of the state. There was still a sustainable local economy to support the new subdivisions. The town had existed in an economic ebb and flow since the Flagler era, subsisting on the tourism season in the winter. The local newspaper maintained an optimistic outlook about the financial market, but this is not to say that the town did not experience hardship during the Depression. The local building industry dried up with relatively few homes constructed during the Depression and the World War II years.<sup>25</sup>

World War II brought uncertain times to St. Augustine, much like the rest of the nation. Florida became a large military training ground for soldiers. In 1942, the U.S. Coast Guard chose St. Augustine as a training location. Thousands of men and women trained in the town until the end of the war in 1945. Camp Blanding, located to the west of St. Augustine, and the Jacksonville Naval Air Station, located to the north of St. Augustine, prepared more soldiers for battle than any other facilities in the state of Florida. St. Augustine actually saw military conflict at sea when German U-Boats sank several U.S. ships off the Florida coast. The soldiers who trained in the area and protected the Atlantic coast would remember the climate and pleasant atmosphere of St. Augustine; many veterans returned to the city to settle after the war, just as many did after World War I.<sup>26</sup>

Post-World War II Development

Construction on most of the remaining vacant lots in the Nelmar Terrace Subdivision occurred in the immediate aftermath of World War II through the end of the 1950s. Individuals bought lots for new construction rather than lots being sold by developers. With the return of discharged military personnel to St. Augustine, construction activity exploded. So many houses were desperately needed

<sup>25</sup> *St. Augustine Evening Record*, March 13, 1925; Waterbury, *Oldest City*, 229; Graham, *Awakening*, 221.

<sup>26</sup> Waterbury, *Oldest City*, 234; Museum of Florida History Website World War II Exhibit. Online.

[www.museumoffloridahistory.com/mfh/exhibits/wwii/panel.cfm](http://www.museumoffloridahistory.com/mfh/exhibits/wwii/panel.cfm) Accessed 4 February 2010; *St. Augustine Record*, April 11, 1946.

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for the returning soldiers that the Federal Government saw the lack of housing as an emergency and urged private industry to find ways to provide 5,000,000 necessary new homes. Encouraged by Federal Housing Administration (FHA) guidelines, contractors gave preference to veterans. The pent-up demand caused by a nearly twenty-year hiatus in building, as well as innovative mechanisms for financing housing, including FHA and GI Bill loans, stimulated the building of new homes. However, after a large jump in building permits in the early part of 1946, permit applications slowed greatly in St. Augustine due to a lack of materials. The population of St. Augustine continued to soar, growing by over 4,000 new residents between 1945 and 1946.

Vacant lots in Nelmar Terrace were at a premium, and contractors snapped up available lots to construct new homes. The majority of these vacant lots existed in the southeastern portion of the subdivision, along the eastern portion of Magnolia Avenue and along May Street. An aerial from 1943 shows vacant lots in this area. Earlier houses in this area, built circa 1924, were demolished to prepare for newer, more modern housing. Douglas Street, originally platted as a through street for the subdivision, became another area of vacant lots as existing lots oriented north-south were subdivided.<sup>27</sup>

The Church of the Nazarene, now at 6 May Street, was organized from the efforts of Jack and Vermelle Robinson (Photo #19). The Robinsons were in St. Augustine during World War II; Jack was stationed at the Ponce de Leon Hotel as a member of the Coast Guard. They liked the town so much that they returned to settle in St. Augustine after the war. The Robinsons held services in their house at 133 Marine Street until the property for the church was purchased on September 25, 1948. Construction on the first part of the building was completed in 1949. Additions to the building occurred through the 1950s, with the present-day sanctuary being completed in 1958.<sup>28</sup>

The Masonry Vernacular building at 21 Milton Street (Photo #20) began as a Kingdom Hall for Jehovah's Witnesses in 1953. At some point, the building became a private home but later reverted

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<sup>27</sup> *St. Augustine Record*, January 4, 1946; *St. Augustine Record*, April, 12 1946; *St. Augustine Record*, April 11, 1946; Army Aerial Photograph of St. Augustine CZA-5C-13: January 10, 1943.

<sup>28</sup> *St. Augustine Record*, October 22, 1983.

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to a sanctuary. In the early 1990s, the Lutheran Church purchased the building at 21 Milton Street in conjunction with Baptist and Catholic ministries to provide religious services to students at the Florida School for the Deaf and the Blind. By 1997, the building became a mission church strictly for the congregation of Christ Our Savior Lutheran Church and remains as such today.<sup>29</sup>

In 1953, the City of St. Augustine passed the first official zoning code for the City. The code imposed restrictions on properties with different zoning categories. Nelmar Terrace, considered an "A" residential area, had strict regulations that limited the uses of buildings in the neighborhood. The zoning code, although strict, was not any more prohibitive than the existing neighborhood covenants. The zoning code did provide additional guidelines to keep the neighborhood an attractive place. By 1961, most of the vacant lots in Nelmar Terrace were developed.

The community of Nelmar Terrace banded together in 1988 to protest the construction of a modern replacement bridge connecting Vilano Beach with the mainland. The Florida Department of Transportation proposed several options for traffic flow to and from the bridge. The chosen option maintained May Street as the main thoroughfare for the bridge. Despite neighborhood outcry over effectively dividing Nelmar Terrace in two and increasing traffic, the existing May Street connection to the bridge was the most cost effective measure. By 1992, the Department of Transportation had obtained ten parcels of land in the Nelmar Terrace subdivision for right-of-way usage. The new bridge was completed in 1995.<sup>30</sup>

Today, Nelmar Terrace is threatened by commercial encroachment and heavy traffic on San Marco Avenue, as well as heavy traffic loads on May Street (State Road A1A). The potential expansion by the Florida School for the Deaf and Blind poses another threat to the district. In 1948, the school secured land for Moore Hall at the northeast corner of the intersection of Macaris Street and San Marco Avenue. The Wolfe and Collins houses in Nelmar Terrace, south of campus, came under FSDB ownership in 1968. In 2005, the school acquired an entire block adjacent to the Nelmar

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<sup>29</sup> Sanborn Fire Insurance Map, 1930; Pastor Elbert Oren to Melissa Dezendorf, personal communication, August 25, 2010.

<sup>30</sup> *St. Augustine Record*, September 8, 1988; December 1, 1992; August 2, 1993.

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Terrace neighborhood and demolished or relocated seven houses built in the early 20<sup>th</sup> century. Nonetheless, Nelmar Terrace remains a stable, upscale single-family neighborhood with many longtime residents, some spanning several generations. Recent construction in the neighborhood does not detract from the existing pattern of mass and scale. Rather, it complements the existing buildings by utilizing similar finishes, styles, and sizes.<sup>31</sup>

**ARCHITECTURAL CONTEXT**

**Frame Vernacular**

Frame Vernacular, the prevalent type of residential building in Florida, refers to the common wood frame technique employed by lay or self-taught builders. From the end of the Civil War until about 1910, Frame Vernacular architecture was characterized by the balloon-frame method of construction. A major change in frame construction occurred about 1910 with the introduction of platform framing. With the new method, each new floor was constructed independently. Shorter studs were erected upon wooden platforms to support the overlying platform or roof. This framing system was both simpler and more rigid than the balloon framing system it replaced.

The Industrial Revolution permitted standardization of building materials and parts, which exerted a pervasive influence over vernacular house design after the Civil War. The process of standardization in manufacturing and building construction was accelerated by World War I and the policies and laws of the United States government, which demanded quality assurance in its procurement practices. Popular magazines helped disseminate information about architectural trends throughout the country. Railroads provided affordable and efficient transportation for manufactured building materials. Individual builders had access to a myriad of finished architectural products and plans from which to construct their buildings.

Sears, Roebuck and Company was one of the principal providers of sturdy, inexpensive modern homes in the United States. These houses were built from standard plans and materials. Although Sears was the largest, it was not the only American company which sold pre-fabricated houses and

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<sup>31</sup> *St. Augustine Record*, January 4, 1946.

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building plans. Between 1895 and 1940, Sears, Montgomery Ward, Hogson Company and the Aladdin Company contributed to the dissemination of popular architectural styles through ready-to-assemble house kits. The Aladdin Company, organized about 1905 in Bay City, Michigan, advertised the "Readi-Cut House" that could be assembled in one day. Most companies offered varying degrees of services and materials. A full line of lath, plaster, paint, and pre-cut wood products were available.

By 1910, Sears and other companies had flooded the market with architectural plans and building kits, which closely mirrored contemporary architectural trends. The houses of these companies followed rather than set architectural trends. Designs originated from a variety of sources. Some were bought from private architects or came from staff architects. Other were copied from popular house designs or acquired from architectural or building publications. Colonial Revival, Bungalow, Mission, Spanish eclectic, and Tudor were popular styles.

Although some buildings are classified as vernacular, the influence of standard plans and these popular architectural styles are found throughout the Nelmar Terrace District. However, the covenants of Nelmar Terrace insisted on architect designed homes. Frame Vernacular was generally seen as the style of a self-taught builder. The lack of Frame Vernacular in this neighborhood, so common in the rest of St. Augustine, reflects this restriction.

Examples of purely Frame Vernacular houses are rare in Nelmar Terrace, given the overall affluence of the neighborhood. A good example from World War II and post-World War II era is 15 Douglas Avenue. This one-story cottage rests on concrete piers with a wood frame structural system and a side-facing gable roof with open eaves and exposed rafter ends. It has period sash windows characterized by horizontal rather than vertical muntin bars in a 2/2 light pattern. The exterior finish and roof surfacing are asbestos cement siding and roof shingles (Photo #14).

The house at 15 Alfred Street, built in 1930, is a Frame Vernacular building with elements of a Bungalow. This one-story cottage sits on a coquina block base with a wood-frame structural system. It features battered porch piers and a low-pitched roof. Exterior finishes include wood siding and



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decorative shingles on the front gable. The windows are wood frame with horizontal mutins. The roof is composed of asphalt shingles on a front-gabled roof (Photo #47).

The home at 86 Magnolia Street is one of the earliest built in Nelmar Terrace. It represents a Frame Vernacular building with uncommon architectural detailing in the early 20<sup>th</sup> century. This one-and-one-half story building features a front porch with flared eaves and matching round wood columns. The roof has a dormer and an asphalt shingle finish. The exterior finish of the building is heart-pine wood shingles. The upper sashes of the windows contain leaded diamond paned glass and the front door is flanked by two sidelights (Photo #15).

**Bungalow**

The Nelmar Terrace Historic District also contains significant examples of the Bungalow. Bungalows are concentrated on Alfred, Milton and May streets. The Bungalow was the most popular residential building design in Florida during the first three decades of the twentieth century. Its name was derived from the Bengalese *bangla*, a low house with porches, used as a wayside shelter by travelers in India during the eighteenth and nineteenth centuries. Although the name and some of the general characteristics of the Bungalow have their origins in India, the Japanese had the most profound influence on the style. Japanese construction techniques exhibited at the California Mid-Winter Exposition of 1894 emphasized the interplay of angles and planes and extensive display of structural members that became integral components of American Bungalow design. The earliest American buildings which were consciously Bungalows appeared in California and New England in the 1890s. They generally were large residences designed by architects. However, by the turn of the century publications like *Bungalow Magazine* and *The Craftsman* flooded the building market with plans for inexpensive Bungalows. Featured in these magazines were articles about the economical use of space, interior decoration, and landscaping. It was this scaled down version of the Bungalow which became so pervasive in Florida during the early twentieth century. The Bungalow is typically a one or one and one-half story building with a low-pitched gable (occasionally hipped) roof with wide unenclosed eave overhangs. The roof rafters are usually exposed and false brackets or beams are commonly added under the gables. The porch is often the most dominant architectural feature of the Bungalow. They are generally either full or partial width, with the roof supported by tapered square columns that frequently extend to ground level or sit on massive brick piers.

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The house at 7 Milton Street is a good example of the Bungalow, another popular style in Nelmar Terrace. It is one story in height, with a low-pitched, front-facing gable roof with wide, open eaves. Roof rafters are exposed with false brackets under the gable porch roof. The porch is the most dominant architectural feature of the building. It extends partly across the main elevation and its roof is supported by tapered square columns on massive brick piers (Photo #16).

The Hill House at 9 Milton Street is a rare example of the Belvedere or Airplane Bungalow. This building at 9 Milton Street embodies the Belvedere Bungalow through its two story central tower. Porches and a one-story wing spread from the central tower horizontally thus giving the buildings an appearance suggestive of an airplane. Massive battered porch piers and a pergola are additional elements of the style (Photo #17).

**Masonry Vernacular**

This style came into popularity during the economic crunch of the Great Depression. The style continued in popularity during the post-World War II housing boom. Many of the Masonry Vernacular buildings had little in the way of architectural style to save on costs and time. Built quickly and cheaply, Masonry Vernacular buildings appealed to FHA-sponsored lenders aiding returning veterans. Institutions also grew to favor the masonry vernacular style for its low cost and adaptability. The box-like form of the Masonry Vernacular buildings could be accentuated by exterior elements that distinguished it from neighboring houses. Early forms of this house featured wood sash windows; later versions have aluminum sash windows. Masonry Vernacular homes generally have side-gabled or cross-gabled roofs with the longest axis of the house facing the main façade.<sup>32</sup>

The Church of the Nazarene at 6 May Street is one of two institutional buildings in the Nelmar Terrace neighborhood. Built in 1949, this Masonry Vernacular style building was constructed entirely out of brick. It has elements of the Gothic Revival style on the front facade in the form of

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<sup>32</sup> Avi Friedman, "The Evolution of Design Characteristics during the Post-Second World War Housing Boom: The US Experience," *Journal of Design History* 8, no. 2 (1995): 131.

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lancet stained glass windows and faux-column supports that only extend partially up the face of the building. The remainder of the windows on the building are of the aluminum frame, three-pane, double-hung variety (Photo #19).

The one-story building at 22 May Street features a smooth stucco exterior. A deep porch along the front facade sits under a cross-gabled asphalt shingle roof. Windows are double-hung aluminum frame. Decorative clay canales extrude from the front-facing gable. The canales and stucco incorporate design elements of the Mediterranean Revival style found throughout the neighborhood (Photo #18).

**Colonial Revival**

Nelmar Terrace contains some of the best examples of the Colonial Revival style in St. Augustine. Nelmar Avenue in particular contains a significant concentration of buildings designed in the style. Colonial Revival was the dominant style for American residential architecture during the first half of the twentieth century. It was seen as a simple, honest construction style that reflected the ideals of the nation's founding. In Florida, however, the popularity of the style during the era was eclipsed by the Bungalow and Spanish Revival styles. The term "Colonial Revival" refers to a rebirth of interest in the early English and Dutch houses of the Atlantic Seaboard. The Georgian and Adam styles were the backbone of the Revival, which also drew upon Post-medieval English and Dutch Colonial architecture for references.

The Colonial Revival style was introduced at the Philadelphia Exposition of 1876. The centennial of the Declaration of Independence sparked renewed interest in the architecture of the colonial period. Many of the buildings designed for the Exposition were based on historically significant colonial designs. Publicity on the Exposition occurred simultaneously with efforts made by several national organizations to preserve Old South Church in Boston and Mount Vernon. About the same time a series of articles focusing on eighteenth century American architecture appeared in the *American Architect* and *Harpers*. The publicity the Colonial Revival style received helped to make popular throughout the country. The typical Colonial Revival house in Florida is an eclectic mixture of several of colonial designs rather than a direct copy of a single plan. The style began to appear in the state in the late 1880s and continues to be built in modified forms today.

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By the 1930s, Colonial Revival further emerged as a classic and enduring housing style. The middle and upper class household seized Colonial Revival architecture as a “safe, stylistic, investment.” Professional architectural journals in the 1930s promoted Colonial Revival as a desirable style. The popularity of the style during this time also coincided with the restoration of Colonial Williamsburg.<sup>33</sup>

Some of the identifying characteristics of Colonial Revival architecture include gable, hip, or gambrel roof; an accentuated door, normally with a classical surround, either solid or glazed; simple entry porches supported by slender columns; a symmetrical facade (although it is fairly common for the door to be set off-center); double-hung sash windows, usually with multi-pane glazing in each sash; and windows that are frequently set in pairs.

The building at 23 Nelmar Avenue was built in 1927. It is a nationally popular example of the Dutch Colonial Revival style and appears to be based on a popular plan of the time that was marketed during the 1920s as the “The Martha Washington” in several Sears, Roebuck and Company Catalogues. Characteristic of the style, the building has a side facing gambrel roof with a half-round attic louver and a wide dormer that projects through the roof plane on the main elevation. The exterior is sheathed with horizontal weather board siding. The main entrance is a centrally placed, panel door accentuated with a classical surround, including sidelights and a fanlight. The entrance features a stoop covered with an elliptically arched gable roof supported by paired Doric columns. The fenestration pattern is regular and symmetrical. Windows are singly-placed, Colonial style double-hung sash with 6/1 lights (Photo #21).

The Colonial Revival house at 14 Nelmar Avenue was built in 1930. Although there are several Colonial Revival buildings in Nelmar Terrace, the home at 23 Nelmar Avenue is the only one that utilizes brick as an exterior finish. Because of its brick construction and overall design, it is Georgian Revival in feel. The building has a side-facing gable roof with cornice returns and half-round attic

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<sup>33</sup> David Gebhard, “The American Colonial Revival in the 1930s,” *Winterthur Portfolio*, Vol. 22, No. 2/3 (Summer - Autumn, 1987), pp. 109-148.

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louvers. The exterior is brick veneer. The main entrance is a centrally placed, panel door accentuated with a classical surrounds, including a fanlight. The entrance features a stoop covered with a pedimented gable roof supported by paired Doric columns. The fenestration pattern is regular and symmetrical. Windows are singly-placed, Colonial style double-hung sash with 6/1 lights (Photo #23).

**Mediterranean Revival**

Mediterranean-influenced styles include Moorish Revival, Italian Renaissance, Spanish Colonial Revival, Mission, Mediterranean Baroque and Spanish Renaissance Revival. Florida's Spanish heritage and semi-tropical climate favored the use of Mediterranean designs. The roots of Mediterranean-influenced architecture in Florida can be traced to the Spanish Renaissance Revival, Italian Renaissance and Moorish Revival churches and hotels built in St. Augustine in the 1880s, such as the Ponce de Leon and Alcazar Hotels built by Henry Flagler.

Mediterranean Revival buildings in Florida display considerable Spanish influence. A popular building style in Florida during the 1920s, construction continued following the collapse of the land boom and even into the 1930s. Considering the lengthy Spanish occupation of St. Augustine, the Mediterranean Revival style fit perfectly. It was adapted for a variety of building types ranging from grandiose tourist hotels to two-room residences. The popularity of the style became widespread, and many commercial and residential buildings underwent renovation in the 1920s. This style incorporates entrance porches, commonly with arched openings supported by square columns; casement and double-hung sash windows; and ceramic tile decorations.

The Mediterranean Revival Style came into vogue in the 1920s. It is mainly found in California, Texas, and Florida. Spanish Eclectic derives architectural details from whole span of Spanish architecture. The influence of those Mediterranean styles found expression through a detailed study in 1915 of Latin American architecture made by Bertram Grovesnor Goodhue at the Panama-California Exposition in San Diego. The Goodhue exhibit prominently featured the rich Spanish architectural variety of South America. Encouraged by the publicity afforded the exposition, other architects began to look directly to Spain and elsewhere in the Mediterranean where they found still more interesting building traditions. Spanish Eclectic buildings have a low-pitched roof, generally

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covered in red tiles. Typically, these buildings also have prominent arches over the main entrance and prominent windows. Other characteristics are an asymmetrical façade and a stuccoed wall surface.

Examples of Mediterranean influenced architecture are concentrated in the eastern most block of the proposed district between Nelmar Avenue and Milton Street, east of Magnolia Avenue. Los Robles (The Oaks) at 24 Nelmar Avenue is one of the best examples of the Mediterranean Revival style in Florida. Designed by California architect Wallace Neff, it features sloping walls, soft corners, a faux adobe finish and a rambling, horizontal four-part mass suggestive of a southwestern United States or Mexican ranch house. It shares similar elements as another Neff project, the Libbey House in Ojai Valley California. Los Robles, built during the Florida Boom of the 1920s, has a smooth stucco exterior, flat headed windows with rejas and board shutters, and balconettes with iron railings. The building has a series of low pitched gable roofs surfaced with barrel tile and tile coping on the roof ridge. A picturesque winding stair on the Magnolia Street elevation and Spanish Colonial style lanterns and hardware are other components of the composition. Los Robles is the only house in Nelmar Terrace with an irregular orientation on its lot (Photo #24).<sup>34</sup>

Another example of a Mediterranean Revival style residence in the neighborhood is the H.E. Wolfe House at 27 Milton Street. The Wolfe House has smooth stucco exterior finish a flat roof with decorative parapet and hipped pent roofs surfaced with barrel tile on its main (east) elevation. The east elevation includes a second story loggia, a pergola in front of the main entrance and stylized lanterns on either side of the entrance (Photo #26).

### **Ranch**

The Ranch style was the most popular style in the Nelmar Terrace Subdivision after World War II. Ranch style homes are concentrated on Magnolia Avenue between May Street and Nelmar Avenue.

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<sup>34</sup> Wallace Neff, Jr., and Alson Clark, *Wallace Neff: Architect of California's Golden Age*, (Los Angeles, CA: Hennessey and Ingalls, 2000).

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The Ranch style originated in California during the early 1930s and ultimately became the dominant style for suburban residences during the 1940s and 1950s. Widespread application of the style was made possible by the increasing dependence of Americans on the automobile during the post-World War II period. Prior to the war, Americans were forced to live in or immediately near the areas in which they worked. Because land was at a premium in those areas houses generally were constructed on small, narrow lots. The increased mobility afforded by the automobile enabled Americans to move away from congested cities to suburbs with the comparatively large building lots necessary to accommodate "rambling" Ranch houses. Loosely based on Spanish Colonial precedents, hallmarks of the Ranch style include its long one-story blocks with low-pitched roofs. The main block of the house is usually set parallel to the street and often contains a built-in garage. Secondary gable or hip roof room extensions are common. Brick was almost universally used in early examples, but later versions of the style often adopted wood framing or concrete block.

The Ranch house, frequently called the California Ranch, type developed from the "idealistic Spanish hacienda" and was the evolution of the open informal plan of Bungalows mixed with the style of the working ranch. Ranch houses were seen as a casual living space, which appealed to families emerging from the chaos of WWII and the Depression.<sup>35</sup> The growth of automobile ownership and the suburban sprawl led to houses being laid long on their lots instead of deep as Bungalows had been. The ranch type is characterized by a rectangular or L-shaped plan with low pitched roofs, an open plan with the entry opening directly into the living space, inexpensive materials, maximization of space by combining rooms into multi-purpose rooms, elimination of unnecessary trim and molding, covered porches, terraces, decks and gardens accessible by glass sliding or French doors and an emphasis on views and light with large windows and high ceilings.

In the 1950s, air conditioning altered houses from being one room deep or wide for cross breezes to houses several rooms deep with no concern for positioning on the lot to catch breezes. By the mid-1950s, low interest loans made larger houses affordable and the garage became popular as the Ranch stretched to add square footage. By the 1960s, the average house size went from 800 to 1,240 square

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<sup>35</sup> Clare J. Richfield, "The Suburban Ranch House in Post-World War II America: A Site of Contrast in an Era of Unease, Uncertainty, and Instability," unpublished M.A. thesis, Barnard College: 2007, p. 20

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feet. Windows are fixed, casement, awning, jalousie or sliding in metal frames, and are usually aluminum frame. They may vary in size and placement and are not always symmetrically placed. The detailing on a Ranch house is minimal and influenced by other architectural styles such as Prairie, Classical, Colonial, Art Deco, Modern or Geometric.

The building at 73 Magnolia Avenue is an example of the post-World War II Ranch style home in Nelmar Terrace. It has a wide one-story block with a low-pitched side facing gable roof. The main block of the house is set parallel to the street and contains a built-in garage, unlike any buildings from the pre-World War II era. The building at 73 Magnolia Avenue is a concrete block version of the style (Photo #27).

The Ranch house at 25 May Street features elements of the Spanish Eclectic style. Constructed of masonry block and faced with painted brick, this house is reminiscent of the Spanish Haciendas popularized in California. Built in 1941, with a side-gabled roof of red clay barrel tile, this house has aluminum frame windows and shutters. The front entrance is stuccoed and has a porthole window to the right of the door (Photo # 48).

**Garage Apartment**

Garage Apartments were the first attempts to provide indoor parking in residential buildings. In St. Augustine, Garage Apartments, which are accessory buildings, are located on the same lot with Bungalows, Colonial Revival and Mission style buildings, and with Frame Vernacular and Masonry Vernacular buildings. Identifying features of the style include two-story construction with single or multiple garage bays occupying most of the first floor. Buildings are usually set at the rear of the lot. Construction may be masonry or wood frame, or a masonry first story with a frame second story. Second story porches or roofed balconies are common. Detailing of these buildings is usually simple. Foundations are usually continuous concrete or brick, or less commonly brick piers. Piers may be finished with stucco. Construction is masonry or frame, or masonry on the lower story and frame on the second story. Detailing is usually simple and may include battered porch piers, wood balustrades, finials, arched window surrounds and crenellation.



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The garage apartment at 18 Nelmar Avenue sits back far on its lot. Built c. 1930, this building has a hipped roof with asphalt shingles. The lower story functions as a car garage while the upper story serves as living quarters. The upper story features a screened balcony. The windows are 3/1 double-hung sash. This building utilizes locally produced coquina concrete block as its main building material (Photo #28).

**Tudor Revival**

The Tudor Revival style first became popular in America during the first three decades of the twentieth century. It was loosely based on a combination of references to the architecture of early sixteenth century Tudor England and a variety of Medieval English prototypes ranging from thatched roof folk cottages to grand manor houses. The first American examples of the style were built in the late nineteenth century and tended to be large landmark buildings rather closely related to the English precedents. When the style was adapted to smaller residential designs, however, it lost much of its resemblance to English antecedents.

Most Tudor Revival residences in Florida date from the 1920s, when the style reached its peak in popularity throughout the country. Some of the typical features of the Tudor Revival style include steeply pitched roofs (usually side-gabled) often with intersecting extensions; decorative half-timbering and stucco siding; tall, narrow casement windows with multi-paned glazing; and massive end, exterior chimneys, many times located on the front facade of the building.

There are two Tudor Revival style residences located in the Nelmar Terrace Historic District at 21 and 23 May Street. Both buildings feature steeply pitched, front-gabled roofs with intersecting extensions. The main elevations of both buildings faces the street. The residence located at 23 May Street is the purer example of the Tudor style (Photo #29). It has three steeply pitched front-facing gable roofs, including one over the main entrance. It has a massive exterior chimney and tall, narrow casement windows on the front facade. The building at 21 May Street is a more restrained example of the Tudor Style (Photo #30). It has two steeply pitched front-facing gables, including one over the main entrance.

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**Contemporary**

Contemporary houses evolved in the 1950s from the International Style, Modernism of the 1920s and the Organic style of Frank Lloyd Wright and flourished until the 1980s. They were often built in developments with their basic design having the same emphasis on spatial relationships inside the building, materials of concrete, steel and glass and the elimination of historical reference, but also using stone, wood and natural materials. Plans are irregular but usually orthogonal. Houses are usually one-story, but can be more if designed for the site. The primary façade is usually that with the best view and may not be facing the street. Windows are large-paned, can have either metal or wood sashes but still have very few details. Often they are floor-to ceiling, where the views are emphasized. Clerestory windows frequently follow the shape of the low-sloped rooflines, giving a geometric appearance to the elevation. Elevations are asymmetrical but balanced with doors that may not be on center and can be hidden from view or of secondary importance. Roofs on these buildings are often flat or sloping at a 1:12 ratio or less. Peaks may or may not be on center, with carports or garages often covered by an extension of the main roof.

The flat roof building at 60 Magnolia Avenue is the only contemporary home located in Nelmar Terrace. The exterior is clad in a mixture of brick and stucco. Several banks of windows adorn the front of the building facing May Street, in geometric configurations. Architectural detailing is minimal with two panels mimicking the rectangular pattern of the windows. There is a large brick chimney set asymmetrically on the front facade. A garage is built into the building under the secondary roof and façade. The main entrance on the front is not prominently located (Photo #31).

**Moorish Revival**

The Moorish Revival style resulted from Victorian interest in the Middle and Far East. Boston architect Franklin Smith introduced this style to Florida in 1883 with the construction of the Villa Zorayda in St. Augustine, which was inspired by the Alhambra Castle in Grenada, Spain. Henry Flagler's hotels in St. Augustine also created a local fascination with the Moorish Revival style. The defining features of this style include a flat roof surrounded by a parapet heavily decorated with cast concrete crenellations. The design often features a pavilion tower, onion dome or minaret. Exterior walls are generally covered by stucco or unfinished concrete, and seldom feature ornament. Door

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and window surrounds frequently reveal a variety of decorative treatments including a horseshoe arch motif. Other common features are wood and metal balconies and ornamental tile work.

The "Pink Castle" at 16 May Street is one of the most architecturally significant buildings in St. Augustine. Constructed circa 1924 out of hollow clay tile, the exterior is covered in stucco. The roof features a flat parapet with crenellation. Varieties of windows exist on the building, including fanlights, casement windows, and double hung sash windows. Decorative emblems of lions' heads and crests encircle the first floor exterior. The building is three stories in height and originally functioned as an artist's studio. A flat portico extends from the front elevation (Photo #12).

**ARCHITECTS**

**Wallace Neff**

Wallace Neff (1895-1982), known as the "architect to the stars," designed Los Robles at 24 Nelmar Avenue (Photo #25). Neff was one of the premier society architects in Los Angeles. In a book entitled *Wallace Neff and the Grand Houses of the Golden State*, he is described as the pre-eminent architect of the Spanish Colonial Revival style in Southern California. The Spanish Colonial Revival was the inspiration for Los Robles. During the boom of the 1920s, Neff had a prominent practice with many famous and wealthy clients. His business was built on his design skills and his family connections. A native Californian, his grandfather was Andrew McNally, founder of Rand McNally publishers. His famous clients included Charlie Chaplin, Darryl Zanuck, Mary Pickford, Cary Grant, and Groucho, Harpo and Gummo Marx. Neff's design of Los Robles was likely taken literally from an existing building he designed in California, the Libbey House, constructed in 1922.<sup>36</sup>

**F.A. Henderich**

Frederich Anton Henderich (1879-1941), came to St. Augustine in 1905 as an architect for the Florida East Coast Hotel Company. He designed many houses in St. Augustine. A notable feature of

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<sup>36</sup> Wallace Neff, Jr., and Alson Clark, *Wallace Neff: Architect of California's Golden Age* (Los Angeles: Hennessey and Ingalls, 2000).

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his work was the usage of native materials, such as palm logs, in his designs. Henderich also created plans for several prominent buildings in the region, including the St. Augustine Visitor and Information Center and Marineland Studios. The Nelmar Terrace developer, St. Augustine Realty, utilized Henderich as their community architect. He maintained an office at the former Jefferson Theatre building in downtown St. Augustine and practiced through the mid-1930s.<sup>37</sup>

**ARCHITECTURAL SIGNIFICANCE**

Nelmar Terrace exists as an intact collection of residential homes that reflect early deed restrictions and homeowner covenants during the Florida Land Boom. The upscale homes found in Nelmar Terrace embody various forms, architectural styles and influences, including the Colonial Revival, Craftsman/Bungalow, Frame and Masonry Vernacular, Mediterranean Revival, Moorish Revival, Tudor Revival, Ranch and Contemporary styles. These homes represent design preferences of middle and upper-class homeowners and the popular practices of local builders. Few buildings appear to have been custom designed by architects, but many have formal, standardized, professionally drawn plans reflecting national trends in architecture. The intentional land use planning and community development aspects of Nelmar Terrace are visible today in the large lot sizes, uniform setbacks, and features such as sidewalks and alleys. The rising importance of automobiles in early-20<sup>th</sup> century development was considered by the developers who platted Nelmar Terrace. As an affluent subdivision whose residents could afford a personal vehicle, early detached garages are part of the architectural landscape. Development slowed during the Great Depression and picked up at the end of World War II. Post-World War II architecture in the neighborhood drew heavily on the Ranch style. The importance of personal vehicles in this era is reflected in the number of garages built sometime in the early 1950s and the introduction of attached garages. Development during this time continued to follow existing lot and setback configurations. Adoption of zoning regulations by the City of St. Augustine in 1953, further strengthened the deed restrictions found in Nelmar Terrace. The integrity of Nelmar Terrace lies in its cohesive appearance as a planned subdivision. It embodies the intent of early developers to create a pleasing environment for an emerging upper-middle class in the 20<sup>th</sup> century United States.

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<sup>37</sup> F. A. Henderich Biographical File, St. Augustine Historical Society, St. Augustine, FL.

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8SJ1424; 8SJ1419; 8SJ1364; 8SJ1366; 8SJ1368; 8SJ3579; 8SJ1261; 8SJ1348; 8SJ1426; 8SJ1362;  
8SJ1363; 8SJ1367; 8SJ129; 8SJ1422

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January 3, 1946

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April 11, 1946  
April 12, 1946  
January 4, 1953  
March 22, 1953  
March 29, 1953  
April 19, 1953  
July 1, 1953  
July 3, 1953  
August 5, 1953  
October 11, 1953  
October 18, 1953  
November 10, 1953  
January 1, 1956  
March 4, 1956  
March 25, 1956  
January 2, 1957  
January 18, 1957  
January 26, 1958  
January 3, 1959  
January 11, 1959  
January 25, 1959

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January 10, 1960

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November 17, 2000  
July 5, 2001  
October 19, 2003  
November 17, 2006

10. Geographical Data

Acreege of Property approximately 29 acres

UTM References

(Place additional references on a continuation sheet.)

1	17	468960	3308950
Zone	Easting	Northing	
2	17	469130	3308980

3	17	469150	3308820
Zone	Easting	Northing	
4	17	469460	3308910

See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Melissa Dezendorf, Paul Weaver, Andrew Waber, Historic Sites Specialist

organization Bureau of Historic Preservation date January 25, 2011

street & number 500 South Bronough Street telephone (850) 245-6333

city or town Tallahassee state Florida zip code 32399-0250

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

Representative black and white photographs of the property.

Additional items

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

Property Owner

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

name VARIOUS

street & number telephone

city or town state zip code

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

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

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 10 Page 1 **NELMAR TERRACE HISTORIC DISTRICT  
ST. AUGUSTINE, ST. JOHNS CO., FL**

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**GEOGRAPHICAL DATA**

**UTM REFERENCES**

<u>No.</u>	<u>Zone</u>	<u>Easting</u>	<u>Northing</u>
5)	17	469540	3308610
6)	17	469050	3308520

**VERBAL BOUNDARY DESCRIPTION**

See scaled boundary map. From a point of beginning just west of the lot line of 4 San Carlos Avenue on the south side of San Carlos Avenue, the boundary extends north-northwest to the south side of Nelmar Avenue; thence, it runs west just past 4 Nelmar Avenue; thence, north-northwest along the alleyway between 4 Nelmar Avenue and 189 San Marco Avenue to the south side of Milton Avenue; thence the boundary extends southwest along the south side of Milton Avenue to San Marco Avenue; thence, northwest along the east side of San Marco Avenue to the north side of Alfred Street. The boundary then runs northeast along the north side of Alfred Street to the east side of Douglas Avenue; thence, southeast along the east side of Douglas Avenue to the north side of Milton Street; then the boundary extends northwest along to the north side of Milton Street to a point just east of the lot line for 27 Milton Street. The boundary then extends southeast to the alleyway between 30 Nelmar Avenue and 27 Milton Street; thence west to the east lot line of 30 Nelmar Avenue; thence, south along the east lot line of 30 Nelmar Avenue to the north side of Nelmar Avenue; thence, southwest along the north boundary of Nelmar Terrace Park to eastern end of Nelmar Avenue; thence, the boundary extends south along the east end of Nelmar Avenue to the south boundary line of Nelmar Terrace Park; thence, northeast along the south boundary line of Nelmar Terrace Park to the east lot line of 73 Magnolia Avenue; thence, southeast along the east lot lines of 73 and 69 Magnolia Avenue and 36 May Street to the south side of San Carlos Avenue. Then boundary then runs southwest along the south side of San Carlos Avenue to the point of beginning.

United States Department of the Interior  
National Park Service

## NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 10 Page 2 **NELMAR TERRACE HISTORIC DISTRICT  
ST. AUGUSTINE, ST. JOHNS CO., FL**

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### BOUNDARY JUSTIFICATION

The boundary encompasses the general boundaries of the historic Nelmar Terrace Subdivision. The boundaries are further determined by natural and man made features and encompass the greatest concentration of historic residences and related buildings associated with Nelmar Terrace.

San Marco Avenue roughly defines the west boundary. A portion of the Nelmar Terrace Subdivision fronting on San Marco is excluded from the district. Motels, gas stations and convenience stores located along San Marco are out of character with the residential use, period of significance and historic architecture of the district to the east. These later commercial buildings are characterized by extreme set backs with parking in front and are surrounded by large vacant lots, where historic buildings have been demolished.

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number \_\_\_\_\_ Photos \_\_\_\_\_ Page 1

**NELMAR TERRACE HISTORIC DISTRICT  
ST. AUGUSTINE, ST. JOHNS CO., FL**

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**LIST OF PHOTOGRAPHS**

1. May Street, Nelmar Terrace Historic District
2. St. Augustine, St. Johns County, Florida
3. Melissa Dezendorf
4. 2010
5. City of St. Augustine
6. View of streetscape facing east
7. Photo # 1 of 48

Items 2-5 are the same for the rest of the Photographs:

1. Alfred Street, Nelmar Terrace Historic District
  6. View of Florida School for the Deaf and Blind, facing northwest
  7. Photo # 2 of 48
- 
1. Comanche Creek and Marshes, Nelmar Terrace Historic District
  6. View of marshes facing east from 27 Milton Street
  7. Photo # 3 of 48
- 
1. San Marco Avenue, Nelmar Terrace Historic District
  6. View of streetscape facing north from the corner of Milton Street
  7. Photo # 4 of 48
- 
1. San Carlos Avenue, Nelmar Terrace Historic District
  6. View of streetscape, boundary facing west from San Carlos
  7. Photo # 5 of 48
- 
1. Mature Trees, Nelmar Terrace Historic District
  6. View of trees, facing south from 14 Nelmar Avenue
  7. Photo # 6 of 48

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number          Photos          Page   2   **NELMAR TERRACE HISTORIC DISTRICT  
ST. AUGUSTINE, ST. JOHNS CO., FL**

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1. Palm Row, Nelmar Terrace Historic District
6. View of streetscape, facing southwest on Nelmar Avenue
7. Photo # 7 of 48
  
1. Nelmar Avenue Formal Landscaping, Nelmar Terrace Historic District
6. View of streetscape facing west on Nelmar Avenue
7. Photo # 8 of 48
  
1. Informal landscaping along Alfred Street, Nelmar Terrace Historic District
6. View of streetscape, facing east
7. Photo # 9 of 48
  
1. Alley along Magnolia Avenue, Nelmar Terrace Historic District
6. View of alley, facing west from Magnolia Avenue
7. Photo # 10 of 48
  
1. Nelmar Terrace Park, Nelmar Terrace Historic District
6. View of park facing east from the end of Nelmar Avenue
7. Photo # 11 of 48
  
1. 16 May Street, Nelmar Terrace Historic District
6. View of main (south) facade, facing north from May Street
7. Photo # 12 of 48
  
1. Setback and scale of homes, Nelmar Terrace Historic District
6. View of streetscape, facing west from Douglas Avenue
7. Photo # 13 of 48
  
1. 15 Douglas Avenue, Nelmar Terrace Historic District
6. View of main (west) facade, facing northeast from Douglas Avenue
7. Photo # 14 of 48



**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number          Photos          Page   3   **NELMAR TERRACE HISTORIC DISTRICT  
ST. AUGUSTINE, ST. JOHNS CO., FL**

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1. 86 Magnolia Avenue, Nelmar Terrace Historic District
6. View of main (east) facade, facing west from Magnolia Avenue
7. Photo # 15 of 48
  
1. 7 Milton Street, Nelmar Terrace Historic District
6. View of main (north) facade, facing southwest
7. Photo # 16 of 48
  
1. 9 Milton Street, Nelmar Terrace Historic District
6. View of main (north) facade, facing southwest
7. Photo # 17 of 48
  
1. 22 May Street, Nelmar Terrace Historic District
6. View of main (south) facade, facing north
7. Photo # 18 of 48
  
1. 6 May Street, Nelmar Terrace Historic District
6. View of main (south) facade and east elevation, facing northwest
7. Photo # 19 of 48
  
1. 21 Milton Street, Nelmar Terrace Historic District
6. View of main (north) facade, facing southwest
7. Photo # 20 of 48
  
1. 23 Nelmar Avenue, Nelmar Terrace Historic District
6. View of main (north) facade, facing south
7. Photo # 21 of 48
  
1. 21 Nelmar Avenue, Nelmar Terrace Historic District
6. View of main (north) facade, facing south
7. Photo # 22 of 48

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number \_\_\_\_\_ Photos \_\_\_\_\_ Page 4 **NELMAR TERRACE HISTORIC DISTRICT  
ST. AUGUSTINE, ST. JOHNS CO., FL**

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1. 14 Nelmar Avenue, Nelmar Terrace Historic District

6. View of main (south) facade, facing north

7. Photo # 23 of 48

1. 24 Nelmar Avenue (Los Robles), Nelmar Terrace Historic District

6. View of main (west) facade, facing southeast

7. Photo # 24 of 48

1. 24 Nelmar Avenue, Nelmar Terrace Historic District

6. View of east elevation, facing northeast

7. Photo # 25 of 48

1. 27 Milton Street, Nelmar Terrace Historic District

6. View of main (north) facade, facing southwest

7. Photo # 26 of 48

1. 73 Magnolia Avenue, Nelmar Terrace Historic District

6. View of main (west) facade, facing east

7. Photo # 27 of 48

1. 18 Nelmar Avenue, Nelmar Terrace Historic District

6. View of main (south) facade, facing north

7. Photo # 28 of 48

1. 23 May Street, Nelmar Terrace Historic District

6. View of main (north) facade, facing south

7. Photo # 29 of 48

1. 21 May Street, Nelmar Terrace Historic District

6. View of main (north) facade, facing south

7. Photo # 30 of 48

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number          Photos          Page   5   **NELMAR TERRACE HISTORIC DISTRICT  
ST. AUGUSTINE, ST. JOHNS CO., FL**

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1. 60 Magnolia Avenue, Nelmar Terrace Historic District
6. View of main (east) facade, facing west
7. Photo # 31 of 48
  
1. 89 Magnolia Avenue, Nelmar Terrace Historic District
6. View of main (west) facade, facing northeast
7. Photo # 32 of 48
  
1. 29 Nelmar Avenue, Nelmar Terrace Historic District
6. View of main (north) facade, facing south
7. Photo # 33 of 48
  
1. 4 May Street, Nelmar Terrace Historic District
6. View of main (south) facade, facing north
7. Photo # 34 of 48
  
1. 9 Nelmar Avenue, Nelmar Terrace Historic District
6. View of main (north) facade, facing southwest
7. Photo # 35 of 48
  
1. 197A San Marco Avenue, Nelmar Terrace Historic District
6. View of main (west) facade, facing east
7. Photo # 36 of 48
  
1. 2 Milton Street, Nelmar Terrace Historic District
6. View of main (south) facade, facing northwest
7. Photo # 37 of 48
  
1. 4 Milton Street, Nelmar Terrace Historic District
6. View of main (south) facade, facing northeast
7. Photo # 38 of 48

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**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number \_\_\_\_\_ Photos \_\_\_\_\_ Page 6

**NELMAR TERRACE HISTORIC DISTRICT  
ST. AUGUSTINE, ST. JOHNS CO., FL**

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1. 6 Milton Street, Nelmar Terrace Historic District
6. View of main (south) facade, facing north
7. Photo # 39 of 48
  
1. 8 Milton Street, Nelmar Terrace Historic District
6. View of main (south) facade, facing north
7. Photo # 40 of 48
  
1. 3 Alfred Street, Nelmar Terrace Historic District
6. View of main (north) facade, facing southwest
7. Photo # 41 of 48
  
1. 7 Alfred Street, Nelmar Terrace Historic District
6. View of main (north) facade, facing south
7. Photo # 42 of 48
  
1. 12 Nelmar Avenue, Nelmar Terrace Historic District
6. View of main (south) facade, facing northwest
7. Photo # 43 of 48
  
1. 30 Nelmar Avenue, Nelmar Terrace Historic District
6. View of main (south) facade, facing north
7. Photo # 44 of 48
  
1. 5 Milton Street, Nelmar Terrace Historic District
6. View of main (north) facade, facing south
7. Photo # 45 of 48
  
1. 10 Milton Street, Nelmar Terrace Historic District
6. View of main (south) facade, facing northeast
7. Photo # 46 of 48

**United States Department of the Interior  
National Park Service**

## **NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET**

Section number \_\_\_\_\_ Photos \_\_\_\_\_ Page 7 **NELMAR TERRACE HISTORIC DISTRICT  
ST. AUGUSTINE, ST. JOHNS CO., FL**

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1. 15 Alfred Street, Nelmar Terrace Historic District
6. View of main (north) facade, facing southwest
7. Photo # 47 of 48
  
1. 25 May Street, Nelmar Terrace Historic District
6. View of main (north) facade, facing south
7. Photo # 48 of 48

# Nelmar Terrace Historic District, St. Augustine, Florida



0 50 100 200  
 Feet

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Nelmar Terrace Historic District

MULTIPLE NAME:

STATE & COUNTY: FLORIDA, St. Johns

DATE RECEIVED: 2/09/11      DATE OF PENDING LIST: 3/16/11  
DATE OF 16TH DAY: 3/31/11      DATE OF 45TH DAY: 3/27/11  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 11000145

REASONS FOR REVIEW:

APPEAL:  N    DATA PROBLEM:  N    LANDSCAPE:  N    LESS THAN 50 YEARS:  N  
OTHER:  N    PDIL:  N    PERIOD:  N    PROGRAM UNAPPROVED:  N  
REQUEST:  N    SAMPLE:  N    SLR DRAFT:  N    NATIONAL:  N

COMMENT WAIVER:  N

ACCEPT     RETURN     REJECT    3-28-11 DATE

ABSTRACT/SUMMARY COMMENTS:

**Entered in  
The National Register  
of  
Historic Places**

RECOM./CRITERIA \_\_\_\_\_

REVIEWER \_\_\_\_\_ DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.





Nelmer Terrace HD

St. Johns Co., FL

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Nelmar Terrace HD

St. Johns Co., FL

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Nelmar Terrace HD

St. Johns Co., FL

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**ANTIGUA  
VETERINARY  
PRACTICE  
195**

**R. C. SHRYVE, D.V.M., F.A.  
JUDY WALKER, D.V.M.**

Nelmar Terrace HD

St. Johns Co., FL

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Nelmar Terrace HD

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St. Johns Co., FL

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CITY OF ST AUGUSTINE  
NELMAR TERRACE  
PARK

Nelmar Terrace HD

St. Johns Co., FL

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10 NELMAR



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Nelmar Terrace AD

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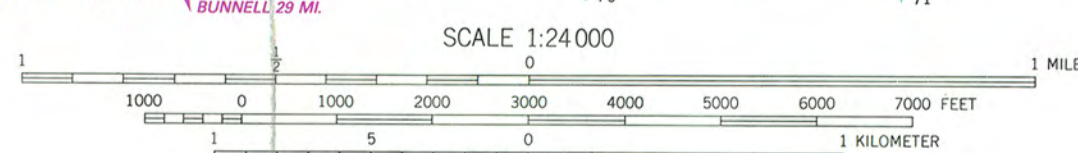


NELMAR TERRACE HISTORIC DISTRICT  
ST. AUGUSTINE, ST. JOHNS CO., FL

ZONE	EASTING	NORTHING
1) 17	468960	3308950
2) 17	469130	3308980
3) 17	469150	3308820
4) 17	469460	3308910
5) 17	469540	3308610
6) 17	469050	3308520

Mapped by U. S. Coast and Geodetic Survey  
Edited and published by the U. S. Geological Survey  
Control by USGS, USCGS, and Florida Geodetic Survey  
Culture and drainage in part compiled from aerial photographs  
taken 1952 and 1956. Topography by planetable surveys 1953  
Field check 1956  
Hydrography compiled from USCGS charts 842 and 1243 (1958)  
and supplementary information  
Polyconic projection. 1927 North American datum  
10,000-foot grid based on Florida coordinate system, east zone  
1000-meter Universal Transverse Mercator grid ticks,  
zone 17, shown in blue  
The difference between 1927 North American Datum and North  
American Datum of 1983 (NAD 83) for 7.5-minute intersections  
is given in USGS Bulletin 1875. The NAD 83 is shown by  
dashed corner ticks  
There may be private inholdings within the boundaries of the  
National or State reservations shown on this map  
Red tint indicates area in which only landmark buildings are shown

UTM GRID AND 1992 MAGNETIC NORTH  
DECLINATION AT CENTER OF SHEET  
4° 09' 0" GN  
71 MILS  
3 MILS  
Photinspected from 1989 source; no major culture or drainage  
changes observed. Boundaries and names revised 1992  
Revisions shown in purple compiled from aerial photographs  
taken 1983 and other sources. This information not  
field checked. Map edited 1988  
Purple tint indicates extension or urban area



SCALE 1:24,000  
CONTOUR INTERVAL 5 FEET  
NATIONAL GEODETIC VERTICAL DATUM OF 1929  
DEPTH CURVES AND SOUNDINGS IN FEET-DATUM IS MEAN LOWER LOW WATER  
SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER  
THE MEAN RANGE OF TIDE IS APPROXIMATELY 4.5 FEET  
THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U. S. GEOLOGICAL SURVEY  
DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



QUADRANGLE LOCATION

1	2	3	1 Durbin 2 South Ponte Vedra Beach
4	5	6	3 Bakersville 4 Bakersville 5 Elkon 6 Elkon 7 St Augustine Beach 8

ADJOINING 7.5' QUADRANGLE NAMES

ROAD CLASSIFICATION  
Heavy-duty ——— Light-duty ———  
Medium-duty ——— Unimproved dirt ———  
U. S. Route ——— State Route ———

ST. AUGUSTINE, FLA.  
29081-H3-TF-024  
1956  
PHOTO REVISED 1988  
MINOR REVISION 1992  
DMA 4743 IV NE—SERIES V847

USCGS T-9904





FLORIDA DEPARTMENT OF STATE  
**Dawn K. Roberts**  
Interim Secretary of State  
DIVISION OF HISTORICAL RESOURCES

February 7, 2011

Ms. Carol Shull, Keeper  
National Register of Historic Places  
Department of Interior  
1201 Eye Street, N.W., 8<sup>th</sup> Floor  
Washington, D.C. 20005

Dear Ms. Shull:

Enclosed is a request to nominate the following property from the National Register:

**Nelmar Terrace Historic District, St. Augustine, St. Johns County, Florida**

Please do not hesitate to contact me at (850) 245-6364 if you have any questions or require any additional information.

Sincerely,

Barbara E. Mattick, Ph.D.  
Deputy State Historic Preservation Officer  
for Survey & Registration

Enclosures

500 S. Bronough Street • Tallahassee, FL 32399-0250 • <http://www.flheritage.com>

Director's Office  
(850) 245-6300 • FAX: 245-6436

Archaeological Research  
(850) 245-6444 • FAX: 245-6436

Historic Preservation  
(850) 245-6333 • FAX: 245-6437



# United States Department of the Interior


NATIONAL PARK SERVICE

1849 C Street, N.W.  
Washington, D.C. 20240

March 28, 2011

## Notice to file:

This property has been automatically entered in the National Register of Historic Places. This is due to the fact that the publication of our Federal Register Notice: "National Register of Historic Places: Pending Nominations and Other Actions" was delayed beyond our control to the point where the mandated 15 day public comment period ended after our required 45 day time frame to act on the nomination. If the 45<sup>th</sup> day falls on a weekend or Federal holiday, the property will be automatically listed the next business day. The nomination is technically adequate and meets the National Register criteria for evaluation, and thus, automatically listed in the National Register of Historic Places.

Edson Beall   
Historian  
National Register of Historic Places  
Phone: 202-354-2255  
E-mail: [Edson\\_Beall@nps.gov](mailto:Edson_Beall@nps.gov)  
Web: [www.nps.gov/history/nr](http://www.nps.gov/history/nr)