

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Name of Property

County and State

Section number _____ Page _____

Name of multiple property listing (if applicable)

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 10000767

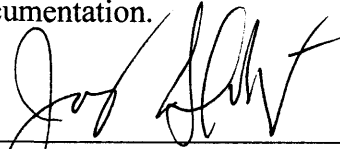
Date Listed: 9/20/10

Property Name: Fullerwood Park Historic District

County: St. Johns

State: FL

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.



Signature of the Keeper

9/20/2010
Date of Action

=====
Amended Items in Nomination:

Section 3 Level of Significance

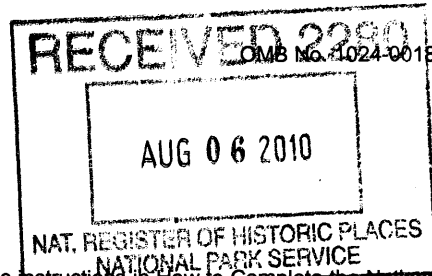
The level of significance for this property is hereby noted as "Local."

This was confirmed by the Florida SHPO

The Florida State Historic Preservation Office was notified of this amendment.

DISTRIBUTION:

- National Register property file**
- Nominating Authority (without nomination attachment)**



767

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

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 FULLERWOOD PARK RESIDENTIAL HISTORIC DISTRICT

other names/site number N/A

2. Location

street & number Roughly bounded by San Marcos, Macaris, Hildreth & Hospital Creek N/A not for publication

city or town SAINT AUGUSTINE N/A vicinity

state FLORIDA code FL county SAINT JOHNS code 109 zip code 32202

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 8/2/2010
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) _____

Signature of the Keeper
[Handwritten Signature]

Date of Action

9/20/2010

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	
211	38	buildings
0	0	sites
0	0	structures
0	0	objects
211	38	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
 DOMESTIC: secondary structure
 RELIGION: religious facility
 EDUCATION: school

Current Functions

(Enter categories from instructions)

DOMESTIC: single dwelling
 DOMESTIC: secondary structure
 RELIGION: religious facility
 EDUCATION: school

7. Description

Architectural Classification

(Enter categories from instructions)

L 19TH & E 20TH CENTURY 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 COQUINA BLOCK

Narrative Description

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

8. Statement of Significance**Applicable National Register Criteria**

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

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

Criteria Considerations

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

Property is:

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

Narrative Statement of Significance

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

9. Major Bibliographical References**Bibliography**

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

Previous documentation on file (NPS):

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

- recorded by Historic American Engineering Record

Areas of Significance

(Enter categories from instructions)

ARCHITECTURECOMMUNITY PLANNING & DEVELOPMENT**Period of Significance**1914-19301945-1964**Significant Dates**N/A**Significant Person**N/A**Cultural Affiliation**N/A**Architect/Builder**BROWN, A. TEN EYCKHOLLINGSWORTH, F. A.**Primary location of additional data:**

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

Name of Repository

10. Geographical Data

Acreeage of Property ab. 80

UTM References

(Place additional references on a continuation sheet.)

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

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

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, City of St. Augustine; Paul Weaver; Andrew Waber, Historic Sites Specialist

organization Bureau of Historic Preservation date _____

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 N/A telephone N/A

city or town N/A state N/A zip code N/A

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.

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National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 1

FULLERWOOD PARK RESIDENTIAL
HISTORIC DISTRICT
ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA

ARCHITECTURAL CLASSIFICATION

20TH CENTURY AMERICAN MOVEMENT: Bungalow

MODERN MOVEMENT: Ranch

LATE 19TH & EARLY 20TH CENTURY REVIVALS: Classical Revival

LATE 19TH & EARLY 20TH CENTURY REVIVALS: Tudor Revival

NO STYLE

MATERIALS

FOUNDATION

BRICK

CONCRETE

WALLS

BRICK

STUCCO

CONCRETE

ROOF

ASPHALT

METAL

TILE

ASBESTOS

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**NATIONAL REGISTER OF HISTORIC PLACES
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HISTORIC DISTRICT
ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA

SUMMARY

The Fullerwood Park Residential Historic District traces its beginnings as an early 20th-century streetcar subdivision located north of colonial downtown St. Augustine. The district is roughly bounded by the marshes of Hospital Creek on the east, San Marco Avenue on the west, Hildreth Street on the north and Macaris Street on the south (Photo #1). It is immediately north of the Florida School for the Deaf and the Blind. The district boasts a mature tree canopy and covers approximately 80 acres (Photo # 2). It encompasses thirteen blocks in the historic Fullerwood Park Subdivision and a small contiguous portion of Hildreth Back Bay Subdivision, along Hildreth Street, which includes the Fullerwood School. The Fullerwood Park Residential Historic District contains 249 buildings: 211 contributing buildings and 38 non-contributing buildings. The percentage of contributing buildings to non-contributing buildings and structures is 85% to 15%. The vast majority of the buildings are residential properties, primarily detached, single-family dwellings. The district includes the Fullerwood School (Photo #3) and McDowell Baptist Church (Photo #4), which were integral to the social fabric of the neighborhood. The district has a residential scale, with nearly all buildings being one-to two-stories in height (Photo #5). Examples of the Colonial Revival, Bungalow, Mediterranean Revival, Tudor Revival, Modern Contemporary, Four-Square, Spanish Eclectic, Ranch, Mission, and Masonry Vernacular styles are scattered throughout the district, reflecting individual preferences for housing. Frame Vernacular is the predominant architectural classification, although many houses feature architectural elements of the aforementioned styles, particularly the Colonial Revival and Bungalow. Fullerwood Park's integrity of setting conveys an intact view of Florida's developmental history during the two boom periods of the 1920s Florida Land Boom and the post-World War II construction boom.

SETTING

The Fullerwood Park Residential Historic District is located in St. Augustine, Florida. St. Augustine 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 St. 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.

Fullerwood Park sits a little over a mile north of the colonial downtown district of St. Augustine. It is located in an area historically referred to as either "North City" or "White City." The immediate setting of the district is defined by natural and manmade features. Tidal estuaries of Hospital Creek and North River delineate Fullerwood Park on the north and east. The district is bounded on the south by the Florida School for the Deaf and the Blind (FSDB) (Photo #6). On the mainland portion to the north of Fullerwood Park, is the Hildreth Back Bay Subdivision (Photo #7). San Marco Avenue roughly demarcates the boundary of the subdivision 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

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of Fullerwood Park to the east, as the commercial structures are typically one and two-story stucco masonry buildings (Photo #8).¹

The topography of Fullerwood Park is mostly flat and only between five and ten feet above sea level. A defining feature of the Fullerwood Park Residential Historic District is its mature hardwood tree canopy, particularly live oaks, magnolias, and pines (Photo #9). These are interspersed throughout the district with subtropical foliage, such as palm trees and banana plants (Photo #10). Landscaping is generally informal, with St. Augustine grass lawns and ornamental shrubs associated with individual lots (Photo #11). Coquina stone, a local rock formation, appears in landscaping elements of garden borders and occasional knee-walls.

PHYSICAL DESCRIPTION

The Fullerwood Park Residential Historic District, platted in 1914, reflects two different periods of development. The first period of development is pre-1930 and was a consequence of the Florida Land Boom of the 1920s. The second period of development occurred after World War II. Houses in Fullerwood Park front the streets and sidewalks. They generally share a similar scale and uniform lot setbacks on picturesque, tree-lined streets (Photo #12). In rare instances, modern houses (post 1960) break the façade line with a deep setback. Residences are modest and most are one-story in height. Driveways are not a major landscape feature for houses built prior to 1930; rather, these houses have ribbon driveways that travel alongside the building to a detached garage in the rear of the property. 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.²

The Fullerwood Park neighborhood includes concentrations of buildings that appear to have been built by local building contractors from similar plans, prior to 1930. The homes share common features such as concrete, coquina or brick pier foundations, platform frame structural systems, horizontal board siding or stucco, sash and casement windows and gable or hip roofs. Two local companies produced cast coquina stone products used in residential development, mainly columns and blocks. These coquina stone elements are found commonly throughout the neighborhood and represent original design features utilizing local materials. Roofs are surfaced with asphalt sheets, galvanized metal, composite shingles or tile. Porches are other common features, reflecting a climatic adaptation before air conditioning became widely available.³

¹ Goold T. Butler, *Map of the City of St. Augustine, Florida*, mimeograph, 1924. St. Augustine Historical Society, St. Augustine, FL.

² William Adams, et.al., "Historic Sites and Buildings Survey of St. Augustine, Florida," 1980, TM p. 39, Government House Research Library, St. Augustine, Florida.

³ Sidney Johnston and Marsha Chance, "Florida School for the Deaf and the Blind, Alfred-Genopoly Block Architectural Documentation." Environmental Services, Jacksonville (2002) 15.

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ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA

Development of Fullerwood Park was completed in the post-World War II years, with infrequent building activity occurring in the district during the Depression and World War II eras. In the post-war era, builders introduced new styles, materials and methods of construction. Slab foundations on grade, concrete-block wall systems, jalousie and metal awning windows, asbestos cement siding and roof shingles became common place. Styles found in Fullerwood Park from this era are Ranch, Modern Contemporary, and Masonry Vernacular. The Masonry Vernacular style, utilizing concrete blocks, became popular in the post-war years of St. Augustine due to a shortage of lumber and followed no set design plan. The Masonry Vernacular structures found in Fullerwood Park are modest homes with a utilitarian design reflecting function over form.⁴

The streets in Fullerwood Park generally follow an east-west pattern. Douglas Avenue (Photo #13) and Rainey Avenue are the only north-south streets. This rectilinear pattern is broken by East Park Avenue, which juts diagonally on a northwest-southeast axis (Photo #14) and Fullerwood Drive, which gently curves north to its terminus. East Park Avenue, Fullerwood Drive, and Macaris Street are shaped by the natural contours of Hospital Creek and the marshes of the North River. The curving streets offer aesthetically pleasing avenues of transportation and reflect intentional planning by the developers (Photo #15). All streets are bordered on both sides by poured coquina concrete sidewalks and coquina curbing, original to the subdivision. Streets remain paved in asphalt; the original marketing of Fullerwood Park touted the wide paved streets.⁵

The Fullerwood Park Residential Historic District covers thirteen blocks. Portions of the subdivision plan are curvilinear, as opposed to the gridiron pattern of most subdivisions in the city. The block pattern is irregular. At the intersection of Bay View Drive and Rainey Avenue, a large median exists that could not be incorporated into the block pattern, because of the irregularities of the intersection. A small pocket park exists on the median with a tree and two benches (Photo #16). Three of the western most blocks are rectangular in form with the same dimensions and lot patterns. All the remaining blocks have irregular forms and dimensions. Most individual lots are oriented north-south and are rectangular in form. The lots are approximately 50' by 100' in dimension.

⁴ *St. Augustine Record*, January 4, 1946.

⁵ David Birchim, personal communication with Melissa Dezendorf, St. Augustine, Fl., 26 January 2010.; *St. Augustine Record*, 11 April 1914.

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HISTORIC DISTRICT
ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA

ARCHITECTURAL STYLES

Representative examples of the styles present in the district include:

Frame Vernacular

The 1905 Frame Vernacular building at 223 Rainey Avenue represents one of the earlier structures in the Fullerwood Park District (Photo #17). The one-and-one-half story house is notable for a massive full-length wraparound porch with an independent roof supported by several Tuscan columns resting on a base of coquina stone. The house is sided in wood weatherboard with cornerboards. The house has a gable roof with a hipped dormer and a 3-V crimp sheet metal roof. Fenestration consists of single 1/1 double hung sash windows along the main elevation and two 1/1 double hung sash windows located on the hipped dormer.

Another good example of a Frame Vernacular house in the Fullerwood Residential Historic District is 23 Sylvan Drive (Photo #18). It is two stories in height, with a wood-platform frame structural system and a brick-pier foundation. It has a rectangular ground plan, with the wide side of the building facing the streets. It has a side-facing gable roof with exposed rafters and horizontal weatherboard siding. This house features a full-facade width entrance porch with square Tuscan columns supporting an independent shed roof. Fenestration consists of 2/2 double-hung sash windows on both the first and second stories. A brick chimney with a corbelled cap is located along the main roof ridge.

The McDowell Baptist Church (Photo #4), located at 16 Bay View Drive, is one of only two public buildings in the district. The building features a one-story covered entry porch, double-hung sash 1/1 windows, and v-crimp metal roofing. The building plan is complex, with a smaller south section joined on the east side to a longer parallel section on the north side of the building by the main block of the church. The south section has a cross-gable roof, extending slightly past the main block, while the north section has an intersecting gable roof. The main entrance of the building features glazed double doors inset within the entry porch, which has an independent gable roof. Wheelchair ramps have been installed on both the main entrance and to a rear portion of the building to make the building handicapped accessible. The church has simple but decorative gablework on the cross-gable roof and the front facing gable is adorned with a wooden steeple. There are gable vents on the north and south section gable ends as well as the north-facing gable end of the main block of the church. However, the building has recently undergone some changes. A modest, 1922 Frame Vernacular building, it originally featured wood drop siding, a decorative vergeboard in the gable end and exposed eaves, which has since been changed. The wood drop siding was covered with vinyl siding, the vergeboard was removed, and the eaves have been enclosed (Photo #19). The basic configuration of the building and its steeple, the most prominent architectural feature, have all been retained.

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The house at 41 Fullerwood Drive is an L-shaped building, with a brick exterior chimney and weatherboard siding (Photo #20). The sharply sloping roof over the front gable, casement windows, and a round arched entranceway show influences of the Tudor style. The porch is inset, with access provided from both the side and front, leading to a screen door. Fenestration consists of a set of three 15-light fixed ribbon windows flanked by decorative shutters on both the gable end and within the porch. The gable end also features a vent. There is a brick chimney located along the east ridge of the building.

Masonry Vernacular

The one-story house located at 65 Douglas Street is an example of the Masonry Vernacular style in the Fullerwood Park subdivision (Photo #21). Constructed in 1945, it features an irregular floor plan and stylistic elements of a Mediterranean Revival in the form of a stucco finish and exposed gutter spouts in decorative clay canals. Fenestration consists of single and paired 6/6 double hung sash windows with brick sills. The main entrance, a glazed wooden door, is adjacent to the front facing gable end, covered by a small entry porch with a secondary roof supported by two paired rounded wood posts. This building also features a covered stucco chimney on the north end of the building with brickwork along the top of the chimney. These few details on this post-World War II structure mimic the popularity of the Mediterranean Revival style in the neighborhood.

The house at 54 Bay View Drive is a boxy concrete block structure with a concrete slab foundation and an open front porch (Photo #22). Its hipped roof, eyebrow dormers with attic louvers, and independent eyebrow porch roof display a Dutch Colonial Style influence on an otherwise style-less exterior. This building also features a high rising covered chimney on the west ridge. Fenestration consists of paired 3/1 double hung sash windows flanking the main entrance, a Palladian-like window to the west of the main entrance, and two sets of three fixed 10-light ribbon windows on the west side of the building. The Palladian window consists of a central 16-light fixed window flanked by two 8-light fixed windows and topped by a 6-light elliptical fanlight. The porch roof is supported by two composite columns flanked by the paired 3/1 double hung sash windows.

Mediterranean Revival

The Fullerwood School located at 10 Hildreth Drive (Photo #3), representing the Mediterranean Revival style, has rough textured stucco exterior and arched window openings with flat-headed multi-light windows. The windows are framed in stylized Spanish columns. The building has a shed roof with parapet, surfaced with barrel-tile coping. Other architectural details include spiraled pilasters, horizontal banding, and cornerstones typical of the Mediterranean Revival style. Additions to the building in 1954, and 1957, were designed by a local architect, F.A. Hollingsworth, who designed several other Mediterranean Revival houses in the Fullerwood Park neighborhood. Fullerwood School is the largest building in the district, encompassing over 24,000 square feet.

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A residential example of the Mediterranean Revival style in Fullerwood Park includes 32 Fullerwood Drive. The c. 1930 wood-frame stucco building features a castellated parapet roofline with a clay tile roof extension aligned in the center just below the roofline (Photo #23). This roof extension also displays decorative brackets, located at the bottom. Another prominent feature of this building is its enclosed porch and inset main entrance. The porch has an independent flat roof with a stepped parapet roofline, which is architecturally consistent with the rest of the building. It also displays a double arch opening that is enclosed by a stucco fence that extends across the entire elevation. The inset main entrance features a single wood door flanked by 4-light sidelights and topped by a 3-light transom. Fenestration includes two sets of three paired 8-light casement windows. There is also a stucco chimney located on the west side of the building.

The c. 1930 residence at 52 Bay View Drive is one of the best examples of the Mediterranean Revival Style in Fullerwood Park (Photo #24). Built towards the end of the Florida Boom, 52 Bay View Drive has a rough textured stucco exterior and arched window openings and 1-light fixed arched windows with fanlights. The building has a low-pitched gable and flat roofs, surfaced with barrel roof tile and tile coping on the roof ridge, parapets, and chimney. Round-headed niches are found on the main elevation and a front-facing chimney. Recessed panels with decorative tile further adorn the main elevation. The main entrance is inset between the three sections of the building, covered by a clay tiled shed roof porch extension with decorative brackets.

Another example of the Mediterranean Revival Style in Fullerwood Park is 44 Fullerwood Drive (Photo #25). It is similar to 52 Bay View Drive and was likely designed by the same architect, F.A. Hollingsworth. The c. 1930 house at 44 Fullerwood Drive has a rough textured stucco exterior. It has both arched window openings and individual and paired 9-light fixed arched windows with 5-light fanlights. A decorative metal balcony extends across the windows. The building displays a side-facing, low-pitched, gable roof surfaced with barrel roof tile and tile coping on the roof ridge. The entrance is covered by a projecting pavilion with large arched openings, a flat roof with a decorative parapet, and a niche below the parapet.

Ranch

The c. 1956 concrete block house at 49 Sylvan Drive is an example of a post-World War II Ranch style building in Fullerwood Park (Photo #26). A one-story structure with a low-pitched hipped roof, it features a long, rectangular façade faced in brick with three-light fixed and two-light awning windows. The windows are flanked by decorative wood shutters. This house has an attached garage, unlike any buildings built prior to the World War II era, and features a one-bay entrance stoop and a regular fenestration pattern of aluminum windows. It also features a brick chimney, which rises above the center of the building.

The structure found at 19 Park Avenue North embodies the post-World War II development of the Ranch Style (Photo #27). Constructed in 1953, this house exhibits an early version of this form with a concrete slab-on-grade foundation, concrete block structural system and concrete exterior finish. It also features an entry porch with a

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side entrance protected by a half-length brick wall and covered by the primary roof, which extends outwards and is supported by two trellises. Adjacent to the main entrance is a large fixed window flanked by two three-light fixed sidelights. This building also features a thick exterior brick chimney along the west elevation.

Colonial Revival

The house at 63 Bay View Drive, built c. 1930, is a nationally recognized example of the Colonial Revival style (Photo #28). It appears to be based on the Richards House in Litchfield, Connecticut, constructed in 1730. The Richards House was marketed as "The New Castle" in several Sears Roebuck and Category Catalogues; it features a side-facing gable roof with an exterior end chimney on the east elevation. This particular building has an extension on the east side of unknown vintage. The brick chimney is located between the main portion of the house and the east extension. The exterior is sheathed with horizontal weatherboard siding. The main entrance features a panel door accentuated with a classical surround, including 3-light sidelights and a wood panel fanlight. A doorknocker and lanterns are in the colonial idiom. Fenestration consists of 6/6 single hung sash windows flanked by decorative wood shutters and topped by molded wood lintels.

An example of the Dutch Colonial Revival style is located at 40 Macaris Street (Photo #29). This c. 1930 two-story frame building displays a symmetrically ranked facade topped by a gambrel roof with large shed dormers on the front and rear and vents on the gambrel ends. A one-story pedimented entry porch with an independent gable roof supported by two Tuscan columns covers the main entrance. On the first story, flanking the main entrance, are two sets of three 4/1 single hung sash ribbon windows. There are two sets of paired 4/1 single hung sash windows flanked by decorative wood shutters located in the shed dormer on the second story. The building also features a brick chimney, which is located on the center ridge.

Bungalow

The c. 1930 residences built at 45 and 49 Bay View Drive are nearly identical examples of the Bungalow Style (Photo #s 30-31). Both have rectangular ground plans with the narrow side facing the street. They are one-story with low-pitched, front-facing gable roofs with wide, open eaves. Both buildings also feature vents and decorative brackets on the gable ends. Roof rafters are exposed, with false brackets under the gable porch roof. Both have gable-over-gable profiles on the main (north) elevations. The house at 45 Bay View Drive has a third front facing gable over an entrance porch. Both houses also have tapered, exterior chimneys on their west elevations. The chimney on 45 Bay View Drive has a prominent metal chimney pot that gives its chimney a much different appearance from that of the chimney on 49 Bay View Drive. Fenestration on 45 Bay View Drive consists of 9/6 single hung sash windows. The fenestration on 49 Bay View Drive differs, with four sets of paired 12-light casement and 6/6 single hung sash windows. To the rear of 49 Bay View Drive is an architecturally consistent detached shed.

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Greek Revival

The Hildreth House at 65 Fullerwood Drive, a two-and-one-half story residence that was constructed about 1870, is a late example of the Greek Revival Style. (Photo #32) It features a braced frame structural system. It has first and second story full width porches supported by a full-height colonnade with four square wood Tuscan columns. The entrance is centrally placed. A jig-sawn balustrade on the upper-porch floor is original. The fenestration pattern is regular and symmetrical with 6/6 double-hung sash windows. The original waterfront view has been greatly altered by the expansion of the Florida School for the Deaf and Blind on wetlands filled to the south. A rooftop observation deck has been installed on the center ridge of the roof. There are two gable dormers located on the third story flanking the main entrance. Surrounding the property is a coquina fence decorated with lion fence posts. A non-historic outdoor swimming pool is located adjacent to the building. Although the Hildreth House predates the rest of the district, it helped attract further development to the area and was a significant part of the built environment throughout the neighborhood's history.

Garage Apartment

The c. 1945 garage apartment at 9 1/2 Sylvan Drive consists of a two-story masonry vernacular structure that incorporates a garage on the first floor (Photo #33). Irregular in plan, this building features a slab foundation, a gable roof, and asbestos shingle exterior siding. Fenestration consists of paired 2/2 louvered windows flanked by decorative wood shutters. A masonry fence encloses sliding glass double doors located adjacent to the garage door opening.

Mission

The stuccoed building at 24 Fullerwood Drive illustrates a simple example of the Mission Style (Photo #34). A one-story house with a single chimney, this c. 1930 Mission Style building features mission parapets, decorative ironwork, and red tile roofing. A hollow clay tile roof extension covers the main entrance. Stucco latticework and a wooden trellis cover the east elevation of the building. Extending from the east elevation of the building is a covered stucco chimney. Fenestration consists of paired 12-light wood casement windows located on the west side of the building. Also located on the west side of the building, above the windows, is a vent.

Tudor

The c. 1930 house at 22 East Park Avenue is fine example of the Tudor Style (Photo #35). It features steeply pitched, side-gabled roofs with intersecting extensions; decorative half-timbering and stucco siding. This building also features a large, prominent gable dormer with a gable vent, 2/1 single hung sash windows and a canvas awning. This building has two prominent elongated covered stucco chimneys. On the first story, there are several 8-light casement windows.

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NON-CONTRIBUTING BUILDINGS

There are 37 non-contributing buildings, which make up 15% of the properties in the residential historic district. Non-contributing buildings and structures either were constructed after the period of significance or are historic period buildings that have been substantially altered.

One example of recent construction can be found at 36 Sylvan Drive (Photo #36). This building, built in 2000, has a slab-on-grade foundation, a vinyl exterior fabric and a garage integrated directly into the mass of the building. This building also has a hip roof. Fenestration consists of 1/1 double hung sash windows flanked by decorative wood shutters and a four-light transom over the window located on the primary elevation.

Another example is found at 88 Douglas Avenue (Photo #37). Built in 2006, its mass, scale, and overall design are out of character with the surrounding historic neighborhood. This stucco building features irregular massing, with low-pitched gable and hip roofs and a secondary porch roof protecting the main entrance. The building also features a prominent attached hip roof double garage. Fenestration consists of individual and paired 1/1 double hung sash windows.

Built during the Florida Land Boom, the multiple alterations to the c. 1930 house at 75 Fullerwood Drive make it a non-contributing building (Photo #38). It began as a simple one-story Frame Vernacular structure with an L-shaped floor plan. Recent additions to the front and rear, including a garage, have drastically altered the character and configuration of the structure. The floor plan is now U-shaped, with the garage located on the west side. The area between the two wings of the building is now partially enclosed by a stucco fence. The porch area within the east wing is inset within the building, supported by wood posts. Both wings feature front-facing gable roofs with louvered vents on the gable ends. Fenestration consists of paired 3-light louvered windows and one set of three 6-light casement windows between the two wings of the building.

Built by its original residents without the help of a contractor, the c. 1955 home at 87 Douglas Avenue features concrete block construction with an attached garage (Photo #39). A long, low building, this house features a split-level hipped roof covered in asphalt shingles. The original construction featured jalousie doors fronting a breezeway connecting the garage to the house. These have been replaced by French double doors. Fenestration includes individual and paired 1/1 double hung sash windows as well as a three-part bay window on the north side of the building consisting of one large 1-light fixed window flanked by two smaller 1/1 windows. This building was clearly built to take advantage of modern amenities such as air conditioning units, since the entry porch covering the main entrance is very small. Featuring an independent hip roof supported by two decorative metal posts, the open porch serves the sole purpose of protecting the doorway, with no room for seating or ventilation.

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Another example of a noncontributing building to the district due to extensive alterations is 5 Sylvan Drive (Photo # 40), which has a one-story flat roof addition onto the west side of the building. The original portion of the building is a two-story, flat roof stucco building with a stepped parapet roofline, off-center brick chimney, vent near roofline, and a hip roof extension just above the second story windows. Fenestration consists of two 4-light fixed windows on the first story and two sets of three 1/1 double hung sash ribbon windows on the second story. The one-story wood siding addition serves as the main entrance to the building. It has an overhanging flat roof supported by three narrow posts on each side. The fenestration on addition includes a 2/2 louvered window.

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CONTRIBUTING RESOURCES

<u>Address</u>	<u>Style</u>	<u>Year Built</u>	<u>Site File No.</u>
<u>BAY VIEW DRIVE</u>			
6	Frame Vernacular	c. 1924	SJ237
8	Masonry Vernacular	c. 1957	SJ5108
11	Bungalow	c. 1925	SJ5109
16	Frame Vernacular	c. 1924	SJ238
17	Frame Vernacular	c. 1924	SJ239
21	Frame Vernacular	c. 1956	SJ5111
22	Bungalow	c. 1935	SJ3563
22A	Garage	c. 1953	
23	Frame Vernacular	c. 1939	SJ3564
23A	Garage	c. 1953	
26	Frame Vernacular	c. 1930	SJ241
26A	Garage	c. 1953	
27	Frame Vernacular	c. 1930	SJ242
30	Frame Vernacular	c. 1930	SJ243
30A	Garage	c. 1953	
36	Frame Vernacular	c. 1947	SJ3565
37	Frame Vernacular	c. 1930	SJ244
37A	Garage	c. 1953	
38	Frame Vernacular	c. 1947	SJ3566
38A	Garage	c. 1953	
40	Frame Vernacular	c. 1930	SJ245
40A	Garage	c. 1953	
41	Frame Vernacular	c. 1930	SJ246
41A	Garage	c. 1953	
44	Frame Vernacular	c. 1950	SJ3567
45	Frame Vernacular	c. 1930	SJ247
45A	Garage	c. 1953	
46	Frame Vernacular	c. 1930	SJ3568
49	Frame Vernacular	c. 1930	SJ248
49A	Garage	c. 1953	
51	Masonry Vernacular	c. 1958	SJ5118
52	Mediterranean Revival	c. 1930	SJ249

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53	Frame Vernacular	c. 1930	SJ3569
53A	Garage	c. 1953	
54	Frame Vernacular	c. 1930	SJ250
54A	Garage	c. 1953	
57	Ranch	c. 1959	SJ5466
63	Colonial Revival	1926	SJ251

DOUGLAS AVENUE

60	Frame Vernacular	c. 1924	SJ734
65	Masonry Vernacular	c. 1945	SJ5130
69	Frame Vernacular	c. 1945	SJ3573
71	Frame Vernacular	c. 1930	SJ5131
77	Masonry Vernacular	c. 1947	SJ3574
81	Frame Vernacular	c. 1956	SJ5132
84	Frame Vernacular	c. 1924	SJ736
85	Frame Vernacular	c. 1954	SJ5133
85 ½	Masonry Vernacular	c. 1956	SJ5134

EAST PARK AVENUE

1	Ranch	c. 1956	SJ5137
2	Frame Vernacular	c. 1930	SJ781
2A	Garage	c. 1953	
4	Frame Vernacular	c. 1930	SJ782
4A	Garage	c. 1953	
6	Frame Vernacular	c. 1930	SJ783
8	Frame Vernacular	c. 1930	SJ784
12	Frame Vernacular	c. 1938	SJ5138
12A	Garage	c. 1953	
16	Frame Vernacular	c. 1948	SJ5139
17	Frame Vernacular	c. 1930	SJ785
19	Frame Vernacular	c. 1930	SJ786
22	Tudor	c. 1930	SJ787
22A	Garage	c. 1953	
28	Bungalow	c. 1930	SJ788
28A	Garage	c. 1953	
32	Frame Vernacular	c. 1930	SJ789
32A	Garage	c. 1953	

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34	Frame Vernacular	c. 1930	SJ790
38	Ranch	c. 1960	SJ5140
39	Frame Vernacular	c. 1945	SJ5187
40	Masonry Vernacular	c. 1956	SJ5141
48	Frame Vernacular	c. 1930	SJ5142
53	Frame Vernacular	c. 1924	SJ5467

FULLERWOOD DRIVE

21	Masonry Vernacular	c. 1955	SJ5144
23	Frame Vernacular	c. 1930	SJ823
24	Mission	c. 1930	SJ824
26	Masonry Vernacular	c. 1950	SJ5145
26A	Garage	c. 1953	
29	Frame Vernacular	c. 1930	SJ825
30	Mediterranean Revival	c. 1942	SJ3572
31	Mediterranean Revival	c. 1930	SJ826
32	Mediterranean Revival	c. 1930	SJ827
35	Ranch	c. 1948	SJ5146
38	Mediterranean Revival	c. 1930	SJ828
39	Frame Vernacular	c. 1930	SJ829
40	Masonry Vernacular	c. 1930	SJ3571
41	Frame Vernacular	c. 1930	SJ830
41A	Garage	c. 1953	
43	Frame Vernacular	c. 1930	SJ831
44	Mediterranean Revival	c. 1930	SJ832
44A	Garage	c. 1953	
46	Mediterranean Revival	c. 1930	SJ833
47	Ranch	c. 1959	
51	Frame Vernacular	c. 1930	SJ835
51A	Garage	c. 1953	
53	Frame Vernacular	c. 1930	SJ836
55	Colonial Revival	c. 1930	SJ837
55A	Garage	c. 1953	
56	Colonial Revival	c. 1930	SJ838
56A	Garage	c. 1953	
57	Ranch	c. 1957	SJ5177
58	Colonial Revival	c. 1930	SJ839

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62	Ranch	c. 1955	SJ5147
64	Masonry Vernacular	c. 1952	SJ5148
65	Greek Revival	c. 1870	SJ841
66	Frame Vernacular	c. 1930	SJ842
66A	Garage	c. 1953	
68	Frame Vernacular	c. 1930	SJ843
70	Frame Vernacular	c. 1930	SJ844
71	Frame Vernacular	c. 1930	SJ845
74	Ranch	c. 1958	SJ5468
74A	Garage	c. 1958	

HILDRETH DRIVE

3	Frame Vernacular	c. 1930	SJ923
5	Frame Vernacular	c. 1924	SJ924
5A	Garage	c. 1953	
7	Frame Vernacular	c. 1924	SJ925
9	Frame Vernacular	c. 1930	SJ926
10	Mediterranean Rev.	1927	SJ927
11	Frame Vernacular	c. 1924	SJ928
15	Mediterranean Rev.	c. 1930	SJ5469
19	Frame Vernacular	c. 1917	SJ929
21	Frame Vernacular	c. 1955	SJ5153
23	Frame Vernacular	c. 1958	
25	Frame Vernacular	c. 1930	SJ930
27	Mediterranean Rev.	c. 1930	SJ931
31	Frame Vernacular	c. 1953	SJ5157
31A	Garage	c. 1953	
33	Frame Vernacular	c. 1954	SJ5158
35	Frame Vernacular	c. 1954	SJ5159
37	Frame Vernacular	c. 1954	SJ5161

MACARIS STREET

18	Frame Vernacular	c. 1930	SJ1221
18A	Garage	c. 1953	
20	Frame Vernacular	c. 1925	SJ5173
24	Bungalow	c. 1930	SJ1222
28	Frame Vernacular	c. 1930	SJ1223

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30	Frame Vernacular	c. 1953	SJ5174
32	Frame Vernacular	c. 1930	SJ1224
38	Frame Vernacular	c. 1930	SJ1225
40	Colonial Revival	c. 1930	SJ1226
40A	Garage	c. 1953	
44	Mediterranean Revival	c. 1930	SJ1227
46	Frame Vernacular	c. 1930	SJ1228
50	Frame Vernacular	c. 1930	SJ1229
50A	Garage	c. 1953	
54	Frame Vernacular	c. 1945	SJ3561
54A	Garage	c. 1953	
56	Frame Vernacular	c. 1931	SJ3560

NORTH PARK AVENUE

5	Frame Vernacular	c. 1924	SJ1649
7	Frame Vernacular	c. 1930	SJ1650
8	Bungalow	c. 1924	SJ1651
10	Ranch	c. 1951	SJ5206
11	Masonry Vernacular	c. 1949	SJ3575
11A	Garage	c. 1953	
18	Frame Vernacular	c. 1924	SJ1652
19	Ranch	c. 1956	SJ5207
20	Frame Vernacular	c. 1924	SJ1653
20A	Garage	c. 1953	
24	Bungalow	c. 1924	SJ1654
24A	Garage	c. 1953	
26	Masonry Vernacular	1964	
27	Frame Vernacular	c. 1960	SJ5470
31	Frame Vernacular	c. 1950	SJ3577
31A	Garage	c. 1953	
34	Frame Vernacular	c. 1953	SJ5209
34A	Garage	c. 1953	
35	Masonry Vernacular	c. 1960	SJ5471
36	Frame Vernacular	c. 1949	SJ3578
38	Frame Vernacular	c. 1954	SJ5210
38A	Garage	c. 1953	

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RAINEY STREET

220	Frame Vernacular	c. 1949	SJ5218
223	Frame Vernacular	c. 1905	SJ5472
226	Masonry Vernacular	c. 1945	SJ5219
234	Frame Vernacular	c. 1924	SJ1741
237	Frame Vernacular	c. 1942	SJ5220
238	Colonial Revival	c. 1928	SJ1742

SYLVAN DRIVE

1	Frame Vernacular	c. 1946	SJ3580
2	Frame Vernacular	c. 1930	SJ2256
4	Frame Vernacular	c. 1930	SJ2257
4 ½	Frame Vernacular	c. 1925	SJ5243
6	Frame Vernacular	c. 1930	SJ2259
7	Masonry Vernacular	c. 1945	SJ5244
7A	Garage	c. 1953	
8	Frame Vernacular	c. 1930	SJ2260
9	Masonry Vernacular	c. 1930	SJ3581
9 ½	Garage Apartment	c. 1945	SJ5245
11	Masonry Vernacular	c. 1930	SJ3582
12	Frame Vernacular	c. 1930	SJ2261
14	Frame Vernacular	c. 1930	SJ2262
14A	Garage	c. 1953	
15	Frame Vernacular	c. 1930	SJ2263
18	Frame Vernacular	c. 1930	SJ2264
20	Frame Vernacular	c. 1934	SJ2265
20A	Garage	c. 1953	
21	Masonry Vernacular	c. 1950	SJ3584
22	Frame Vernacular	c. 1924	SJ2266
22A	Garage	c. 1953	
23	Frame Vernacular	c. 1924	SJ2267
25	Frame Vernacular	c. 1924	SJ2268
25A	Garage	c. 1953	
26	Frame Vernacular	c. 1924	SJ2269
26A	Garage	c. 1953	
27	Masonry Vernacular	c. 1955	SJ5246
28	Masonry Vernacular	1959	SJ5473

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34	Frame Vernacular	c. 1925	SJ2270
35	Frame Vernacular	c. 1930	SJ2271
37	Frame Vernacular	c. 1930	SJ2272
38	Frame Vernacular	c. 1930	SJ2273
38A	Garage	c. 1953	
39	Frame Vernacular	c. 1930	SJ3585
43	Masonry Vernacular	c. 1955	SJ5247
44	Ranch	c. 1956	SJ5248
45	Ranch	c. 1930	SJ3586
49	Ranch	c. 1956	SJ5249

NON-CONTRIBUTING RESOURCES

<u>Address</u>	<u>Description</u>	<u>Year Built</u>	<u>Site File No.</u>	<u>Ineligibility</u>
<u>BAY VIEW DRIVE</u>				
13	Single-family dwelling	1981		<50 yrs.
20	Four-Square	c. 1930	SJ240	Altered
20A	Garage	c. 1953		Altered
29	Single-family dwelling	2006		<50 yrs.
33	Ranch	1962		Altered
33A	Garage			
34	Single-family dwelling	1982		<50 yrs.
55	Single-family dwelling	1995		<50 yrs.
<u>DOUGLAS AVENUE</u>				
69A	Shed			
75	Single-family dwelling	1998		<50 yrs.
87	Ranch	c. 1955	SJ5135	Altered
88	Single-family dwelling	2006		<50 yrs.
<u>EAST PARK AVENUE</u>				
36	Single-family dwelling	2008		<50 yrs.
50	Single-family dwelling	2004		<50 yrs.

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FULLERWOOD DRIVE

34	Single-family dwelling	1989		<50 yrs.
36	Single-family dwelling	1990		<50 yrs.
40A	Garage			
43A	Garage			
46A	Single-family dwelling	2007		<50 yrs.
48	Single-family dwelling	2004		<50 yrs.
50	Single-family dwelling	1930	SJ834	Altered
65A	Garage			
75	Single-family dwelling	1930	SJ3570	Altered
79	Single-family dwelling	2005		<50 yrs.

HILDRETH DRIVE

7A	Garage			
29	Single-family dwelling	1956	SJ5155	Altered

MACARIS STREET

20A	Garage			
36	Single-family dwelling	1986		<50 yrs.

NORTH PARK AVENUE

9 A-D	Multi-family dwelling	1955	SJ5205	Altered
15	Multi-family dwelling	2002		<50 yrs.
23	Single-family dwelling	1945	SJ3576	Altered.
29	Single-family dwelling	1980		<50 yrs.
32	Single-family dwelling	1951	SJ5208	Altered
32A	Garage			
39	Single-family dwelling	1974		<50 yrs.

SYLVAN DRIVE

5	Single-family dwelling	1930	SJ2258	Altered
10	Single-family dwelling	1997		<50 yrs.
36	Single-family dwelling	2000		<50 yrs.

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SUMMARY

Fullerwood Park Residential Historic District is nominated for listing in the National Register of Historic Places under Criterion A for Community Planning and Development and Criterion C for Architecture. Fullerwood Park embodies the growth and expansion of the City of St. Augustine during the World War I, Florida Boom and post-World War II eras. This subdivision symbolized the emergence of housing for the middle class in St. Augustine from 1914-1930 and from 1945-1964. Marketed to professionals and families, Fullerwood Park epitomized the American Dream of home ownership with a spacious yard in a respectable neighborhood. The Fullerwood Park Residential Historic District retains a high degree of architectural integrity and is a well-maintained example of housing in Florida that appeared after the Florida Land Boom and during the Post World War II era.

HISTORICAL 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 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.

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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 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.

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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.

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 19th 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 18th century, the North City area (north of the historic downtown), encompassing what is now the Fullerwood Park 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.⁶

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 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

⁶ 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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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 Fullerwood Park are located between the historic Hornabeque and the Fort Mose defensive lines.⁷

In an attempt to support the agricultural sustenance of the colony, the Spanish government imported settlers from the Canary Islands, another colony of Spain. Local Native American tribes that had previously provided agricultural labor had suffered great population losses through the years due to disease and hard labor. The Canary Islanders, experienced in sub-tropical agricultural enterprises, settled on former lands of Native American villages on the outskirts of St. Augustine. One such village, located on an abandoned site of an Indian village known as Macaris, was settled in the 1750s. Spanish documents place a portion of this village in the southeast corner of Fullerwood Park.⁸

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."⁹

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 located on both sides of the King's Road, a north/south thoroughfare that travelled to modern

⁷ 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

⁸ Adams, et al, "Historic Sites and Buildings Survey," 35-36.

⁹ 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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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. In 1808, Antonio Montero acquired one of these land grants described as twenty-five acres of "scrub oak land at Macaris."¹⁰

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. Thomas Douglas would be memorialized in the Fullerwood Park subdivision by a street bearing the Douglas surname. The land that encompassed the Genopoly grant and the Douglas Plantation would remain agricultural until after the Civil War.¹¹

Despite the tumultuous years of government transitions from Spanish rule, to the American Territorial Period, to the Civil War, the Spanish landholding pattern persisted. The Spanish land grants became the framework for the subdivisions of North City. Early subdivisions began to appear on plat maps north of St. Augustine after the Civil War. One such tract belonged to the Genopoly family, who sold the land to Mathias Andrew in 1868. By 1880, these lands were subdivided into six blocks for houses and farmsteads; the land continued to be referred to as the Genopoly Tract.¹²

In 1869, Abel Adams Hildreth (1817-1887), a wealthy northerner from Massachusetts, purchased a forty-acre portion of the former Douglas Plantation. Shortly thereafter, Hildreth built a home, now located at 65 Fullerwood Drive (Photo #32), which is one of the oldest residences in North City. The house possessed a commanding view of Hospital Creek and the waters of the North River. During the citrus boom that followed the Civil War, Hildreth developed an extensive orange grove. The Hildreth Grove was a popular tourist destination during the late 19th-century Flagler Era of St. Augustine's development. In addition to the house, the Hildreth family left its mark on the district in several ways. Hildreth Drive and the adjacent Hildreth Back Bay Subdivision bear the family name.¹³

In 1886, J.K. Rainey platted the Rainey Addition on the former Douglas holdings, but the subdivision failed to develop. Rainey Street in the Fullerwood Park neighborhood is named after him. The following year, the St. Augustine Improvement Company created a map of

¹⁰ Sidney Johnston and Marsha A. Chance, "Florida School for the Deaf and Blind, Alfred-Genopoly Block, Architectural Documentation St. Augustine, Florida," (September 2002): 4.

¹¹ Adams, et al. "Historic Sites and Buildings Survey," 36.

¹² Johnston and Chance, "Florida School for the Deaf and Blind," 7.

¹³ Florida Master Site File 8SJ841, Division of Historic Resources, State of Florida, 3. ; *St. Augustine Record*, February 26, 1916.

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St. Augustine and surrounding areas. The map illustrated street layouts imposed on various land tracts. The map names the Rainey Tract; the adjacent lands that would one day become Fullerwood Park shows a grid of unnamed streets. The year 1887, also marked the opening of Henry Flagler's Ponce de Leon Hotel. After the arrival of Flagler, the population of St. Augustine doubled in ten years. Despite some land speculation occurring simultaneously with Flagler's attempt to build a hotel and railroad empire in St. Augustine, the land north of the city limits remained agricultural. The area that would later encompass Fullerwood Park remained largely untouched by the Flagler Era boom of the 1880s and 1890s due to the availability of land closer to the city and a lack of transportation.¹⁴

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 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. Hospital Creek bordered the campus on the east.¹⁵

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 streetcar service. The 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.¹⁶

HISTORIC SIGNIFICANCE OF THE FULLERWOOD SUBDIVISION

In 1913, Charles M. Fuller, a local entrepreneur, purchased properties from Ida C. Russell and Mary Louisa Genovar. Fuller re-platted the land as the Fullerwood Park Subdivision. Fuller's partner, Frank E. Wood, acquired the northern parts of the Douglas plantation and the Genopoly Tract and subdivided the land into the Fuller-wood Park Subdivision, a combination of the two developers' names. Fuller and Wood began promoting Fullerwood Park in the *St. Augustine Record*, the local newspaper. The Fuller-Wood Development Company

¹⁴ F.W. Bruce, "A Map of St. Augustine and Vicinity," 1887. St. Augustine Archaeology Division Map Files, St. Augustine, Florida.; Thomas Graham, *The Awakening of St. Augustine: The Anderson Family and the Oldest City 1821-1924* (St. Augustine Historical Society, 1978), 178.

¹⁵ Johnston and Chance, "Florida School for the Deaf and Blind," 10.

¹⁶ Edward A. Ridolph, "Street Railways of St. Augustine" *El Escribano* 24 (1987): 91-92.

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touted the subdivision as “The Garden Spot of St. Augustine” and promised that the lots would double in value. The company also offered financing for those wanting to build. The hyphen in Fuller-Wood disappeared by the 1930s and the subdivision became known as it is today.¹⁷

The principal real estate agent for Fullerwood Park was L. Orrin Larson, of the firm Larson and Reed. Larson also served as Vice President of the Fullerwood Development Company. 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 Fullerwood Company, Larson and Reed served as real estate agents for the St. Augustine Realty Company and the St. Augustine Abstract Company, which sold fire, life, and casualty insurance.¹⁸

C.M. Fuller and L.O. Larson marketed Fullerwood Park as a choice residential district, “destined to become the showplace of St. Augustine.” Larson was a skilled salesman, who helped buyers finance lot purchases and homebuilding. The many amenities of Fullerwood Park included access to the streetcar line; all the modern utilities of water, sewer, gas, and electricity; as well as the development’s proximity to a “\$100,000 golf course and club house.” The golf course referred to the Ponce de Leon Resort, a development that was a little over a mile to the north of Fullerwood Park. Although two streets in the original Fullerwood Park plat map showed the names of Kennelworth Avenue and Ocean Avenue, by 1916, the names had changed to Hildreth Avenue and Rainey Avenue, respectively. The name changes of the streets alluded to the wealthy residents who had previously lived on the lands of Fullerwood Park. A large promotional sale in February of 1916, offered 150 choice lots at auction. Incentives to interested buyers included free transportation for those wishing to view lots for sale, as well as over \$500 of merchandise available as gifts to those attending the auction.¹⁹

During World War I, St. Augustine prospered. Many of the wealthy travelers who generally went overseas for vacations came to St. Augustine instead since Europe was unsafe. 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 soldiers who trained at military bases in Florida, prior to and during World War I, decided to come back and make it home after the end of the war. Fullerwood Park became an appealing development to both winter vacationers and veterans; building in the subdivision increased. In addition to Fullerwood Park, several other subdivisions were created in the

¹⁷ St. Johns County Courthouse, Deed Book 28, pp. 385-386; 432, St. Johns County, Florida. ; Florida Master Site File 8SJ841, pg 3, Division of Historical Resources, State of Florida (1980).; *The St. Augustine Record*, April 11, 1914.

¹⁸ City of St. Augustine Telephone Directories, 1914-1930. St. Augustine Historical Society Research Center, St. Augustine, Florida.

¹⁹ *The St. Augustine Record*, April 11, 1914.; St. Johns County Courthouse, Map Book 2, p 18, St. Johns County, Florida.; *The St. Augustine Record*, February 26, 1916.

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North City area, providing much-needed residential housing between the crowded downtown area and agricultural fields further to the north.²⁰

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 old European charm. By 1921, the number of building permits issued in St. Augustine had doubled from those issued in the previous year. The City of St. Augustine, anticipating the growth, extended the city limits in 1924. This expansion annexed the Fullerwood Park subdivision as well as another subdivision, Nelmar Terrace, to the south. The FSDB also contributed to the growth of Fullerwood Park. By 1920, the school was a major employer in St. Augustine. Nearby housing in Fullerwood Park appealed to those working at the school. Growth in Fullerwood Park exploded from 1924-1930. Over 106 houses were constructed during this time.²¹

To accommodate the burgeoning population, a church and a school were established in Fullerwood Park to meet the religious and educational needs of the growing community. The Fullerwood School (Photo # 3) was designed by A. Ten Eyck Brown, one of the few known architects involved in construction of the Fullerwood Park Subdivision. Brown was a prominent Atlanta architect, who designed the Federal Reserve Bank Building at 424 North Hogan Street in Jacksonville. The contractor was the Louis Fleisher Construction Company. The Fullerwood School offered education for students in grades 1-6. Considered the best school in the school district, families moved to Fullerwood Park and surrounding areas specifically for their children to attend the school. Estelle Larson served as the president of the Fullerwood School Parent-Teacher Association. Estelle Larson was the wife of L. Orrin Larson, principal real estate agent for the Fullerwood Park subdivision.²²

Although technically in the adjacent Hildreth Back Bay Subdivision, the school bears the name of the Fullerwood Park Subdivision and district. The school has been an integral part of the Fullerwood neighborhood since its construction in 1927. It faces Hildreth Street, one of the platted streets of Fullerwood Park subdivision, and served children of the Fullerwood neighborhood throughout its history. It is one of the few remaining historic neighborhood schools in St. Johns County.²³

²⁰ Jean Parker Waterbury, ed. *The Oldest City: St. Augustine's Saga of Survival* (St. Augustine: St. Augustine Historical Society, 1983), 219.; Graham *Awakening*, 220.

²¹ Graham *Awakening*, 220.; Waterbury *Oldest City*, 226. ; Donald Wilson of Fullerwood Park, interview by Melissa Dezendorf, 5 February 2010, City of St. Augustine Site Files, St. Augustine, Florida. Mr. Wilson has lived at the same address in Fullerwood Park since 1939 and attended Fullerwood School.

²² Les Thomas, "Historical Report and Guidelines for the Rehabilitation of the Fullerwood School 10 Hildreth Drive, St. Augustine, Florida" (St. Johns County School Board, St. Augustine, Florida, 2002), 2.; *St. Augustine Record* October 5, 1930.; Don Wilson, 5 February 2010.; *St. Augustine Record* October 5, 1930.

²³ Don Wilson, 5 February 2010.

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The McDowell Baptist Church (Photo #4) began as McDowell Missionary Baptist Church, overseen by Ancient City Baptist Church of downtown St. Augustine. The McDowell family donated the land for the church and construction of the mission church was completed September 10, 1924. By November 21, 1948, the church was a full-fledged Baptist church. The church still holds regular services.²⁴

One important resident of Fullerwood Park during the Florida Land Boom was Peter Kendrick. In 1921, Kendrick purchased the Hildreth House at 65 Fullerwood Drive (Photo #32) from the Fullerwood Development Company. Kendrick was a professional engineer and served as the St. Augustine City Engineer. He did many of the city maps and plats during the 1910s, including a map of the submerged lands surrounding the St. Augustine peninsula. He later left the city to form Peter Kendrick Engineering. As president of the firm, he prepared maps, plats, and engineering studies of many subdivisions and developments in the city and surrounding area during the 1920s. Kendrick was also involved in politics. He served as a state representative in 1925 and 1931, representing the 31st District from St. Johns County and was a state senator for the 31st district for the 1937 and 1939 sessions. Kendrick was among the leaders in the initiation of historic preservation efforts in St. Augustine and one of the supporters of the first state-funded efforts in historic preservation. On May 12, 1937, Kendrick introduced a bill appropriating \$50,000 for the St. Augustine Historical Preservation and Restoration Association. The appropriation was for the acquisition, restoration and maintenance of the city's historic landmarks, sites, and records. The bill became law on June 9, 1937, and helped initiate Florida's first historic preservation program.²⁵

Another prominent resident of Fullerwood Park was Judge Robert F. Hopwood of Uniontown, Pennsylvania. His two-story Colonial Revival-style home at 63 Bay View Drive (Photo #28) is one of the more notable residences in the neighborhood. Constructed circa 1930, the house served as a winter residence for Judge Hopwood, who was a lawyer, judge, and United States Representative from Pennsylvania. An active Methodist and ardent prohibitionist, Hopwood supported temperance legislation during his 1914-1916 tenure in the United States Congress.²⁶

The Florida Land Boom continued at full steam 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

²⁴ *St. Augustine Record*, November 17, 2006.

²⁵ Florida Master Site File, 8SJ867," 1980, 2; Deed Book 46, p. 420, Deed Book 47, p. 29; Allen Morris, *The People of Lawmaking in Florida 1822-1979* (Tallahassee, 1979); Historic St. Augustine Preservation Board, *Guide Book* (St. Augustine, 1971), 6-7.

²⁶ David Nolan, *The Houses of St. Augustine*, (Sarasota, 1995), 67.

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out.” The Florida Land Boom collapsed a year later. The collapse of the Florida Land Boom in 1926 dramatically slowed the development of Fullerwood Park. C.M. Fuller lost much of his land holdings to foreclosure. L. Orrin Larson, real estate agent for Fullerwood Park, 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.²⁷

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.²⁸ The town had existed in an economic ebb and flow since the Flagler era, subsisting on 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. Only seven new houses were built in Fullerwood Park during this period. Despite the decline in construction in Fullerwood Park during the Depression, the occasional real estate transaction still occurred. *The St. Augustine Record* advertised an “attractive bungalow” for sale in Fullerwood at a “reasonable price with terms.”²⁹

In 1939, the Wilson family moved to the house located at 20 Bay View Drive (Photo #41). Mr. Wilson owned a local pharmacy and Mrs. Wilson worked as a nurse in St. Augustine. In the 1970s, Samantha Wilson became the head of St. Johns County Welfare Federation services. Locals remember her as a charitable and warm personality. Samantha R. Wilson received local recognition as the namesake of a rehabilitation and nursing home in St. Augustine.

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 to the west of St. Augustine and the Jacksonville Naval Air Station to the north, prepared more soldiers for battle than any

²⁷ 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 8SJ 1425, 1980, p. 2

²⁸ *St. Augustine Evening Record*, March 13, 1925.; Waterbury, *Oldest City*, 229. ;Graham , *Awakening*, 221.

²⁹ Graham, *Awakening*, 233.; *St. Augustine Record*, November 3, 1930.; *St. Augustine Record*, October 29, 1930.

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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.³⁰

Post-World War II Development

Construction on most of the remaining vacant lots in the Fullerwood Park subdivision occurred in the immediate aftermath of World War II through the end of the 1950s. With the return of discharged military personnel to St. Augustine, construction activity exploded. So many houses were desperately needed 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. Vacant lots in Fullerwood were at a premium, and contractors snapped up available lots to construct new homes. The majority of these vacant lots existed in the northern portion of the subdivision, along the eastern portion of Hildreth Drive and along North Park Avenue. An aerial photo from 1943 shows vacant lots in this area. 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 1946.³¹

With such a huge building boom in St. Augustine, as well as across the country, lumber was in short supply. To keep construction moving forward, contractors began using concrete blocks as their main building material. Blockhouses appeared on the remaining vacant lots in Fullerwood Park. Vacant lots sold for around \$1,100 and a "fully furnished modern bungalow" sold for \$8,500 in Fullerwood Park. Most construction in Fullerwood during this period originated with a real estate agent selling the lot to a private buyer and a local contractor constructing a house. Real Estate agents with a healthy presence in Fullerwood transactions were former state senator Verle A. Pope and Eugene L. Barnes. Local contractors included B.J. Whitcomb and Neumann Construction Company, who built "homes to suit" in Fullerwood Park. Some individuals bought the lot and constructed their own house, without the aid of a builder or contractor. Local builders constructed approximately 56 houses in Fullerwood Park during the post-World War II building boom.³²

³⁰ Waterbury, *Oldest City*, 234.; Museum of Florida History Website World War II Exhibit. Online.

www.museumoffloridahistory.com/mfh/exhibits/wwii/panel.cfm Accessed 4 February 2010.; *St. Augustine Record*, April 11, 1946.

³¹ *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.

³² *Ibid*; *St. Augustine Record*, January 1, 1956.

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One notable resident of Fullerwood Park in the 1950s was Artemus Pope. One of the first graduates of the FSDB, Artemus became an instructor at the school. FSDB features a complex named after Pope. Artemus and his wife, Cora, lived at 21 Bay View Drive (Photo #42). Artemus and Cora Pope were also the parents of Verle A. Pope, a Florida State Senator for the 31st District of Florida from 1949-1972. Verle Pope, who was a real estate developer in private life, gained notoriety for his outspoken support of the reapportionment of Florida to give more power to urban voters and for the implementation of the junior college system in the state. Although his parents lived in the district and he engaged in some real estate transactions in Fullerwood Park, Verle Pope lived outside of the district and the majority of his business was elsewhere.³³

Development of Fullerwood Park was completed in the post-World War II years. By the mid-1950s, few vacant lots remained in the neighborhood. Around this time, the construction boom shifted to the Davis Shores Subdivision on Anastasia Island to the east. Davis Shores featured modern homes with every amenity, and had become the fastest growing development in St. Augustine. The construction boom in Fullerwood Park had largely concluded by 1960, with 33 Bay View Drive (1962) (Photo # 43) and 26 North Park Avenue (1964) (Photo #44) built shortly afterwards. The building at 33 Bay View Drive does not contribute to the district due to the extent of non-historic alterations to the building. Even though Fullerwood Park was no longer marketed as a fashionable neighborhood, it was still perceived as a desirable locale to live and raise a family. The majority of residents in Fullerwood Park held professional jobs with the Florida East Coast Railroad, Florida Power, City Government, and the Florida School for the Deaf and Blind, reflecting a cross-section of the middle class in St. Augustine.

Despite the commercialization and zoning of San Marco Avenue and the construction of U.S. Highway 1 during the 1950s, the homes of Fullerwood Park are in good condition and the subdivision retains the historic majority of the buildings constructed at least fifty years ago. Fullerwood Park remained largely stable through the second half of the twentieth century, with mainly generational families residing in the neighborhood. A local resident summed up the neighborhood for its seventy-fifth anniversary when he said, "The Fullerwood area has managed to keep its 'Mom and apple pie' setting."³⁴

ARCHITECTURAL CONTEXT

Frame Vernacular

Fullerwood Park Residential Historic District possesses a high number of Frame Vernacular structures. Frame Vernacular buildings account for 51.2% of the homes found in Fullerwood Park. This prevalent type of residential building in Florida refers to the common wood-frame technique employed by self-taught builders.

³³ Don Wilson, 5 February 2010; Verle A. Pope Biographical File, St. Augustine Historical Society.

³⁴ *St. Augustine Record*, September 4, 1987.

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The Frame Vernacular buildings in Fullerwood often borrow stylistic details from other styles. From the railroad era of the 1880s 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.

The 1905 Frame Vernacular building at 223 Rainey Avenue represents one of the earlier structures in the Fullerwood Park District (Photo #17). The one-and-one-half story house is notable for a massive full-length wraparound porch with an independent roof supported by several Tuscan columns resting on a base of coquina stone.

By 1920, the Bungalow had become a major influence on vernacular design. As a result, the form, plan, and features of frame buildings tended to be more regular. After the 1920s, Frame Vernacular buildings often diminished to one story. In addition to height and methods of construction, Frame Vernacular buildings of the 1920s and 1930s shared additional characteristics. Framing rested on pier foundations, commonly brick or concrete block. A local adaptation utilized coquina stone blocks for piers and cast coquina concrete for porch supports.³⁵ Exterior sheathing was usually horizontal wood siding, either weatherboard or drop type. Roof types were gable or hip; they could be covered with V-crimp or embossed sheet metal, or composition, or asbestos cement shingles. Brick chimneys constituted a common feature. Windows were double-hung sash. The size of panes increased in size, generally to 1/1 lights. Porches, usually full-width entrance types, remained common.

Another good example of a Frame Vernacular house in the Fullerwood Residential Historic District is 23 Sylvan Drive (Photo #18). It is two stories in height, with a wood-platform frame structural system and a brick-pier foundation. It has a rectangular ground plan, with the wide side of the building facing the streets. It has a side-facing gable roof with open eaves and horizontal weatherboard siding. This house at 23 Sylvan Drive features a

³⁵ Examples of homes that incorporate coquina stone into their construction can be found at 84 Douglas Avenue, 37 Sylvan Drive, and 223 Rainey Avenue.

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full-facade width entrance porch with square columns and a shed roof. The fenestration pattern is regular. Windows are double-hung sash with 2/2 light glazing. A brick chimney with a corbelled cap is located along the main roof ridge.

The McDowell Baptist Church (Photo #4), located at 16 Bay View Drive, has recently undergone some modest changes but its primary architectural features are retained. A simple Frame Vernacular building, it features a one-story covered entry porch, vinyl siding, double-hung sash 1/1 windows, v-crimp metal roofing, and enclosed rafters. The building plan is complex, with a smaller south section joined on the east side to a longer parallel section on the north side of the building by the main portion of the church. The church has simple but decorative gablework and the front facing gable is adorned with a wooden steeple and a decorative gable vergeboard. The original weatherboard siding was replaced and the enclosed eaves were once exposed but the basic configuration of the building remains and it retains the original steeple.

The Frame Vernacular buildings in Fullerwood often borrow stylistic details from other structures. The house at 41 Fullerwood Drive (Photo #20), with its sharply sloping roof over the front gable, casement windows, and an arched entranceway, shows influences of the Tudor style.

Masonry Vernacular

There are 21 Masonry Vernacular buildings that contribute to the Fullerwood Park Residential District. During the post-World War II housing boom, many of the Masonry Vernacular structures had little in the way of architectural style to save on costs and time. Built quickly and cheaply, masonry vernacular structures appealed to FHA-sponsored lenders aiding returning veterans. The box-like form of the Masonry Vernacular home could be accentuated by exterior elements that distinguished it from neighboring houses.³⁶ The Masonry Vernacular homes found in Fullerwood Park borrow decorative details from earlier houses in the neighborhood; notably Colonial, Mediterranean Revival, and Bungalow styles.

The one-story house at 65 Douglas Street (Photo #21) is an example of the Masonry Vernacular style in the Fullerwood Park subdivision. Constructed in 1945, it features an irregular floor plan and stylistic elements of a Mediterranean Revival, such as a stucco finish and exposed gutter spouts in decorative clay canals. These few details on this post-World War II structure mimic the popularity of the Mediterranean Revival style in the neighborhood.

The house at 54 Bay View Drive illustrates the function over form aspect of Masonry Vernacular architecture. It is a boxy concrete block structure with a concrete slab foundation and an open front porch. (Photo #22). It has a

³⁶ 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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hipped roof, eyebrow dormers with attic louvers, and an independent eyebrow porch roof give it Dutch Colonial influence on an otherwise style-less exterior. This building also features a high rising covered chimney on the west ridge. Fenestration consists of paired 3/1 double hung sash windows flanking the main entrance, a Palladian window to the west of the main entrance, and two sets of three fixed 10-light ribbon windows on the west side of the building. The Palladian window consists of a central 16-light fixed window flanked by two 8-light fixed windows and topped by a 6-light elliptical fanlight. The porch roof is supported by two composite columns flanked by the paired 3/1 double hung sash windows.

Mediterranean Revival

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

The finest example of the Mediterranean Revival style in the district is the Fullerwood School at 10 Hildreth Drive (Photo #3), designed by the architect A. Ten Eyck Brown. Constructed in 1927, the style chosen for the building reflected Florida's Spanish colonial heritage. The Fullerwood School has rough textured stucco exterior

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and arched window openings with flat-headed multi-light windows. The windows feature stylized Spanish columns. The building has a flat roof with parapet, surfaced with barrel-tile coping. Other architectural details include spiraled pilasters, horizontal banding, and cornerstones typical of the Mediterranean Revival style. Additions to the building in 1954, and 1957, were designed by a local architect, F.A. Hollingsworth, who designed several other Mediterranean Revival houses in the Fullerwood Park neighborhood. Fullerwood School is the largest building in the district, encompassing over 24,000 square feet.

A residential example of the Mediterranean Revival style in Fullerwood Park includes 32 Fullerwood Drive. The c. 1930 wood-frame building features a stucco exterior, a flat parapet roof, and a rectangular plan, in keeping with the Mediterranean Revival style (Photo #23). This building borrows some features of the Mission Revival with its castellated parapet roofline. This building features a clay tile roof extension aligned in the center just below the roofline. This roof extension also displays decorative brackets, located at the bottom. These are features often found on Mediterranean Revival buildings.

Ranch

The district contains fourteen examples of Ranch Style houses that contribute to the district. 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.³⁷ 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 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.

³⁷ 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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The c. 1956 house at 49 Sylvan Drive is an example of a post-World War II Ranch style building in Fullerwood Park (Photo #26). A one-story structure with a low-pitched hipped roof, it features a long, rectangular façade faced in brick with three-light fixed and two-light awning windows. The windows are flanked by decorative wood shutters. This house has an attached garage, unlike any buildings built prior to World War II era, and features a one-bay entrance stoop and a regular fenestration pattern of aluminum windows. It also features a brick chimney, which rises above the center of the building.

The house at 19 Park Avenue North (Photo #27) embodies the post-World War II development of the Ranch Style. Constructed in 1953, this house exhibits an early version of this form with a concrete slab-on-grade foundation, concrete block structural system and concrete exterior finish.

Colonial Revival

The Fullerwood Park Residential District contains seven examples of Colonial Revival buildings that contribute to the district. Colonial Revival was the dominant style for American residential architecture during the first half of the twentieth century. 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. 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 c. 1930 house at 63 Bay View Drive is a popular example of the Colonial Revival style (Photo #28), based on the Richards House in Litchfield, Connecticut, constructed in 1730. The Richards House was marketed as

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“The New Castle” in several Sears Roebuck and Category Catalogues; it features a side-facing gable roof with an exterior end chimney on the east elevation. Examples of this house appear throughout the country. The house at 63 Bay View Drive has an extension on the east side of unknown vintage. The brick chimney is located between the main portion of the house and the east extension. The exterior is sheathed with horizontal weatherboard siding. The main entrance features a panel door accentuated with a classical surround, including 3-light sidelights and a wood panel fanlight. A doorknocker and lanterns are in the colonial idiom. Fenestration consists of 6/6 single hung sash windows flanked by decorative wood shutters and topped by molded wood lintels.

The c. 1930 building located at 40 Macaris Street is an example of the Dutch Colonial Revival style (Photo #29). This two-story frame building displays a symmetrically ranked façade topped by a gambrel roof with large shed dormers on the front and rear and vents on the gambrel ends. A one-story pedimented entry porch with an independent gable roof supported by two Tuscan columns covers the main entrance. One the first story flanking the main entrance are two sets of three 4/1 single hung sash ribbon windows. There are two sets of paired 4/1 single hung sash windows flanked by decorative wood shutters located in the shed dormer on the second story. The building also features a brick chimney, which is located on the center ridge.

Bungalow

The Fullerwood Park Residential Historic District contains six contributing examples of the Bungalow. 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 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

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extend to ground level or sit on massive brick piers. The Bungalow in St. Augustine was seen as a departure of earlier Victorian architecture, which was considered "stuffy-formal."³⁸

The c. 1930 residences built side-by-side at 45 and 49 Bay View Drive are nearly identical examples of the Bungalow style (Photo #s 30-31). Both have rectangular ground plans with the narrow side facing the street. They are one-story with low-pitched, front-facing gable roofs with wide, open eaves. Both buildings also feature vents and decorative brackets on the gable ends. Roof rafters are exposed, with false brackets under the gable porch roof. Both have gable-over-gable profiles on the main (north) elevations. The house at 45 Bay View Drive has a third front facing gable over an entrance porch. Both houses also have tapered, exterior chimneys on their west elevations. The chimney on 45 Bay View Drive has a prominent metal chimney pot that gives its chimney a much different appearance to that of the chimney on 49 Bay View Drive. Fenestration on 45 Bay View Drive consists of 9/6 single hung sash windows. The fenestration on 49 Bay View Drive differs, with four sets of paired 12-light casement and 6/6 single hung sash windows. To the rear of 49 Bay View Drive is an architecturally consistent detached shed.

Greek Revival

The Greek Revival style was the dominant architectural style in the country from 1830 until 1860. It symbolized the United States as the spiritual successor to the democratic traditions of ancient Greece. The Greek Revival was an adaptation of the classic Greek temple front, employing details from Doric, Ionic and Corinthian orders. This style was popularized by carpenters, pattern books and architects such as Benjamin Latrobe, Robert Mills and William Strickland. Examples of this style in Florida are generally simpler than those found in more urban and prosperous states. Identifying features of the Greek Revival Style include low pitched gable or hip roofs, and a cornice line emphasized by a wide band of trim representing a classical entablature. Most examples feature an entrance porch or a full width porch supported by square or round columns drawn from Doric, Ionic or Corinthian orders. A narrow line of sidelights often surrounds the primary entrance. The most common building plans are rectangular or nearly square with symmetrical facades. Buildings can range from one to two and one-half stories with columns or pilasters supporting an entablature. The roof types are low pitched hip or gable, covered with wooden shingles, sheet metal or composition shingles. Chimneys are brick. Windows are 6/6 double hung sash and commonly involve transoms, sidelights or fanlights. Detailing is extensive and includes classically derived columns, balustrades, modillions and dentils. Entrance detailing includes transoms, sidelights, fanlights, and an entry porch or full width porch supported by square or round columns. The cornice line is emphasized by a wide band of trim.

The oldest building of the neighborhood is the Hildreth House at 65 Fullerwood Drive. This two-and-one-half story residence was constructed about 1870 and is a late example of the Greek Revival style. It is the only

³⁸ Waterbury *Oldest City*, 207.

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example of Greek Revival architecture located in the Fullerwood Park Residential District. The Hildreth House is of a different style, period, scale, setback and orientation than the other buildings in Fullerwood Park. (Photo #32) It is a two-and-one-half story building with a braced frame structural system. It has first and second story full width porches supported by a full-height colonnade with four square wood Tuscan columns. The entrance is centrally placed. A jig-sawn balustrade on the upper-porch floor is original. The fenestration pattern is regular and symmetrical with 6/6 double-hung sash windows. The original waterfront view has been greatly altered by the expansion of the FSDB on wetlands filled to the south. A rooftop observation deck has been installed on the center ridge of the roof. There are two gable dormers located on the third story flanking the main entrance. Surrounding the property is a coquina fence decorated with decorative lion fence posts. A non-historic outdoor swimming pool is located adjacent to the building. The Hildreth House is a significant anomaly in the Fullerwood Park Residential Historic District and pre-dates the main period of historical significance. Although the Hildreth House predates the rest of the district, it helped attract further development to the area and was a significant part of the built environment throughout the neighborhood's history.

Mission

The Mission Style originated in California during the 1880s in response to increased interest in that state's Spanish colonial heritage. The Mission style became popular during the Florida Land Boom of the 1920s as it also reflected Spanish colonial rule in Florida (First Spanish Period, 1513-1763 and Second Spanish Period, 1783-1821). This style is associated with a wide variety of buildings, including churches, train stations, government buildings and private residences. Elements of the style, particularly the shaped parapet and the quatrefoil window, are frequently found on less formally designed buildings. Identifying features of the Mission style are shaped parapets with coping; bell towers; quatrefoil windows; red barrel tile; and arcades. The Mission style faded in popularity after World War I in favor of the later Spanish Eclectic style, also known as Mediterranean Revival style.

The stuccoed building at 24 Fullerwood Drive illustrates a simple example of the Mission Style (Photo #34). It is the only example of the Mission Style in the Fullerwood Park Residential District. A one-story house with a single chimney, this c. 1930 Mission Style building features mission parapets, decorative ironwork, and red tile roofing. A hollow clay tile roof extension covers the main entrance. Stucco latticework and a wooden trellis covers the east side of the building. Extending from the east side of the building is a covered stucco chimney. Fenestration consists of paired 12-light wood casement windows located on the west side of the building. Also located on the west side of the building, above the windows, is a vent. Built during the Florida Land Boom, 24 Fullerwood Drive represents a style of architecture that was popular in Florida during the 1920s.

Tudor

The Tudor 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

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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 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 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.

The only example of the Tudor Style in the district, the c. 1930 house at 22 East Park Avenue, is a fine example of the Tudor style (Photo #35). It features steeply pitched, side-gabled roofs with intersecting extensions; decorative half-timbering and stucco siding. This building also features a large, prominent gable dormer with a gable vent, 2/1 single hung sash windows and a canvas awning. This building has two prominent elongated covered stucco chimneys. On the first story, there are several 8-light casement windows.

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 structures 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.

The c. 1945 garage apartment at 9 ½ Sylvan Drive consists of a two-story masonry vernacular structure that incorporates a garage on the first floor (Photo #33). Irregular in plan, this building features a slab foundation, a gable roof, and asbestos shingle exterior siding. Fenestration consists of paired 2/2 louvered windows flanked by decorative wood shutters. A masonry fence encloses sliding glass double doors located adjacent to the garage door opening. Built in the post World War II era, this garage apartment exemplifies the emerging popularity of the personal vehicle based on earlier carriage house architecture.

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ARCHITECTS

A. Ten Eyck Brown

Born in 1878, in Albany, New York, A. Ten Eyck Brown influenced public architecture in the Southeast. A. Ten Eyck Brown maintained offices in Atlanta, Georgia, Spartanburg, South Carolina, and a third office in Jacksonville, Florida. While the City of Atlanta commissioned the majority of his buildings, he built two notable structures in Florida: The Dade County Courthouse in Miami and Fullerwood School in St. Augustine. Brown designed several other public schools in Atlanta, as well as government and residential buildings. His preferred style followed Classical motifs; the Mediterranean Revival style employed with the Fullerwood School shows a slight departure from his usual range of work. Brown passed away in 1940.³⁹

F.A. Hollingsworth

Other than A. Ten Eyck Brown, the only other architect known to have designed buildings in Fullerwood Park is an important local architect, F.A. Hollingsworth. Hollingsworth specialized in the Spanish styles popular during the Florida Boom period. Among his more important works was the 1924 addition to The Record Building. Hollingsworth designed some of the landmark buildings in St. Augustine during the Florida Boom, including the Jewish Synagogue at 163 Cordova Street; the Florida East Coast Railway offices; and the Atlantic Bank Building, the city's only skyscraper, located on the north side of the central plaza. D.P. Davis of Davis Shores commissioned Hollingsworth, known for his Mediterranean Revival architecture, to redesign an existing downtown building at 1 Anderson Circle. Davis used Hollingsworth's remodeled structure overlooking the Matanzas Bay as an administrative office. F.A. Hollingsworth is known as one of the Ancient City's first preservation architects. He did restoration work on St. Francis Barracks following the fire of 1916 and worked for the Carnegie Restoration Commission in the 1930s and the St. Augustine Historical Society in the 1950s. His design of the Spanish style residence at 52 Bay View Drive has been recognized in David Nolan's book *The Houses of St. Augustine*.⁴⁰ Hollingsworth gained several contracts through the St. Johns County School Board to design local schools. Hollingsworth designed two additions to the Fullerwood School, the first completed in 1954 and other in 1957.

³⁹ "Biography of A. Ten Eyck Brown" *Georgia Encyclopedia*. Online. www.georgiaencyclopedia.org. Accessed 8 February 2010.

⁴⁰ Nolan, *The Houses of St. Augustine*, 79; FMSF 8SJ148

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ARCHITECTURAL SIGNIFICANCE

The Fullerwood Park Residential Historic District embodies the growth and expansion of the City of St. Augustine in the North City area during the World War I, Florida Land Boom and post-World War II historical eras. The homes of Fullerwood Park represent design preferences of primarily middleclass homeowners and the popular practices of local builders from 1914-1964. Although few buildings appear to have been custom designed by architects, contractors built the homes to reflect national trends in architecture. The concentration and integrity of the district reflect these trends in architecture as they were applied in St. Augustine from the beginning of World War I through the 1950s into the early 1960s. The buildings of the Fullerwood Park Residential Historic District embody various forms, architectural styles and influences, including Colonial Revival, Craftsman/Bungalow, Frame Vernacular and Mediterranean Revival. The concentration of structures in the Mediterranean Revival/Spanish Eclectic styles reflects popular trends during the Florida Land Boom that emulated Florida's Spanish Colonial heritage. The largest group of these structures can be found on Fullerwood Drive, the main thoroughfare of the subdivision. The post-World War II development of Fullerwood Park shows the influence of the Ranch style and the Modern movement on the architecture of the neighborhood. A concentration of post-World War II buildings exists at the north end of the subdivision, along Hildreth Drive and North Park Avenue. The influence of personal vehicles dictated the original appearance of Fullerwood Park and continued to do so through the period of significance. Designed with the usage of cars in mind, the developers included wide, paved streets and sidewalks as part of the original plat of Fullerwood Park. Residents of the subdivision constructed detached garages to house their vehicles after the majority of the homes were built. The introduction of Ranch houses with attached garages and prominent driveways further changed the appearance of the neighborhood and reflected the growing importance of vehicular transportation. As an intact collection of buildings in their original setting, the Fullerwood Park Residential Historic District embodies the architectural and community development trends of the emerging middle class in the United States during the first half of the twentieth century.

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November 3, 1930

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January 2, 1946

January 3, 1946

January 4, 1946

January 8, 1946

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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

January 10, 1960

January 17, 1960

January 5, 1961

January 8, 1961

September 4, 1987

February 11, 1999

November 17, 2000

July 5, 2001

November 17, 2006

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HISTORIC DISTRICT
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VERBAL BOUNDARY DESCRIPTION

Please see scaled boundary map. The historic district is roughly bounded by the marshes of Hospital Creek on the east, San Marco Avenue on the west, Hildreth Street on the north and Macaris Street on the south.

BOUNDARY JUSTIFICATION

The boundaries encompass the original subdivision plat of the historic Fullerwood Park Subdivision. The boundaries are further determined by natural and manmade features and encompass the greatest concentration of historic residences and related buildings associated with Fullerwood Park neighborhood.

One building, Fullerwood School, on the north side of Hildreth Drive, in the immediately adjacent Hildreth Back Bay Subdivision, is included in the district. The Fullerwood School is architecturally and historically linked to the Fullerwood Park subdivision. It is one of the few remaining historic neighborhood schools in St. Johns County. The school bears the name of the Fullerwood subdivision and has been an integral part of the Fullerwood neighborhood since its construction in 1927. The Fullerwood School faces Hildreth Drive, one of the platted streets of Fullerwood Park subdivision. The school was constructed within the period of significance and its design is compatible with the design of buildings in the district and the historic streetscapes of the district. The design of the Fullerwood School appears to have influenced the design of residential houses in the vicinity. The school on the north side of Hildreth Drive is part of a visual and physical continuum of the district to the south.

San Marco Avenue roughly defines the west boundary. A portion of the Fullerwood Subdivision fronting on San Marco is excluded from the district due to significant alterations and non-compatible commercial characteristics. These commercial buildings are characterized by extreme setbacks with parking in front and are surrounded by large vacant lots, where historic buildings have been demolished.

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PHOTOGRAPH LIST

1. View of Macaris Creek, Fullerwood Park Residential Historic District
2. St. Augustine (St. Johns County), Florida
3. Paul Weaver
4. 2010
5. City of St. Augustine
6. Rainey Street, facing southeast
7. Photo 1 of 56

Items 2 and 5 are the same for photographs 2-250 unless noted differently

1. Mature Tree Canopy, Fullerwood Park Residential Historic District
 3. Melissa Dezendorf
 4. 2010
 6. East Park Avenue, facing west
 7. Photo 2 of 56
-
1. Fullerwood School, 10 Hildreth Drive, Fullerwood Park Residential Historic District
 6. View of main elevation facing northwest
 7. Photo 3 of 56
-
1. McDowell Baptist Church, 10 Hildreth Drive, Fullerwood Park Residential Historic District
 3. Leslee Keys
 4. 2010
 5. Personal possession of Leslee Keys
 6. View of main elevation facing northwest
 7. Photo 4 of 56
-
1. View of residential scale, Fullerwood Park Residential Historic District
 3. Melissa Dezendorf
 4. 2010
 6. Fullerwood Drive, facing northeast
 7. Photo 5 of 56

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1. Florida School for the Deaf and the Blind, Fullerwood Park Residential Historic District
3. Melissa Dezendorf
4. 2010
6. Macaris Street, facing southwest
7. Photo 6 of 56

1. Hildreth Back Bay Subdivision, Fullerwood Park Residential Historic District
3. Melissa Dezendorf
4. 2010
6. Oak Street, facing north
7. Photo 7 of 56

1. View of San Marco Avenue, Fullerwood Park Residential Historic District
3. Melissa Dezendorf
4. 2010
6. San Marco Avenue, facing southeast
7. Photo 8 of 56

1. View of tree canopy, Fullerwood Park Residential Historic District
3. Melissa Dezendorf
4. 2010
6. Sylvan Drive, facing west
7. Photo 9 of 56

1. Example of landscaping, Fullerwood Park Residential Historic District
3. Melissa Dezendorf
4. 2010
6. Douglas Avenue, facing northwest
7. Photo 10 of 56

1. Example of landscaping, Fullerwood Park Residential Historic District
3. Melissa Dezendorf
4. 2010
6. East Park Avenue, facing northwest
7. Photo 11 of 56

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1. Lot setback, Fullerwood Park Residential Historic District
3. Melissa Dezendorf
4. 2010
6. North Park Avenue, facing west
7. Photo 12 of 56

1. View of Douglas Avenue, Fullerwood Park Residential Historic District
3. Melissa Dezendorf
4. 2010
6. Douglas Avenue, facing north
7. Photo 13 of 56

1. View of East Park Avenue, Fullerwood Park Residential Historic District
3. Melissa Dezendorf
4. 2010
6. East Park Avenue, facing northwest
7. Photo 14 of 56

1. View of Fullerwood Drive, Fullerwood Park Residential Historic District
3. Melissa Dezendorf
4. 2010
6. Fullerwood Drive, facing east
7. Photo 15 of 56

1. Park at intersection of Rainey, East Park, and Bay View, Fullerwood Park Historic District
6. East Park Avenue, facing east
7. Photo 16 of 56

1. 223 Rainey Avenue, Fullerwood Park Residential Historic District
6. View of main elevation facing east
7. Photo 17 of 56

1. 23 Sylvan Drive, Fullerwood Park Residential Historic District
6. View of main elevation facing south
7. Photo 18 of 56

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HISTORIC DISTRICT
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1. 16 Bay View Drive, Fullerwood Park Residential Historic District
6. View of main elevation facing north
7. Photo 19 of 56

1. 41 Fullerwood Drive, Fullerwood Park Residential Historic District
6. View of main elevation facing south
7. Photo 20 of 56

1. 65 Douglas Avenue, Fullerwood Park Residential Historic District
6. View of main elevation facing east
7. Photo 21 of 56

1. 54 Bay View Drive, Fullerwood Park Residential Historic District
6. View of main elevation facing northeast
7. Photo 22 of 56

1. 32 Fullerwood Drive, Fullerwood Park Residential Historic District
6. View of main elevation facing north
7. Photo 23 of 56

1. 52 Bay View Drive, Fullerwood Park Residential Historic District
6. View of main elevation facing northeast
7. Photo 24 of 56

1. 44 Fullerwood Drive, Fullerwood Park Residential Historic District
6. View of main elevation facing north
7. Photo 25 of 56

1. 49 Sylvan Drive, Fullerwood Park Residential Historic District
6. View of main elevation facing southeast
7. Photo 26 of 56

1. 19 North Park Avenue, Fullerwood Park Residential Historic District
6. View of main elevation facing southwest
7. Photo 27 of 56

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HISTORIC DISTRICT
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1. 63 Bay View Drive, Fullerwood Park Residential Historic District
6. View of main elevation facing southwest
7. Photo 28 of 56

1. 40 Macaris Street, Fullerwood Park Residential Historic District
6. View of main elevation facing north
7. Photo 29 of 56

1. 45 Bay View Drive, Fullerwood Park Residential Historic District
6. View of main elevation facing southwest
7. Photo 30 of 56

1. 49 Bay View Drive, Fullerwood Park Residential Historic District
6. View of main elevation facing southeast
7. Photo 31 of 56

1. 65 Fullerwood Drive, Fullerwood Park Residential Historic District
6. View of main elevation facing south
7. Photo 32 of 56

1. 9 1/2 Sylvan Drive, Fullerwood Park Residential Historic District
6. View of main elevation facing south
7. Photo 33 of 56

1. 24 Fullerwood Drive, Fullerwood Park Residential Historic District
6. View of main elevation facing north
7. Photo 34 of 56

1. 22 East Park Avenue, Fullerwood Park Residential Historic District
6. View of main elevation facing northeast
7. Photo 35 of 56

1. 36 Sylvan Drive, Fullerwood Park Residential Historic District
3. Melissa Dezendorf
4. 2010
6. View of main elevation facing north
7. Photo 36 of 56

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1. 88 Douglas Avenue, Fullerwood Park Residential Historic District

3. Melissa Dezendorf

4. 2010

6. View of main elevation facing west

7. Photo 37 of 56

1. 75 Fullerwood Drive, Fullerwood Park Residential Historic District

3. Melissa Dezendorf

4. 2010

6. View of main elevation facing southeast

7. Photo 38 of 56

1. 87 Douglas Avenue, Fullerwood Park Residential Historic District

6. View of main elevation facing east

7. Photo 39 of 56

1. 5 Sylvan Drive, Fullerwood Park Residential Historic District

6. View of main elevation facing north

7. Photo 40 of 56

1. 20 Bay View Drive, Fullerwood Park Residential Historic District

6. View of main elevation facing north

7. Photo 41 of 56

1. 21 Bay View Drive, Fullerwood Park Residential Historic District

6. View of main elevation facing northeast

7. Photo 42 of 56

1. 33 Bay View Drive, Fullerwood Park Residential Historic District

6. View of main elevation facing south

7. Photo 43 of 56

1. 26 North Park Avenue, Fullerwood Park Residential Historic District

6. View of main elevation facing north

7. Photo 44 of 56

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1. 6 Bay View Drive, Fullerwood Park Residential Historic District.
2. St. Augustine (St. Johns County), Florida
3. Paul Weaver
4. 2008
5. City of St. Augustine
6. View of main elevation facing north
7. Photo 45 of 56

1. 11 Bay View Drive, Fullerwood Park Residential Historic District
3. Melissa Dezendorf
4. 2010
6. View of main elevation facing south
7. Photo 46 of 56

1. 23 Bay View Drive, Fullerwood Park Residential Historic District
6. View of main elevation facing south
7. Photo 47 of 56

1. 16 East Park Avenue, Fullerwood Park Residential Historic District
6. View of main elevation facing northeast
7. Photo 48 of 56

1. 38 East Park Avenue, Fullerwood Park Residential Historic District
3. Melissa Dezendorf
4. 2010
6. View of main elevation facing northeast
7. Photo 49 of 56

1. 40 East Park Avenue, Fullerwood Park Residential Historic District
6. View of main elevation facing northeast
7. Photo 50 of 56

1. 21 Fullerwood Drive, Fullerwood Park Residential Historic District
6. View of main elevation facing south
7. Photo 51 of 56

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1. 26 Fullerwood Drive, Fullerwood Park Residential Historic District

6. View of main elevation facing north

7. Photo 52 of 56

1. 38 Fullerwood Drive, Fullerwood Park Residential Historic District

6. View of main elevation facing north

7. Photo 53 of 56

1. 46 Fullerwood Drive, Fullerwood Park Residential Historic District

6. View of main elevation facing north

7. Photo 54 of 56

1. 57 Fullerwood Drive, Fullerwood Park Residential Historic District

3. Melissa Dezendorf

4. 2010

6. View of main elevation facing south

7. Photo 55 of 56

1. 35 North Park Avenue, Fullerwood Park Residential Historic District

3. Melissa Dezendorf

4. 2010

6. View of main elevation facing south

7. Photo 56 of 56

FULLERWOOD PARK NATIONAL REGISTER RESIDENTIAL HISTORIC DISTRICT

St. Augustine, Florida

