

United States Department of the Interior
National Park Service

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received MAY 27 1986

date entered 6/4/86

National Register of Historic Places Inventory—Nomination Form

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

1. Name

historic St. Augustine Historic District

and/or common

2. Location

street & number N/A not for publication

city, town St. Augustine N/A vicinity of

state Florida code 12 county St. Johns code 109

3. Classification

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

4. Owner of Property

name Multiple

street & number N/A

city, town St. Augustine N/A vicinity of state Florida

5. Location of Legal Description

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

street & number 95 Cordova Street

city, town St. Augustine state Florida

6. Representation in Existing Surveys

title St. Augustine Survey has this property been determined eligible? yes no

date 1978-1986 federal state county local

depository for survey records Florida Department of State; Hist. St. Augustine Preservation Bd.

city, town Tallahassee and St. Augustine state Florida

7. Description

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved date _____

Describe the present and original (if known) physical appearance

SUMMARY OF PRESENT AND ORIGINAL PHYSICAL APPEARANCE

The revised St. Augustine Historic District, located in St. Augustine, Florida, is composed of buildings reflecting a variety of uses, styles, materials, and several distinct periods of development. The district consists primarily of attached and detached masonry and frame commercial and residential buildings generally rising one and two stories in height. Its settlement dates from c. 1566 when the Spanish adelantado Pedro Menendez de Aviles founded the town at its present location. Its physical development began c. 1603 when Governor Mendez Canco ordered the laying out of the town. Its oldest standing structure in the district is the Castillo de San Marcos begun in 1672 and completed during the 1690's. Contributing buildings in the district date from c. 1740, when the town was destroyed by invading Georgians, to approximately 1935 when Government House, one of the major buildings in the district, was completed. They generally are of a frame or masonry vernacular design, but also include examples of Spanish and British colonial styles, late nineteenth century styles such as the Queen Anne, Carpenter Gothic and Moorish Revival, and the Spanish Revival style dating from the Florida Boom of the 1920s. The district has lost some of its integrity due to poor maintenance, destruction and alteration, but overall it retains to a remarkable degree the physical characteristics which convey its historic periods of development.

8. Significance

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

Specific dates c. 1566–1935 **Builder/Architect** various

Statement of Significance (in one paragraph)

The St. Augustine Historic District fulfills criteria A, B, C and D for listing in the National Register of Historic Places. It has significance in the areas of archaeology-historic, architecture, politics/government. It has significance at the local, state, and, in some instances, the national level. Its extant historic buildings date from c. 1682 until 1935. Many of them embody the colonial period of Florida's history when St. Augustine was the seat of government for the Spanish and British colonial governments. They are associated with events and individuals important to the historical development of the community, and individually and collectively represent several important periods of architecture. The district also has a number of historic sites dating from the late sixteenth century of proven and potential archaeological significance. While the expanded district has lost some integrity, it retains many of the features that embody various periods of historic development.

9. Major Bibliographical References

(See Continuation Sheet)

10. Geographical Data

Acreeage of nominated property 113

Quadrangle name St. Augustine

Quadrangle scale¹: 24000

UTM References

A

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

B

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

C

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

D

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

E

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

F

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

G

Zone	Easting				Northing									

H

Zone	Easting				Northing									

Verbal boundary description and justification

The north boundary is Orange Street and Castillo de San Marcos; west, Cordova, Grenada, and Sevilla Streets; east, Matanzas Bay, and south, a line running parallel to and two hundred twenty-five feet south of St. Francis St.

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

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

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

name/title Historic Property Associates / Diana Primelles, Historic Sites Spec.

organization Bureau of Historic Preservation date February, 1986

street & number The Capitol, telephone (904) 487-2333

city or town Tallahassee state Florida

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

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

State Historic Preservation Officer signature 

title State Historic Preservation Officer

date May 21, 1986

For NPS use only

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


Keeper of the National Register

date 6/4/86

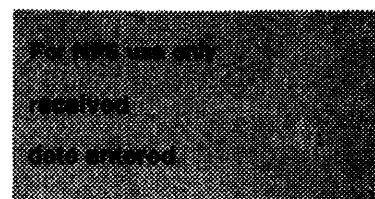
Attest:

date

Chief of Registration

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TEXT SUPPORTING PRESENT AND ORIGINAL PHYSICAL APPEARANCE

St. Augustine is an incorporated city with a population of approximately 15,000, located in the northeast corner of the State of Florida, in St. Johns County, on the Atlantic Coast. Its economy is based on commercial fishing, tourism, industry, and commerce. St. Augustine serves as the governmental center for St. Johns County.

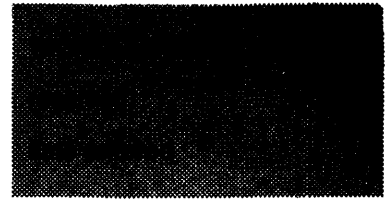
The St. Augustine Historic District extends over an area of approximately one hundred and thirteen acres. Its rough boundaries are Cordova Street and Maria Sanchez Creek on the west, Orange Street and the Castillo de San Marcos property on the north, Matanzas Bay on the east, and a line running parallel to and two hundred twenty five feet south of St. Francis Street. A number of natural and manmade features define the boundaries of the district. On the east is Matanzas Bay and on the west Maria Sanchez Creek. The boundaries generally follow the original town plan of St. Augustine as it appeared in 1764 at the end of the First Spanish period.

St. Augustine is an urban area with mixed land usage, including residential, commercial and heavy industrial areas, vacant lands, and transportation facilities. The district contains buildings devoted to mixed uses: commercial buildings, county and state office buildings, single-family residences, large residences that have been adapted for use as multi-family dwellings or commercial uses, churches and schools. The zoning in the district is variable. The central portion of the current district, located primarily along King and St. George Streets, is commercial.

The district generally follows the limits of the colonial city of St. Augustine. The colonial city is the section of St. Augustine that was enclosed by the early eighteenth century defense lines. As best seen on the 1764 Puente map, the colonial urban area is bounded by present-day Orange Street on the north, Cordova Street on the west, San Salvador Street on the south, and the bayfront on the east. As a whole, the Colonial City represents the most diverse and comprehensive concentration of historic properties within the City of St. Augustine. It contains properties dating from the sixteenth through the early twentieth centuries.

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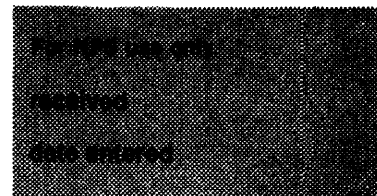
There are all or part of forty-six blocks in the district. The blocks are organized around a grid layout with streets running north-south and east-west. Avenida Menendez follows an irregular course along the bayfront in a north-south direction. The streets paralleling Avenida Menendez are more rectilinear. They are Charlotte, St. George, Spanish and Cordova Streets to the north of the central plaza and Marine, Charlotte, Aviles, St. George, and Cordova Streets to the south of the Plaza. The Streets running perpendicular to Avenida Menendez and the Bayfront are Orange, Tolomato Lane, Cuna, Hypolita, Treasury, Cathedral Place, King, Artillery Lane, Cadiz, Bridge, and St. Francis. Blocks located within the district are generally rectangular in shape, but very irregular in dimension.

Buildings were classified as contributing to the district based on the following criteria. They added to the sense of time, place, and historic development of St. Augustine through their location, design, setting, materials, workmanship, feeling and association. They number 212 or 74 percent of the total number of buildings in the district. They are all at least fifty years old and reflect a period of development spanning the period from 1672 to 1935.

The remaining buildings within the district fall into one of two categories. They are either more than fifty years old and retain little if any of their original physical appearance or less than fifty years old without exceptional significance. They are, however, accounted for in the final inventory, and the reasons for their exclusion will be noted and explained below. They number 75 or 24 percent of the total. Based on documentary research and architectural field survey, the year 1935 was chosen as the terminal point of the period of significant historic development of the district. The historic development was largely complete following the end of the Florida Land Boom in the late 1920s. The Atlantic National Bank Building, completed in 1927, was one of the last major buildings constructed in the district during its period of significant development. One other noteworthy building located in the district is Government House. Constructed in 1935, it is considered a contributing building because of its association with Mellen C. Greely, an important Florida architect, and its design and materials, which were combined in an attempt to reconstruct the Spanish governor's house on its original foundations. It was one of the first

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attempts at reconstructing the Spanish architectural heritage of St. Augustine.

Collectively, the buildings within the St. Augustine Historic District are the oldest in St. Augustine. Whereas only approximately 26 percent of the pre-1926 buildings in the city date from before the twentieth century, almost 50 percent in the St. Augustine Historic District City were built during the seventeenth, eighteenth, and nineteenth centuries. The range of architectural styles is also wider in the district than in other areas of the city, particularly along the entire length of St. George Street. Only 45 percent of the buildings are listed as Frame Vernacular, compared to 75 percent for the entire city. Moreover, one-half of the Moorish Revival and Carpenter Gothic Revival buildings, one-third of the Queen Anne buildings and all of the Gothic Revival buildings fall within the district. Examples of Italianate, Second Empire, and Spanish Revival are also located there.

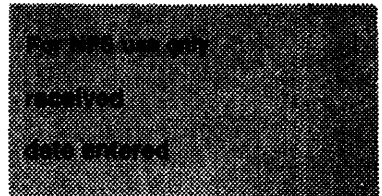
Despite this architectural diversity, the most prominent style next to the vernacular is related to the colonial or Spanish-influenced. Almost one of every three surveyed buildings are designed in an Hispanic style: 18 percent as Spanish Colonial, six percent as St. Augustine Colonial Revival, and seven percent as Spanish Revival. As will be discussed below, this Hispanic ambiance does not pervade the entire Colonial City, but is concentrated in several blocks or on a number of streets. The historic district has its share of Bungalows (about five percent), but curiously, only about one percent of all buildings are designed in the turn-of-the-century Colonial Revival style, a style more popular in the new subdivisions, such as Model Land Company, which began developing during the Flagler era.

Located in the downtown business district, the St. Augustine Historic District has, compared with the rest of St. Augustine, the lowest percentage of private residences and, conversely, the highest percentage of commercial buildings in the city. It also has the greatest concentration of buildings used for museum and military purposes. With the exception of the buildings on Anastasia Island, those within the district are the best maintained in the city, with only 22 percent being listed in fair condition, well below the city-wide average.

For purposes of detailed analysis, the district is divided into a series of subareas that share certain historical and

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architectural features and other characteristics. The northernmost section of the district was bounded in the eighteenth and nineteenth century by the Cubo defense line and the City Gate on the north and in the eighteenth century by the Rosario Defense line, present-day Cordova Street, on the west. This area first developed in the late seventeenth century as the city expanded northward from its earlier settlement south of the plaza. All structures, except the impregnable Castillo de San Marcos, were destroyed in the 1702 siege of the city, those generally north of Cuna Street by the Spanish to establish a clear field of fire from the fort, and those south by the invading South Carolinians. By mid-century buildings had been reconstructed mainly along St. George and Spanish Streets. A number of them still stand on St. George, including the Avero, DeMesa, Arrivas, and Rodriguez-Sanchez Houses. During the British period, the Minorcans generally settled this section of town which remained the "Minorcan Quarter" well into the nineteenth century.

New construction continued in the Second Spanish Period (1784-1821), with four extant buildings and structures dating from this era: the Paredes-Dodge, Triay, and Genoply houses (the latter also called the Oldest Schoolhouse) and the City Gate (photo 17). By the mid-nineteenth century, development expanded westward along Hypolita and Cuna Streets. The post-Civil War years brought intense commercialization to part of Hypolita and all of St. George Street as the main thoroughfare became lined with shops, boarding houses, and large hotels. The areas off St. George Street remained essentially residential, and Spanish Street became by 1900 one of several predominantly black neighborhoods outside Lincolnville, having its own school and church in the southernmost block of the street. St. George Street underwent major changes in the late nineteenth and early twentieth centuries with the construction of the massive concrete city hall at the corner of Hypolita Street, the demolition of colonial structures, and the erection of brick commercial buildings. This section of the street gradually deteriorated into a depressed business district. Since 1959, the Historic St. Augustine Preservation Board, in conjunction with the St. Augustine Restoration Foundation and private citizens, has restored and reconstructed 25 five buildings along St. George and Cuna Streets as part of a movement to recognize the city's disappearing colonial past. Several of the Board's buildings are operated as part of a living-history museum, San Agustin Antiquo.

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This section of the district, located immediately to the southwest of the Castillo de San Marcos, has been the major area of restoration efforts over the past two decades and is one of St. Augustine's leading tourist attractions (photo 12). The principal architectural ambiance of this section is Spanish or British Colonial in nature with almost 40 percent of the surveyed buildings designed in Colonial or St. Augustine Colonial Revival styles. Restorations and reconstructions line most of St. George Street. Elements contributing to its colonial ambiance include buildings constructed at street line, walls lining the street, overhanging balconies, and ornamental rejas or window bars. Streets outside the Restoration Area, particularly on Cuna, Spanish, and Charlotte Streets, have a large number of Frame Vernacular post-colonial buildings, generally built between 1865 and 1904, although the one at 46 Spanish Street dates from the early Territorial Period. Avenida Menendez (photo 4), formerly Bay Street, has become a modern commercial street dividing the Restoration Area and the Castillo. The area generally retains its colonial street patterns, though there have been major alterations around the City Gate and bayfront. This section is bounded on the east by the bayfront and seawall, long a famous scenic attraction.

A relatively balanced combination of residential and commercial uses are found in this area, and, because of the Preservation Board's museum, almost one-half of all the museum buildings in the Colonial City are located here. Despite the extensive restoration and reconstruction work that has taken place, the area suffers from the largest collection of buildings in the Colonial City listed in either fair or deteriorated conditions. The conditions result primarily from the numerous nineteenth century wood frame buildings on the fringes of the Restoration Area. Traffic is limited in the area and banned on St. George Street, but there are still serious traffic and parking problems in the heavily traveled area. Because of the commercial value of the land, there are continuing pressures for new development, which is not always in conformity with historical antecedents.

From Hypolita Street to Cathedral Place is another distinct area of the district. The area has been one of the main commercial and hotel districts in St. Augustine since the mid-nineteenth century. It was first developed in the late seventeenth century as the colonial community expanded northward towards the newly-completed Castillo de San Marcos. The entire

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city was destroyed in 1702 by the invading South Carolinians, but by mid-century, the Rosario defense line had been erected along present-day Cordova Street and numerous residences had been rebuilt on all streets, particularly between Charlotte Street and the bay. By the end of the colonial period (1821), this area was one of the most densely populated in the city, and a number of buildings from the Spanish era have survived: the Fornells, Sanchez, Burt, Joaneda, and Espinosa-Sanchez houses. In the Territorial Period, the huge Florida House was constructed along Treasury Street between Charlotte and St. George Streets, and the Methodist Church located immediately north of it on Charlotte Street. The post-Civil War years brought intense commercialization to St. George, Charlotte, and part of Hypolita streets. The Magnolia Hotel on St. George Street and the County Courthouse on Charlotte Street were also constructed in the late nineteenth century. By that time Spanish Street had become one of several exclusive black residential neighborhoods outside Lincolnville, with its school on the Dragoon Barracks lot and its own church south of the Magnolia Hotel. The bayfront was a residential area with several boarding houses. A bathhouse and yacht club projected into the bay from the seawall. This section of the colonial city, particularly the blocks between the bay and St. George Street, was ravaged by major fires in 1887 and 1914, and consequently it has one of the lowest percentages of nineteenth century buildings within the city. The older buildings are located along Spanish Street and the west side of St. George Street south of Treasury Street, two areas untouched by devastating fires.

Buildings in the area date from colonial period to the present, although most (61 percent) were constructed in the twentieth century. The area, moreover, has the fewest colonial buildings within the district. No one style has a visual dominance, but a combination of Spanish Colonial, St. Augustine Colonial Revival, and Spanish Revival, accounting for 44 percent of the buildings, contribute to an Hispanic theme, different though from the Spanish Colonial theme dominant in the Restoration Area to the north. An interesting Moorish Revival facade on St. George Street further adds to this southern European ambiance. Charlotte and Spanish Streets, however, have retained a late nineteenth-early twentieth century look due to the cluster of Frame Vernacular buildings there. Because of the commercial nature of this section, there are relatively few Frame but many Masonry Vernacular buildings. With the exception of Avenida Menendez, the late seventeenth century street pattern

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generally has remained intact, and the area boasts the narrowest street in the city: Treasury Street east of Charlotte Street. The section is also bounded on the east by the scenic bayfront and seawall area.

St. George Street north of the central plaza is still St. Augustine's leading commercial center as testified by the fact that almost one-half of the buildings are used for commercial purposes and that businesses outnumber the combined total number of private residences and apartments. As a business district, it is faced with traffic and parking problems, the result being that large areas have been leveled and blacktopped for parking lots. The streetscape has been damaged by the destruction of landscaping and the conversion of some building facades to reorient them. A once-famous colonial stretch on the east side of Charlotte Street, for instance, is now mainly taken up with the backs of motels and other commercial establishments. Because of more recent construction, about 70 percent of the buildings are listed in good or excellent condition, and none are listed as deteriorated. Buildings in fair condition are found among the clusters of late nineteenth century Frame Vernacular buildings along Charlotte and Spanish streets.

The plaza area is still another distinctive area of the district. The concept of plaza or public square has been central to Spanish urban planning in the New World since the late sixteenth century. According to 1563 and 1573 royal ordinances, the plaza was to function as the principal recreational and meeting area in the community and was to be surrounded by the most important governmental and ecclesiastical buildings. The St. Augustine plaza dates from this period, although only one of the stipulated buildings, the Governor's House, actually fronted the plaza before the early eighteenth century. In the eighteenth and early nineteenth centuries, the plaza became surrounded by a cluster of newer civic and religious structures, including the Bishop's House (later the British Statehouse and Spanish provisional church) at the corner of St. George and King, the Accountancy and Treasury building at the corner of Cathedral and Charlotte, the public school at the corner of St. George and Cathedral, and the parish church (now the Basilica-Cathedral). The plaza itself contained several colonial structures, most notably the non-extant stone guardhouse at the eastern section and still standing Constitution Monument (photo 22) in the center of the square. Construction of Trinity Episcopal Church and the Public and Fish markets were major changes introduced in the

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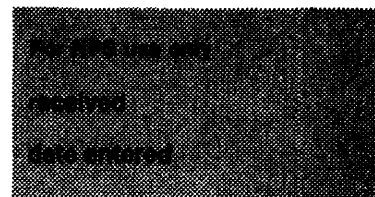
1820s and 1830s, although the "Public Square" went only as far as Aviles (Hospital) Street just west of the above markets. In the 1870s trees, plants, and fountains were added to beautify the "Plaza de la Constitucion," a Confederate monument was erected, and the plaza was extended east to Charlotte Street. By the late 1880s, the plaza was ringed by large buildings, notably the St. Augustine Hotel. Smaller commercial buildings replaced the hotel after the devastating fire destroyed the hostelry and severely damaged the Public Market and Cathedral in 1887. In 1893, Cathedral Place was extended from St. George Street to Cordova Street, thus forming a smaller plaza to the west of Government House.

Although the massive eighteenth century coquina Rosario redoubt had been earlier demolished to widen Cordova Street, the west plaza area was still engulfed by the monumental Flager hotels on the south and west and by a cigar factory on the north. Dramatic alterations were seen in the plaza area in the 1920s. A bandstand was built in the center of the plaza, the Ponce de Leon statue unveiled to the east, the tall First National Bank building (photo 28) constructed, and the Bridge of Lions opened at the east end, formerly the plaza basin. In the last two decades, demolition of the Bishop's House and Bishop Block have altered the view in the northwest corner of the plaza.

The plaza is bordered by religious, commercial, and governmental buildings representing a range of construction of almost two centuries, from the Basilica-Cathedral (1797 but rebuilt in the 1880s) (photo 21), the Public Market Place (1824), and Trinity Episcopal Church (1825) to stores built in the 1950s. The architectural ambiance of the plaza area is noticeably Hispanic with Spanish Colonial and Mediterranean Revival buildings constituting the majority of the edifices. The Gothic Revival Trinity Episcopal Church and the vernacular Public Market add visual diversity to the area. Masonry is the dominant building material. The tallest building in the city, the Atlantic Bank, fronts the plaza, and the other buildings are generally multi-storied. The plaza and adjacent area have been the favorite place for the town's monuments from colonial through modern times, most notably the Constitution Obelisk (1814), the Confederate War Memorial (1872), the Pell Horse Fountain (1887), the Post Office Park Fountain (1899), the Loring Memorial (1920), the World War I Memorial (1921), the Anderson Fountain (1921), the Ponce de Leon Statue (1923), the World War II Memorial (1946), the Father Camps Statue (1975). The plaza is bounded on

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the west by Flager College, formerly the Hotel Ponce de Leon.

The plaza area has been and still is a leading commercial, governmental, and ecclesiastical center in St. Augustine. As a result, the buildings generally are well maintained. Government House has served a number of governmental functions over the years and now serves as the offices of the Historic St. Augustine Preservation Board. Because of the plaza's central location in downtown St. Augustine, traffic and parking problems plague the area, and many significant buildings in adjacent areas have been demolished for parking lots. Increased traffic brought into the plaza area by a proposed enlarged bridge would seriously impair traffic flow in the downtown area, threatening the integrity of the historic colonial town plan.

From King Street to Bridge Street is another distinctive area of the district. The area has been continuously occupied since the sixteenth century and represents the location of the 1565 settlement of St. Augustine. All buildings were destroyed during the 1702 attack by the South Carolinians, but by mid-century, the Rosario defense line had been erected along the present-day location of Cordova Street, and numerous buildings rebuilt throughout the area, although density was greater towards the bayfront. In the eighteenth and early nineteenth centuries, the area contained a number of governmental and ecclesiastical buildings, including La Soledad parish church and school on St. George Street and the hospital and jail on Aviles (Hospital) Street. The southern border of this area, Bridge Street, led to one of three late colonial San Sebastian River ferry crossings. Certain patterns of earlier development persisted into the American Period in the area. Aviles Street had a disproportionately large number of public and educational facilities such as the Territorial City Council Meeting House, and in the late nineteenth century, the Peabody School, city jail, library, and police and fire departments. St. Joseph's Academy opened in the 1870s on St. George Street. Several prominent hotels were also located in this section, including the Ocean View on the bayfront and the St. George adjacent to Trinity Episcopal Church. Since the Civil War, St. George Street has remained a residential neighborhood of stately homes.

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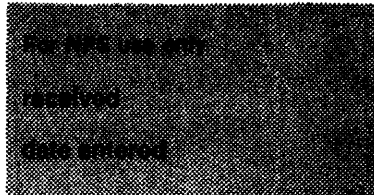
This section has been heavily influenced by colonial developmental patterns. The small blocks and narrow streets of the sixteenth century settlement are still evident, and one of the largest concentrations of extant colonial buildings is found here: the Horrutiner-Lindsley, Paredes-Segui-Macmillan, and Canova-Murat houses on St. George Street; Segui, O'Reilly, Papy, and Ximenez-Fatio houses on Aviles Street; Solana House (photo 18) on Charlotte Street; and Jacinto House on Marine Street. This section, moreover, has an interesting cluster of Territorial Period buildings on Bridge Street between St. George and Cordova Streets. Many fine Victorian buildings from the Flager era, like those on Palm Row (photo 26), are evident, as well as the best example of Carpenter Gothic in the city. The massive Gothic Revival St. Joseph's Academy building lends greater architectural diversity to the area. Some remodeling and construction have taken place in the St. Augustine Colonial Revival Style as well. Aviles Street retains some colonial ambiance, with many buildings constructed on the street line, overhanging balconies, and coquina property walls (photo 7). The visual effect of other streets tends to be mixed Spanish Colonial and Victorian, except along the bayfront, which is dominated by modern motels. The last surviving buildings projecting over the water are found along this stretch of the bayfront.

With the exception of St. George and Bridge streets, the area has a high percentage of buildings used for commercial and transportation purposes. St. Joseph's Academy sits between a residential and commercial-museum area. Primarily because of the Territorial and post-Civil War wood frame buildings, this section has the highest percentage of buildings in the Colonial City listed in fair or deteriorated condition. The mixed usages in the area as well as its proximity to the prime business and government district have led to severe traffic and parking problems. The traffic load is especially damaging since some streets, notably St. George, Aviles and Charlotte, are still surfaced in turn-of-the-century brick. Because of parking, many significant buildings, particularly Flager era hotels and mansions, have been demolished over the years for parking lots and other facilities.

Between Bridge and St. Francis streets is another distinct area within the district, one that was initially occupied in the first half of the seventeenth century as the early settlement expanded south towards the St. Francis convent. All structures were destroyed in 1702 by invading South

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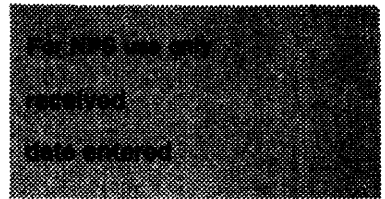
Carolínians, but by mid-century houses had been rebuilt on all streets except present-day Cordova Street, then the course of the early eighteenth century Rosario defense line. The northern boundary of the area, Bridge Street, led to one of three late colonial San Sebastian River ferry crossings. The British demolished numerous buildings here, but were the first to build along the bayfront on the east side of Marine Street. The Spanish filled this low-lying land in the 1790s, and substantial residences were thereafter erected on the reclaimed land. The Spanish crown owned considerable property in this section of the Colonial city, such as a school building near the southeast corner of Bridge and St. George streets and the vacant land west of St. George Street where crops were raised by the garrison. The area remained essentially residential throughout the American period, although several religious structures were built along St. George Street (the non-extant nineteenth-century Presbyterian Church and the 20th-century Cathedral Parish School complex) and along Cordova Street (the 20th-century synagogue). Several boarding houses were scattered throughout the area, most notably the St. Francis Inn and the Valencia Hotel.

This section is the oldest neighborhood within the Colonial City, with 57 percent of the surveyed buildings dating from the eighteenth and nineteenth centuries. The four Territorial and Early Statehood buildings found here represent the largest concentration of such buildings in the entire city, and nine colonial buildings, one of the greatest concentrations in the Colonial City area, have survived in this section, particularly in clusters along Marine and St. Francis Streets: the Sanchez, Marin, Puello, Gonzalez-Jones, Rovira-Dewhurst, and Rovira-Hernandez houses on Marine Street; the Tovar and Alvarez (Oldest House) houses on St. Francis Streets; and the Garcia-Dummett House on the corner of St. Francis and St. George Streets. The Llambias House and the St. Francis Barracks (photo 20) lie on the south side of St. Francis Street.

Since one-third of the colonial buildings have been altered to non-Spanish Colonial styles, however, the colonial motif does not dominate the area, with the exception of the Historical Society complex along St. Francis Street and partially down Charlotte and Marine streets. This section is the stylistically most diverse within the Colonial City. Sixty percent of the Queen Anne, two-thirds of the Colonial Revival, and one-third of all the Bungalow buildings in the old city area are located here, as are examples of Mediterranean Revival, Second Empire, Italianate,

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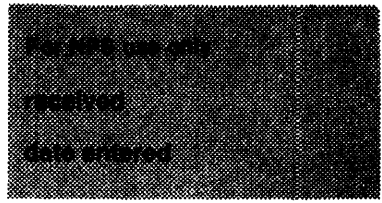
and Mediterranean Baroque. The bayfront and St. George Street are two of the outstanding Victorian period neighborhoods in St. Augustine, with many elegant and more elaborate winter residences from the Flagler era. The early seventeenth-century street plan is still intact, except along Avenida Menendez, although the street widths and block sizes are larger than in the sixteenth century section located immediately to the north.

This section has the highest percentage (87 percent) of the surveyed buildings within the Colonial City. A few commercial buildings dot the area as do nine religious and three educational buildings. The museums operated by the St. Augustine Historical Society are situated at the southern end of the section. Despite their age, the buildings are in relatively good condition, with a pocket of frame buildings in fair condition along Charlotte Street. The streets, some still brick, are exposed to a high amount of tourist, school, National Guard, and Flagler Hospital traffic that passes through the area.

The area along and to the south of St. Francis Street forms the last distinctive area of the district. The presence of the church and the military dominates the historical development of the walled city there. This southern section has been occupied since the Spanish constructed the church and convent of St. Francis in the late sixteenth century. The religious structures were destroyed by South Carolinians in the 1702 attack on the city, but they were rebuilt out of coquina by mid-century. A number of private residences were erected along St. Francis and Charlotte Streets, but this area was one of the poorer neighborhoods in the colonial community. The Rosario defense line, built in the early eighteenth century, enclosed this tract on the west and south and terminated at its easternmost stone bastion, Fort St. Francis. The British significantly altered this section by converting the convent into military barracks, erecting a new frame barracks to the south, and demolishing most of the modern Spanish residences. With the exception of the extant colonial buildings along both sides of St. Francis Street (including the Llambias House) and the colonial barracks complex that became a permanent U. S. military reservation in 1832, this section remained underdeveloped until the late nineteenth century and early twentieth centuries. The British and Spanish used the vacant land west of Charlotte Street as a military cemetery and in the Territorial Period the victims of the Dade Massacre were interred there. This burial ground became a National Cemetery in

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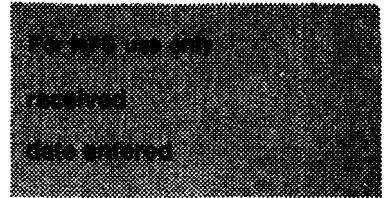
the 1880s. After the Civil War, houses were built on Federal property for military personnel, and a black residential neighborhood, one of several outside Lincolnville, developed along Charlotte Street. Several large private residences were constructed on St. Francis Street, notably the Stickney House at 282 St. George Street, which for a brief time around World War I served as Flagler Hospital. St. George Street south of St. Francis Street was not cut through until the early 1890s and the neighborhood did not fully develop until the first three decades of the twentieth century. A few private residences were also built on Marine Street early in the century. Since 1907, the State of Florida has operated the St. Francis Barracks complex as the State's military headquarters.

Although a cluster of two colonial buildings is situated along St. Francis Street, this section is the youngest within the Colonial City, two-thirds of the buildings dating from the twentieth century. The late nineteenth century homes are located along the bayfront on Marine Street while the newer buildings are situated on St. George Street. This area has a high concentration of bungalows with over one-half within the Colonial City locate there. Of particular interest is a series of shingled bungalows with palmetto porch posts along St. George Street. Also noteworthy is the fact that buildings on this street generally back up to Maria Sanchez Lake rather than face it, as do the house on the west side of the lake. The same pattern is true along the Matanzas River, so maximum advantage is not taken of the waterfront property in this area. This area is residential in nature, especially in the eastern and western sections. Because of their age and the stability of the neighborhood over time, the buildings are in the best condition of any within the St. Augustine Historic District. The area does suffer from excessive traffic heading towards the National Guard offices and Flagler Hospital, although most is channeled down the major thoroughfare, Marine Street.

The St. Augustine Historic District is a mosaic of architectural styles and periods of development. The colonial period in St. Augustine lasted from 1565 until 1821. The city was under Spanish rule until 1763. The british controlled St. Augustine from then until 1784, when the Spanish returned for their final period of rule. A distinctive architecture developed during this time, growing more substantial from the early rude

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shelters of wood, thatch, and wattle-and-daub to the masonry age that followed the siege and burning of the city in 1702. The oldest, and most outstanding, surviving building is the Castillo de San Marcos, which was constructed between 1672 and 1695 (photo 16). It was the first large scale building using locally available coquina rock. It is the oldest masonry fort in the United States and is recognized today as a national landmark and maintained by the National Park Service.

The thirteen extant residences that date from the First Spanish Period have been extensively enlarged and altered over the years. Distinctive architectural features of this period include projecting rejas and other wooden grillwork, interior shutters, arcaded loggias, and projecting rainspouts, known as canales, on flat-roofed buildings. The British, during their two decades in St. Augustine, often added extra rooms or upper stories to enlarge existing buildings. The combination of rejas and interior shutters was replaced by single or double hung sash with exterior shutters. Colonial buildings were generally constructed at the street line with walled courtyards and doors on the south side entering off the courtyard or loggia. The British often altered these by placing doors directly on the street. Window glass and chimneys also became common during the British period. Balconies projecting over the street were another distinctive colonial feature. They sometimes have corbeled supports as a functional and decorative element.

Residential construction was functional rather than ornate, but some of the public buildings were constructed on a grander scale. The facade for the Spanish Treasury, on the northeast corner of St. George and Treasury streets, reputedly had the most ornate coquina work in the city. The extant cathedral, originally constructed in the 1790s, also went beyond the merely functional. Its facade was inspired by Neo-Classical style popular in Latin America in the late eighteenth and early nineteenth centuries.

Of the 300 buildings remaining in the town at the end of the colonial period, about 90 percent have been destroyed. To serve the needs of later occupants, the survivors have been remodeled over the years, sometimes effectively concealing their colonial heritage behind facades and additions that range from early American to modern. In recent decades several colonial buildings have been restored, through public and private efforts, to their appearance at an earlier time. Buildings from all three periods

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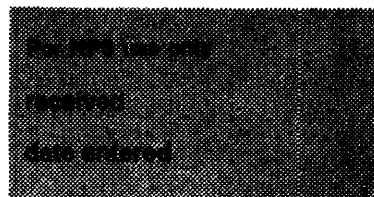
of the colonial era have been reconstructed, sometimes on the original foundations, in an attempt to return a colonial ambiance to some parts of the old city, particularly along north St. George Street and around the Oldest House complex, on St. Francis, Marine, and Charlotte streets.

The early American Period in St. Augustine, from 1821 until the Civil War, saw continuity and change in architecture. Vernacular buildings, particularly in the early years, are similar to late colonial buildings in materials, size, lot placement, and construction techniques. Examples include the continued use of coquina in construction. Even after it ceased being used as the main material for house walls, coquina was still widely employed for foundation piers and chimneys. Balconies remained a prominent feature on some of these buildings. On roof dormers, the colonial practice of placing the siding parallel with the pitch of the roof was still followed in many cases. Post-1821 vernacular construction continued to reflect functional simplicity in a town that was, and remained for many years, basically poor. As the years passed and more people from other parts of the United States settled in St. Augustine different ideas about architecture and construction were introduced. Nationally these were years when the Greek Revival style became popular before giving way to the Gothic Revival. Building techniques were experiencing revolutionary change with the development of balloon frame construction in Chicago in the 1830s. A gradual shift in lot placement occurred in St. Augustine as buildings were moved back from the streetlines. Front yards, fenced-in but visible from the street, replaced the walled colonial courtyards.

More elaborate and substantial buildings showed the influence of the Greek and Gothic Revival styles. But the examples found in this distant outpost contained only a hint of the development of styles that reached fullness elsewhere. Trinity Episcopal Church, begun in 1825, combined the contemporary Gothic style with an older building material, coquina. The mansion of Gen. Peter Sken Smith, built next to Trinity Church in the 1830s, and the original Magnolia Hotel on St. George Street, built in the 1840s, showed Greek Revival influence. But in place of the fluted columns often associated with the style, the buildings displayed simple square or round wood columns with unadorned capitals. A common distinctive feature on both vernacular and more stylized buildings of the early American Period is the use of an x-pattern balustrade on

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porches and balconies. Chamfered porch posts were widely used, and blinds with fixed louvers replaced the solid wood shutters of the colonial era. This was a period of great popularity for ashlar-scored stucco on coquina buildings. More refinement in details like moulding and window and door trim is found in the Early American than in the Colonial Period Buildings.

Carpenter Gothic, a peculiarly American version of the Gothic Revival, is the first of the distinctively nineteenth century styles to have survived in St. Augustine. It was popularized nationally in the writings and plan-books of Andrew Jackson Downing, Alexander Jackson Davis, and Richard Upjohn, published in the 1830s, 1840s and 1850s. The hallmark of the style is an extensive use of sawn wood ornamentation of the bargeboards and eaves of the roof. This was made possible by the nineteenth century development of the jigsaw. According to architectural historian William Pierson, "the complex lace of the Gothic cottage represents the first instance in this country in which technology, in the form of a power driven tool, had a major effect on the visual character of the American house." Steeply pitched gables lent a pronounced vertical emphasis to these buildings.

Carpenter Gothic buildings became popular in St. Augustine in the decade before the Civil War. The Trinity Church Parish House (long since demolished and replaced by a newer building) dates from this period. The Stanbury Cottage at 232 St. George Street was probably built a few years later and represents the highest development of the style in St. Augustine (photo 24). This house is literally dripping with gingerbread and could well serve as a textbook example of Carpenter Gothic architecture. It features not only jigsaw ornamentation on the eaves and gables, but also a distinctly Gothic balustrade on the projecting balcony and diamond-shape multipane windows. Nationally, both stucco and board-and-batten siding were popular exterior finishes for this style. However, the Stanbury Cottage has weatherboard siding. Old photographs reveal that there were other examples of Carpenter Gothic in the district. But, given the incompleteness of the evidence, it is difficult to say how many. New construction was largely suspended during the Civil War, and when it began again in the late 1860s and early 1870s, the style's popularity had passed. In the 1880s and 1890s, another period of building boom in St. Augustine, there was a revival of some of the elements (particularly jigsawed bargeboards), but these not as bold as their predecessors.

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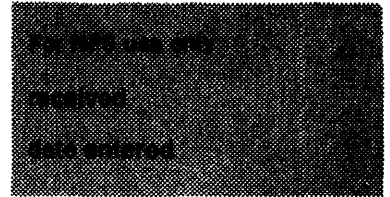
The Second Empire style was French in origin, taking its name from the era of Louis Napoleon, and popularized with the construction of the New Louvre in Paris in the 1850s. The hallmark of the style is the mansard roof, which is doubled-pitched and four-sided, with dormers projecting from the lower, steeply-pitched section. In the United States there are early examples of the style that date from just before the Civil War. But it was most widely used during the building boom that followed the conclusion of hostilities. For that reason, Second Empire is often called the "General Grant Style," referring to the presidential era that lasted from from 1869-1877.

In the late 1860s and early 1870s tourists began to come back to St. Augustine, and several wealthy Northerners had villas in the Second Empire style constructed as winter residences. The 1885 Bird's-Eye View of the city shows quite a number of these in areas that were being developed or redeveloped at that time. The outstanding builder connected with this style here was Capt. Thomas F. House, a Union veteran and native of Vermont. He came to St. Augustine in 1868 and served as alderman, mayor, and collector of customs. In addition to his own Sunnyside Hotel (which had a Mansard tower) on the Hotel Ponce de Leon site, he constructed the Buckingham Smith Nursing Home (later the Buckingham Hotel) and a number of winter residences in the Second Empire style. The style died out here in the late 1880s, the early years of the Flagler era. Once seen as the height of style, these buildings came to be judged ugly and outmoded, and most of them have been demolished. The only remaining mansard roof in St. Augustine is found on the colonial St. Francis Inn at 279 St. George Street, added to that building between 1888 and 1890. The Stickney House at 282 St. George Street, built in the 1870s, and the Abbott Mansion at 14 Joyner Street, which dates from the 1880s, were originally designed in the Second Empire Style, but were drastically remodeled in the 1920s, their exteriors stuccoed and their mansards replaced by hip roofs. The Moorish Revival Style Lyon Building, built in 1886 at the corner of King and St. George streets, originally had a mansard roof, making it a curious amalgamation of styles. But the top story was enlarged in the 1890s and the roofline altered to a more conventional hip. In recent years, architects have remodeled several commercial buildings with "mansards" that are in reality modern false fronts bearing no relation to the classical style.

The Moorish Revival style was introduced in St. Augustine

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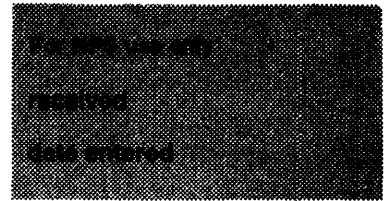
by Franklin W. Smith with the construction of his Villa Zorayda in 1883. Smith was a Boston merchant and amateur architect whose hobby was reproducing (as both models and functional buildings) famous architectural examples from other cultures around the world. His work in the Moorish theme was inspired by the Alhambra in Spain, some of whose traceries are repeated on the interior walls of Villa Zorayda. The Moorish Revival buildings constructed in St. Augustine in the 1880s and 1890s form one of the distinctive architectural treasures of the city. They are also the pioneers of poured concrete block construction. Drawing, as they do, from variants of Moorish or Islamic architecture found in Spain, they differ significantly from other Moorish buildings like P. T. Barnum's mansion "Iranistan" in Bridgeport, Connecticut, and Henry Plant's Tampa Bay Hotel, which sprouted minarets and onion domes, features that drew from a different area and a later time in the Islamic world. The hallmark of the style in St. Augustine includes a flat roof with the parapet heavily decorated with cast concrete ornamentation. Sometimes there is a pavilion tower. Exterior walls are not highly ornamented, depending for their effect either on the distinctive pour marks of the concrete or the rustications of the concrete block veneer for those buildings that are of wood frame construction. Door and window lines have a variety of interesting treatments, and the horseshoe arch motif is widely used. Buildings use both wooden and metal balconies, and some feature ornamental tilework as well.

The Cordova Hotel (now the county courthouse) was the largest Moorish Revival structure in St. Augustine (photo 7), with the adjacent Lyon Building designed to conform to it. There was even some spillover of Moorish design into wood construction, with a horseshoe arch pattern found in some of the gingerbread around town. Some of these buildings have fallen prey to fire, demolition, and remodeling over the years, but the surviving examples serve as a vivid reminder of the importance of this exotic style in the development of St. Augustine's architectural heritage.

Queen Anne is the ultimate late nineteenth century style, originating in the late 1860s with the work of British architect Richard Norman Shaw. It was given impetus in the United States with buildings erected by the British government at the Philadelphia Centennial Exposition of 1876 that attracted widespread favorable comment. The style remained popular until the turn of the century. Hallmarks of the Queen Anne style

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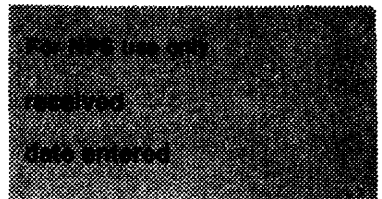
include a combination of siding materials (often making use of patterned novelty shingles), irregular plan and massing, ornamental brickwork on chimneys, and, most noticeably, the use of towers and turrets. Porches and bay windows add to the effect. St. Augustine builders in the late 1882 city directory, advertised their skill at building "Queen Anne Cottages." The Magnolia Hotel on St. George street, rebuilt in the 1880s by the contractors Cole and Mance, was probably the largest building of this style found in St. Augustine. It was destroyed by fire in the 1920s. The Upham Cottage at 268 St. George Street, which lacks a tower but has the other elements in great profusion, including outstanding ornate interior woodwork, is probably the finest surviving residential example of this style. As with other buildings that have gone out of style, many "Queen Annes" were destroyed over the years, leaving only about a dozen extant. Others have been stripped of some distinctive elements. Several houses have had their towers removed, thus diminishing the St. Augustine skyline.

The Colonial Revival style harkens back to early American buildings that drew inspiration from English Georgian architecture of the time. The style was popularized by buildings designed for the 1892-1893 Columbian Exposition in Chicago. It involved both a rejection of exuberant Victorian architecture and an affirmation of patriotic feeling which asserted that America's coming of age required delving into national roots for architectural inspiration. This style was popular throughout the first three decades of the twentieth century. Hallmarks of the Colonial Revival style found in St. Augustine include porticoes with round wood columns, dentil mouldings, fanlight windows, and sidelights at the main entry. Both weatherboard and wood shingle exteriors are found. The Colonial Revival building is typically painted white with white trim, in contrast both to the original colonial buildings and to the Victorian styles that immediately preceded the Colonial Revival. It is one of three dominant styles found in early twentieth century tract developments in the city, quite often in a diminutive or subdued version.

The Bungalow is the first distinctive twentieth century style found in the St. Augustine Historic District. Its inspiration was international. The name came from India, and some of its more distinctive features were borrowed from Swiss and Japanese architecture. It represented a clear break from the preceding nineteenth century styles in terms of size, massing, and many interior features. Overall, vertical lines in the

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earlier styles were replaced by a horizontal emphasis. Visible structural members of the buildings were highlighted. The typical bungalow is one or one and one-half stories, with a low pitched gable roof and porches. Jigsaw ornamentation was replaced with unadorned triangular bungalow brackets under wide eaves. Turned or chamfered porch posts were replaced with shingled or battered wood ones. The use of native construction elements was a feature of bungalows around the country. In St. Augustine native elements included palmetto tree posts on porches, coquina fireplaces, and chimneys on more elaborate examples. Frequently, combination double hung windows are found, with a single large pane in the bottom sash, and three, four, five, or six panes on top, separated by vertical muntins. Weatherboard, novelty siding, and wood shingle exteriors were popular. There are a few examples of stucco and composition shingle finishes as well. Several areas in the southern portion of the district developed around World War I and shortly afterwards have large concentrations of bungalows. They were a popular design for the tract housing of the times. The outstanding architect associated with this style in St. Augustine was Fred A. Henderich, who designed many bungalows on south St. George Street near Maria Sanchez Lake.

The Spanish Revival Style was closely associated with the Florida Boom of the 1920s. It drew from architectural features found in the Mediterranean basin, particularly Spain, Italy, and North Africa. In some ways the style was a logical successor to Spanish Colonial architecture in St. Augustine. Many of its distinctive elements were pioneered in the Spanish Renaissance buildings of the Flagler era and the contemporary Mission Revival buildings in California. The style was popularized at the Panama-California International Exposition at San Diego in 1915, and by the 1920s had swept California, Florida and other sunbelt states. The archetypal Florida building in the Spanish Revival style was the extremely ornate Villa Vizcaya, built in Miami from 1914-1916 for Chicago industrialist James Deering, whose family had formerly wintered in St. Augustine. The best-known architect in this style was the flamboyant Addison Mizner, who designed a number of outstanding Spanish Revival buildings in Palm Beach, Boca Raton, and elsewhere. Hallmarks of the Mediterranean Revival style in St. Augustine include clay tile roofs or cornices, stucco finish (smooth, textured, or shell dash), and the use of an arch motif on windows, doors, and porches. Casement and fanlight windows are found, along with double hung sash. There is some use of ornamental ironwork for windows grilles and

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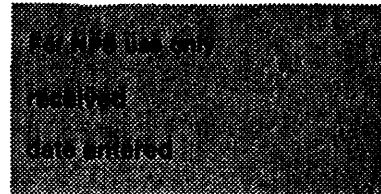
balconets. Popular exterior colors were white, yellow-brown, and rose.

The St. Augustine Colonial Revival style draws from the Spanish heritage of the area and involves both new construction and the remodeling of older buildings. It includes both reproductions of earlier styles and the drawing of elements from them. Probably the earliest example was the Drysdale building at Avenida Menendez, which was reconstructed along the lines of a colonial building on a site that was destroyed in an 1887 fire. While the style and size were similiar, the building material used was poured concrete, rather than the earlier coquina. In the 1930s several buildings were remodeled by Walter Fraser, owner of several local tourist attractions, to make them appear older than they actually were. And when Government House was rebuilt as a depression-era project, it was designed in a manner similiar to an earlier building that had once occupied the site. The major use of the style came after 1959, when extensive restoration and reconstruction activities were launched in the city. An early promoter was Earle Newton, the first director of the St. Augustine Restoration and Preservation Commission. The outstanding builder-practitioner was local contractor William Forrester. An attempt to bring a certain amount of visual harmony to the city, use of the style involved both real and imagined elements of colonial architecture. Such features as clay tile roofs, brick, and ornamental ironwork were a reflection of what had been done to colonial buildings over the years, rather than how they originally appeared.

Most of the buildings constructed in the St. Augustine Historic District before 1930 do not fall into any specific architectural style but are listed simply as frame vernacular, with a smaller number described as masonry vernacular. Those terms refer to the common construction style of any particular period, using either wood or masonry as construction materials. The buildings cannot be classified in a particular style, like Carpenter Gothic, or Queen Anne, or Colonial Revival. Most of them were probably designed by a builder rather than an architect, and some of them are tract homes dating from different periods. This is not to say they are without architectural merit. Indeed, some of the most distinctive buildings in the city, like those on Palm Row, are so classified. Vernacular buildings reflect the styles popular at their time of construction. There is some similarity within time periods, but not across time. The vernacular buildings of the 1850s differ greatly from those of

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the 1890s or the 1920s. These buildings are important for a study of the representative architecture, construction techniques, and building materials of their times and reveal much about the social history of the community. Vernacular architecture gives an area its particular character.

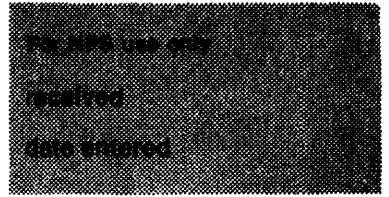
Many Victorian vernacular buildings include porches decorated with gingerbread and may have patterned novelty shingles, jigsawn bargeboards, and rafters. Some of the smaller examples are based on a "shotgun" plan, with three rooms laid out in a direct line with no connecting hall. After the turn of the century, a boxy hip-roofed house was popular. Vernacular buildings from the first three decades of the twentieth century frequently show elements of the Colonial Revival and Bungalow styles of the time.

Archaeological sites are another important physical feature of the district. The largest and most significant site is the town plan itself which dates to c. 1600. Within the plan is a highly patterned spatial distribution of sites within house lots. Typical sites include the foundations of primary buildings, such as houses, outbuildings, particularly kitchens and privies, and wells, either barrel wells or square wells with walls generally constructed of coquina. Limited survey and excavation of archaeological sites have occurred in St. Augustine since the 1930's, although at present no detailed, comprehensive map of site distribution within the district exists.

The St. Augustine Historic district is a mosaic of architectural styles and periods of development. Only in that part of the district set aside as the official state-operated restoration area and living-history museum is the colonial Hispanic flavor of St. Augustine carefully and consciously preserved. Although the rest of the district contains buildings and other features of the Spanish occupation, the area outside of the restoration district has a charming and eclectic mixture of colonial, antebellum, late nineteenth and early twentieth century architecture. This fascinating blend of eras represented in the physical components of the community also reflects the cultural and stylistic heterogeneity of St. Augustine from its colonial period to the present.

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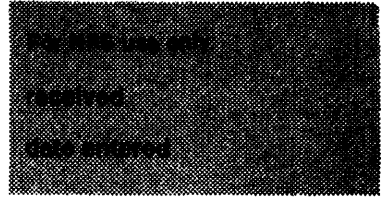
Contributing Structures - 226

Non-contributing Structures - 73

total -299

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Based on the rules of the National Register of Historic Places (Title 36, Chapter I, Part 60, Section 60.16), the revised St. Augustine Historic District is justified to correct professional error in the original nomination, which did not clearly delineate the district's boundaries, failed to describe its period of significant development, and omitted an inventory of buildings and other properties that contributed to it.

The most obvious area of significance associated with the St. Augustine Historic District is exploration/settlement. Founded in 1565, St. Augustine is the site of the oldest continuously occupied settlement in the United States. Archaeological excavation has uncovered sites dating to the sixteenth century within the limits of the district. The oldest above surface remnant of the Spanish presence in St. Augustine is the town plan, dating from c. 1600.¹

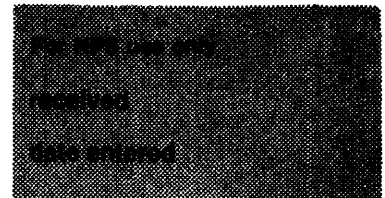
The town plan of St. Augustine is itself significant. Beyond its association with important historical events, it is significant in the area of town planning. Spanish towns in the New World have long been recognized as significant to urban history. To a far greater degree than any other colonial power in the New World, the Spanish followed a system of land settlement and town planning formalized in written rules and regulations. In contrast to the more organic English system, their towns were uniform and centrally planned. From Florida to northern California there extends an area once subject to Spanish rule, within which are vestiges of Spanish town plans, including the one at St. Augustine.²

As Spain extended its rule into increasingly larger areas, individual orders and instructions for the settlement and administration of new towns became redundant. In 1573 the Laws of the Indies established uniform standards for colonial administration, including procedures for planning new towns. They represented a codification of principles of town planning which had become fairly standardized some years earlier.³

There were more than three dozen specifications set forth in the Laws of the Indies. One was that the plan was to be decided upon before any construction, and it was to be ample in scope to allow for future growth. Sufficient space was to be allowed so that if the town grew, it could do so in a symmetrical fashion. Another identifying feature of the Spanish-American town plan was the plaza. For coastal towns, the regulations prescribed a location for the plaza near the shore and for inland cities in the center of the town. The length of the plaza was to be at least one and a half times its width. Maximum and minimum

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dimensions for the plaza were also set forth. Another distinctive feature of the Spanish town plan were streets running parallel and perpendicular to the central plaza. The resulting pattern took the form of a gridiron or checkerboard with straight streets intersecting at right angles.⁴

The regulations also provided precise guidelines for the location of important buildings. The main church of a coastal city was planned to reside near the harbor and face the plaza. Other sites around the plaza were to be assigned for the town hall, the customs house, arsenal, a hospital and other public buildings. The remaining lots around the plaza were provided for shops and dwellings for merchants.⁵

The Laws of the Indies regarding town planning remained virtually unchanged during the entire period of Spanish rule in the Western Hemisphere. Even beyond that time they influenced the plans of towns laid out by the Mexican government in North America. Literally hundreds of towns in the Western Hemisphere were planned in conformity with the Laws--a phenomenon unique in modern history.⁶

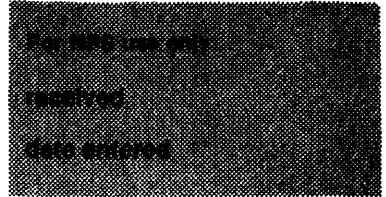
The plan of St. Augustine is a good example of Spanish plans for coastal towns. Its most characteristic feature is the plaza, oriented toward the water. Before the early eighteenth century only the governor's house actually fronted the plaza. During the eighteenth and early nineteenth centuries, the plaza became surrounded by a cluster of civic and religious buildings, including the Bishop's House (later the British Statehouse and Spanish provisional church), the Accountancy and Treasury Building, the public school, and the parish church (now the Basilica-Cathedral). The plaza itself contained several colonial structures, most notably the non-extant stone guardhouse and the still standing Constitution Monument (photo 22).⁷

Furthermore, the regularity of the St. Augustine town plan contrasts greatly with the plan of English colonial towns which were generally laid out using a meats and bounds survey system. The latter towns were consequently highly irregular and organic rather than centrally planned.⁸

Two themes--the military and religion--dominated the history of St. Augustine during the First Spanish Period from 1565 until 1763. St. Augustine was a classic example of a Spanish presidio military settlement. Under Spanish rule neither St. Augustine nor the surrounding geographic area that became Spanish Florida were densely settled or intensively developed. The area contained none of the attractions which brought settlers to other regions of the Spanish colonial empire. There were no gold or other precious metals, no highly fertile agricultural

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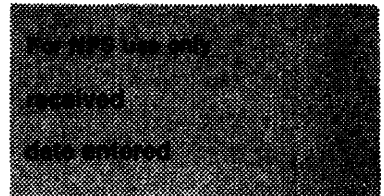
land, and no sedentary Indian population available as a source of labor. Instead of a mining, agricultural, or commercial settlement, St. Augustine served as a military outpost and a point of departure for Spanish missionaries seeking to Christianize Indians living in outlying areas.

St. Augustine was first and foremost a strategically important outpost in the Spanish Caribbean defense system. Spain retained St. Augustine and the surrounding province of Florida as a buffer zone against foreign intrusion into more economically valuable areas of its colonial empire. The town served as a military base for protecting the Spanish treasure fleet as it sailed homeward annually along the Gulf Stream laden with gold, silver and other valuable cargo. It enabled the Spanish to prevent foreign encroachment into the Gulf of Mexico, the key to the riches of New Spain. Following the founding of Virginia and the subsequent French exploration and settlement of the Mississippi River Valley, St. Augustine served Spain as a bastion against English and French expansion into the Southeast. Because of its strategic importance, it was attacked at various times by the English, the French, pirates, and British colonists from the north. In order to prevent the occupation of St. Augustine, the Spanish developed an elaborate system of defense.⁴ The bulwark of the Spanish defenses and the most significant historic property in the St. Augustine Historic District is the Castillo de San Marcos, constructed during the late 17th century (photo 16).⁹ The Castillo is a nationally significant property and as such is a National Historic Landmark.

The military remained an important theme in the history of St. Augustine following the colonial period. The principal property representing the post-colonial military in St. Augustine is the St. Francis Barracks and its auxiliary buildings (photo 20). The St. Francis Barracks is the principal structure within the complex of buildings located upon the military reservation that houses the headquarters detachment of the Florida National Guard. The site occupied by the St. Francis Barracks has served religious or military purposes since it was first settled by Franciscan missionaries upon their arrival in 1577, twelve years after the founding of America's first permanent settlement. For the following two centuries the Franciscans maintained a convent and monastery on the site, before abandoning it to control of the British in 1764. During their twenty year period of occupation, the British converted the structure to military use. In subsequent order, the Spanish, who returned to occupy Florida in 1784, and the Americans, who assumed control of the peninsula in 1821, maintained military use of the site. Throughout the more than four centuries of occupation, St. Francis Barracks, a name conferred officially upon the structure about a century

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ago, has been destroyed and rebuilt a number of times. The structure appears today much as it did more than two centuries ago, one of the Ancient City's landmark colonial buildings. Since 1907, the structure has served as the headquarters for the Florida National Guard.¹⁰

Successor to the Florida Militia, created by the state's first General Assembly in 1845, the "Florida State Troops," as the organization was known in 1907, operated without recognition by the federal government, like all other state military groups. In 1903, however, Florida became the first state to adopt for its militia the same table of organization, arms, and methods of discipline employed by the corresponding federal services. In that same year the National Guard Association was formed and in 1909 the name of the Florida organization was formerly changed to the Florida National Guard.¹¹

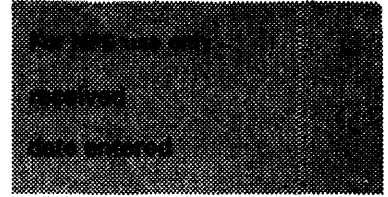
In addition to its military function, St. Augustine and its environs became a point of departure for Spanish missionaries seeking to Christianize Indians in surrounding regions. Most, if not all, mission sites and Indian settlements were located beyond the limits of the St. Augustine Historic District. Nevertheless, the district has religious significance for its association with St. Francis Barracks and the Cathedral Parish church (photo 21), one of the oldest Catholic religious structures in the United States and the seat of the first bishopric in Florida.¹²

The St. Augustine Historic District is also significant in the area of commerce, particularly for its association with the development of the Florida tourist industry. After the United States acquired Florida in 1821, an influx of new settlers arrived in the territory, including St. Augustine. Some Spanish subjects, particularly the Minorcans, remained in East Florida, but the population of St. Augustine and the surrounding area became increasingly English speaking. A change of attitude towards commercial development accompanied the change of flags as northern speculators and entrepreneurs saw potential fortune in the Ancient City. Real estate speculation fueled a boom during the early years of the territorial period, but transportation and health problems limited its effect in St. Augustine and the surrounding area. Commercial citrus production, a part of the economy of Florida since the first Spanish period, was moderately successful until a serious freeze occurred in 1835. Other agricultural enterprises, such as silk production, likewise met with limited success or outright failure.¹³

Despite the expectations of many, the economic boom of the early territorial period was short-lived. An inadequate system of transportation proved to be a major obstacle to the development of St.

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Augustine and the surrounding county. Natural barriers, particularly the shifting sandbar at the entrance to the St. Augustine harbor and the swamplands which comprise much of the land area of the county, hindered access to the town. From a military viewpoint, the barriers formed an ideal defense position. They were, in fact, a major reason for the selection of St. Augustine as site of Spanish settlement. Once entrenched there, the Spanish were virtually immovable and readily able to defend themselves against an invading force.¹⁴

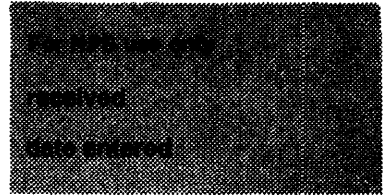
The natural barriers of St. Augustine proved, however, impediments to travel and commercial transportation. Large cargo vessels navigated the harbor entrance at great risk and frequently ran aground on the treacherous sandbar. During the 1830's most traffic between St. Augustine and outside areas shifted from the port to the safer, if less direct, land route along the Bellamy Road from Picolata on the banks of the St. Johns River. The Bellamy Road, however, was little more than a modestly developed Indian trail, traveled by slow moving wagons and stagecoaches. Lacking adequate transportation to the agricultural regions of the interior, the former capital of East Florida became isolated. It declined in importance when compared with the booming cotton producing region of Middle Florida. Despite its isolation, St. Augustine began developing one important aspect of its economy during the territorial period. Invalids seeking refuge from harsh northern winters arrived annually, and promoters such as Forbes and Vignoles publicized St. Augustine as a health resort. Even with the winter tourist trade St. Augustine remained poor and relatively unchanged until the outbreak of the Seminole War in 1835. The Seminole War produced only temporary economic prosperity, however. With the agricultural infrastructure of the surrounding area largely destroyed during the course of the war, St. Augustine entered a period of economic decline during the 1840s.¹⁵

The Civil War did little to improve economic conditions in St. Augustine. By 1865 the city was physically dilapidated and economically deteriorated. The Civil War had cut off the seasonal tourist trade and further disrupted local agriculture. Many of the male residents of the area abandoned their farms and joined the Confederate Army. Following the war St. Augustine retained a backward economy based largely on subsistence agriculture. Its economic development was inhibited by geographic isolation, a lack of marketable cash crops, and the absence of adequate transportation facilities. As a measure of conditions there, while the population of Florida increased by one-third between 1860 and 1870, the population of St. Augustine declined, totaling less than that of 1830.¹⁶

An inadequate system of transportation continued to be the major

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—impediment to the development of St. Johns County following the Civil War. During the late 1860s the major avenue of transportation in the county remained the primitive stage route from Picolata. The transportation problems of St. Augustine and other isolated regions of northeast Florida diminished during the early 1870s when railroad construction began. In 1870 the St. Johns Railroad completed a line from Tocol to St. Augustine, following the route of a mule drawn tram line the company had begun in 1858. Subsequently, the company added iron rails and factory built locomotives. An even more important railroad, the Jacksonville, St. Augustine and Halifax, reached St. Augustine in 1883. The construction of railroads marked a new period in the history of St. Augustine. It served as a catalyst for the revitalization of the city and for the growth of its economy and population.¹⁷

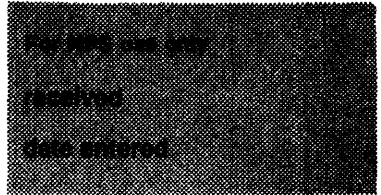
While the construction of the railroad was the key event in the development of the city during the late nineteenth century, the key individual was Henry M. Flagler. Flagler visited St. Augustine in 1885 and envisioned the Ancient City becoming the Winter Newport, a resort center for wealthy northerners. To that end Flagler constructed two major hotels in St. Augustine, the Ponce de Leon and the Alcazar, and subsequently purchased a third, the Cordova (photo 23), to add to his complex. He later established the offices and shops of the Florida East Coast Railway at St. Augustine, providing another major source of employment for residents of the county. The Flagler Boom left an indelible impression on the physical appearance of St. Augustine. Many of the architecturally significant commercial and residential buildings in the district date from that period (photos 23-24, 26-27, 28).¹⁸

The Flagler era in St. Augustine and St. Johns County had run its course by the first years of the twentieth century. During the 1890s, particularly after 1895 when a severe freeze devastated the citrus industry in North Florida, Henry Flagler increasingly focused his attention on his railroad and hotel developments in the southern part of the state. Nevertheless, St. Augustine continued attracting tourists and winter residents at a steady if unspectacular rate. Despite the fears of many, the local tourist industry prospered during World War I, as many wealthy tourists who previously traveled overseas instead came to Florida and visited St. Augustine. In 1917, the construction of the Dixie Highway, a brick road linking St. Augustine to Jacksonville further augmented the transportation system of the city. As was true with the railroad, settlement and economic development, particularly tourism, followed its course and the course of other roadways which were built to the city during the 1920s.¹⁹

A Florida land boom followed World War I. Although concentrated in

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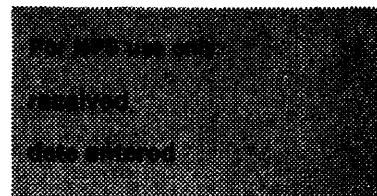
south Florida, it stimulated growth in all areas of the state, including St. Augustine.*° Many significant commercial and residential buildings in the St. Augustine District date from the boom time, including the Atlantic National Bank, the only true skyscraper in the Ancient City (photo 28). An architectural style found in the St. Augustine Historic District in significant numbers during the 1920s is the Spanish Revival (photo 28). The Spanish Revival was closely associated with the Florida boom. In some ways the Spanish Revival was a natural extension of the Spanish Colonial architecture in St. Augustine. Furthermore, many of its distinctive elements were pioneered in the Spanish Renaissance buildings constructed during the Flagler era and Mission Revival buildings constructed contemporaneously in California. The style was popularized during the Panama-California International Exposition at San Diego in 1915, and by the 1920s had swept California, Florida and other sunbelt states. The prototype of the style in Florida was Villa Vizcaya, built in Miami from 1914-1916 for Chicago industrialist James Deering, whose family had formerly wintered in St. Augustine. The architect most closely associated with the Spanish Revival is Addison Mizner, who designed a number of outstanding Spanish Revival Buildings in Palm Beach, Boca Raton and other Florida cities.*¹

The St. Augustine Historic District also has political significance at the local level. Since its founding in 1565 St. Augustine has served as the seat of government for the Spanish and the British in the colonial province of Florida. Since 1821 it has served as the county seat of St. Johns County. Together with Escambia County, St. Johns County is the oldest political subdivision of the State of Florida. It dates from July 21, 1821 when Andrew Jackson, as military governor of the territory, divided East and West Florida into counties. Escambia County encompassed the area between the Perdido and Suwannee Rivers, and St. Johns County the territory east of the Suwannee.*² Among the important government buildings are the St. Johns County Courthouse, located in the former Cordova Hotel (photo 23), and Government House, the former United States Post Office now the headquarters of the Historic St. Augustine Preservation Board. Government House, completed in 1935, is the most recently constructed building considered contributing to the district.

Finally, the St. Augustine Historic District is significant for its architecture, spanning the period 1672 to 1935. While the district is most noteworthy and renowned for its colonial architecture, the pre-1821 buildings within its boundaries number slightly more than thirty and form a relatively small percentage of the total number of buildings. Other significant architectural periods represented in the district include the Territorial Period (1821-1845), the Flagler Era (1880s and 1890s) and the Florida Boom (1920s). Distinctive architectural styles include Spanish

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Colonial, the Carpenter Gothic, Second Empire, Moorish Revival, the Queen Anne, the Colonial Revival, the Spanish Revival and the Bungalow (photos 23-28).

The district has further architectural significance for its association with a number of important architects. Among them was Alexander Jackson Davis, perhaps the most influential architect practicing in the United States prior to the Civil War. He provided illustrations for the influential works of designer Andrew Jackson Downing and designed a number of state capitols: Indiana, Illinois, Ohio, and the best known, North Carolina. He designed many buildings in the Greek Revival and Italian Villa styles, but is best remembered for his Gothic Revival work. He popularized Gothic architecture in the United States with his book Rural Residences published in 1837. His clients included author Washington Irving, inventor Samuel F. B. Morse, and New York City Mayor William Spaulding. For Spaulding he designed "Lyndhurst" which later served as the residence of Jay Gould and presently is a house museum operated by the National Trust for Historic Preservation.²³ His work is represented in the St. Augustine District by the Bronson Cottage at 252 St. George Street (photo 25).

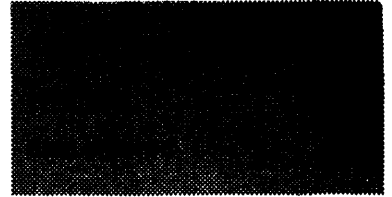
Another important architect whose work is represented in St. Augustine is James Renwick. Renwick was a pioneer in the introduction of the Romanesque and Second Empire styles to the United States. He is recognized today as the architect of Grace Church and St. Patrick's Cathedral in New York City and the Smithsonian Institution in Washington, D. C. Renwick was a long-time winter resident of St. Augustine. After a fire gutted the Cathedral of St. Augustine in 1887, Renwick was chosen as the architect for the reconstruction. He added the bell tower (photo 21) and designed the bishop's throne, the pulpit, and the altar of the Blessed Virgin to the left of the main altar.²⁴

Franklin W. Smith was a contemporary of Renwick in St. Augustine. Originally from Boston, he introduced the Moorish Revival Style and poured concrete construction to St. Augustine. He designed and built the largest of the Moorish Revival buildings, the Cordova (originally Casa Monica) Hotel, during the late 1880s (photo 23). Impressed with this innovative construction material, Henry Flagler had his great hotels and churches constructed of poured concrete. Smith was one of the great visionary architects of the Victorian period and his work is prominently featured in St. Augustine.²⁵

From the colonial period, one of the most significant architects was Mariano de la Rocque, who served as the Royal Engineer in East Florida from 1784-1793. Rocque designed the parish church, now the

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Basilica-Cathedral. He also drew several of the best colonial maps of the city, which are now standard references for archaeologists and historians.²⁷

Professional schools of architecture were mainly a post-Civil War phenomenon in the United States. As a result, many of the early practitioners were either builders or engineers who designed buildings on the side. One was S. Bangs Mance, who designed the Lyon Building at the corner of King and St. George Streets and the houses at 11 and 15 Bridge Street.²⁸

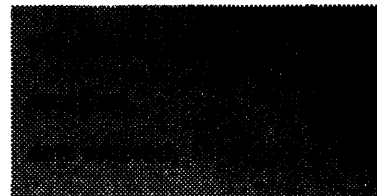
Notable among twentieth century professional architects who lived and worked in St. Augustine were Fred Henderich and F. A. Hollingsworth. Henderich was the outstanding local designer of bungalows. Characteristic of his work was natural finish wood shingles, palmetto tree porch posts, and coquina fireplaces and chimneys. He designed many houses along south St. George Street and the large residence at 178 Avenida Menendez.²⁹

F. A. Hollingsworth was noted for his application of the Spanish Revival style to many buildings in St. Augustine. During the 1920s he redesigned the Moorish Revival Vaill Block in this style and was the architect of the Atlantic Bank Building, St. Augustine's only skyscraper (photo 28). He was also a restoration architect. He did restoration work for the Florida National Guard on the St. Francis Barracks after the 1916 fire (photo 20), for the Carnegie Commission during the 1930s, and for the St. Augustine Historical Society during the early 1950s.

The St. Augustine District also has archaeological significance. Since the 1930s archaeologists have conducted surveys and excavations within its boundaries. The largest and most significant site within the district is the town plan itself which dates to c. 1600. Additional sites are spatially distributed within the blocks and lots which form the town plan. They include the foundations of buildings and outbuildings, wells and trash pits. Historic archaeology has provided the basis for the reconstruction of many buildings in St. Augustine. The archaeological sites within the district are an important component of its significance.

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The St. Augustine Historic District numbers among Florida's most architecturally significant areas. It contains the greatest concentration of colonial buildings in the state and additional significant buildings from the Flagler and Florida Land Boom Periods of the late nineteenth and early twentieth centuries. Its built environment is closely associated with the founding, settlement and subsequent development of the nation's oldest city during the Spanish, British and United States periods of occupation. Its architectural significance is enhanced by associations with a number of important architects and builders, among them Alexander Jackson Davis, James Renwick and Franklin W. Smith.

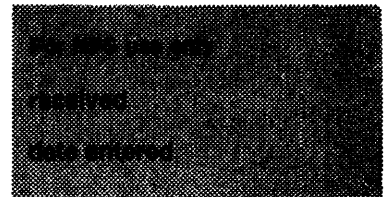
Beyond its architecture, the significance of the St. Augustine District is based on its association with the individuals and groups who resided within its limits or who were responsible for its development. These individuals are too numerous to list comprehensively, but include Pedro Menendez de Aviles, the town's founder, Governor Mendez Canco, who laid out its present plan, and Henry Flagler, who revitalized it during the late nineteenth century.

The district is also associated with events that have proved significant to the history of St. Augustine, the State of Florida, and the United States. St. Augustine was founded in 1565 and settled on its present site in 1566, making it the oldest continuous settlement in the United States. Subsequently, it was associated with important events that influenced the historical development of the southeastern area of our nation. It was successfully defended by Spanish despite assaults by Sir Francis Drake in 1586, Governor James Moore of South Carolina in 1702, and Governor James Oglethorpe of Georgia in 1740. During the late nineteenth century it was the center for Henry Flagler's development of a railroad and hotel empire which opened much of the east coast of Florida to development and helped formed the economic character of the state.

St. Augustine is one of the most historically significant cities in the United States. Its historic district contains properties which have historical, architectural and archaeological significance up to the national level. It is an architectural mosaic, including a variety of buildings embodying a number of different styles and periods of development. While the colonial buildings are an outstanding and integral component of the district, they are relatively few in number and, in many cases, have been substantially altered. The great majority of buildings contributing to the district date from the post-colonial period. They, too, form an integral part of the St. Augustine Historic District.

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NOTES

¹see Kathleen A. Deagan, "The Archeology of First Spanish Period St. Augustine, 1972-1978," El Escribano, 15 (1978), pp. 1-23.

²John W. Reps, The Making of Urban America. A History of City Planning in the United States (Princeton, N. J., 1965), p. 26.

³Zelia Nuttall, "Ordinances Concerning the Laying Out of New Towns." The Hispanic American Historical Review, 4 (November, 1921), pp. 743-753.

⁴Coleccion de documentos ineditos relativos al descubrimiento, conquista y colonizacion de las posesiones espanolas en America y Oceania, sacados, en su mayor parte, del Real Archivo de Indias, XXXI, 1879, 17-18, as quoted in Dan Stanislawski, "Early Spanish Town Planning in the New World," The Geographical Review, XXXVII, January, 1947, p. 95. The plans of two settlements in Argentina, Mendoza in 1561 and San Juan de la Frontera in 1562, are virtually identical to later towns planned under the Laws of the Indies. The plans and more than three hundred others can be found in Planos de Ciudades Iberoamericanas y Filipinas Existentes en el Archivo de Indias, Madrid, 1951, I.

⁵Reps., p. 30.

⁶ibid., p. 29.

⁷William R. Adams, et al, "Historic Sites and Buildings Survey of St. Augustine, Florida" (St. Augustine, 1980), pp. 87-89.

⁸Reps, pp. 26-30.

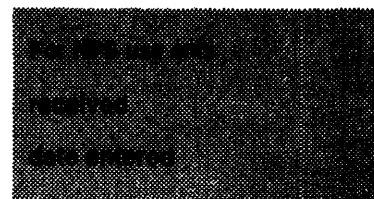
⁹John Jay Tepaske, The Governership of Spanish Florida, 1700-1763, (Durham, North Carolina, 1964), p. 6.

¹⁰Abbott Charles Mohr, "St. Francis Barracks; the Franciscans in Florida," Florida Historical Quarterly, VII (1929), 221; Charles P. Mowat, "St. Francis Barracks, St. Augustine," Florida Historical Quarterly, XXI (1943), 268-271. The best description of the use of building materials and techniques in the colonial era is provided in Albert Manucy, The Houses of St. Augustine, 1565-1821 (St. Augustine, 1962); National Guard of the United States, State of Florida. Historical Annual. (no publisher, 1939), xxiii.

¹¹Historica Annual, xxvi.

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¹² see Michael Valentine Gannon, The Cross in the Sand: The Early Catholic Church in Florida, 1513-1870 (Gainesville, 1965).

¹³ Charlton W. Tebeau, A History of Florida, (Coral Gables, 1971), p. 134; Thomas Graham, The Awakening of St. Augustine, The Anderson Family and the Ancient City: 1821-1924, (St. Augustine, 1978), pp. 36-39.

¹⁴ see Verne E. Chatelain, The Defenses of Spanish Florida, (Washington, D. C., 1941), pp. 8-16.

¹⁵ Graham, pp. 31-33, 51.

¹⁶ Graham, pp. 132-135; Daniel Brinton, p. 61.

¹⁷ Graham, pp. 151-153.

¹⁸ *ibid.*, pp. 166-169, 203.

¹⁹ *ibid.*, pp. 219-234, *passim*.

²⁰ *ibid.*

²¹ William R. Adams, et al, "Historic Sites and Buildings Survey of St. Augustine, Florida" (St. Augustine, 1980), p. 151.

²² Allen Morris, The Florida Handbook, 1967-68, (Tallahassee, 1968) p. 249.

²³ R. H. Newton, Town and Davis: Architects (New York, 1942).

²⁴ Rosalie Thorne McKenna, "James Renwick, Jr. and the Second Empire Style in the United States," Magazine of Art (March, 1951), pp. 97-101; St. Augustine Tatler, February 23, 1895 and March 6, 1897.

²⁵ St. Augustine Record, April 7, 1937.

²⁶ Adams, et al, p. 135.

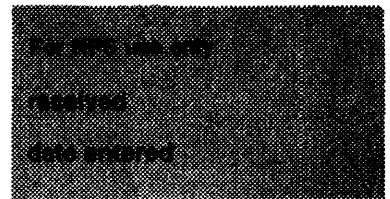
²⁷ *ibid.*, p. 136.

²⁸ *ibid.*, pp. 136-137.

²⁹ *ibid.*

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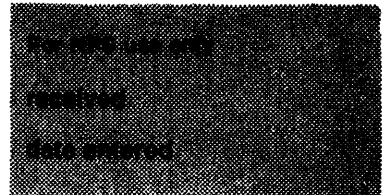
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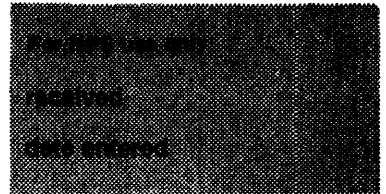
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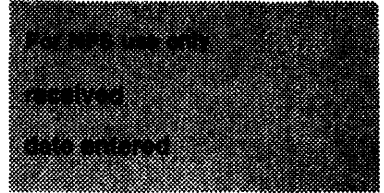
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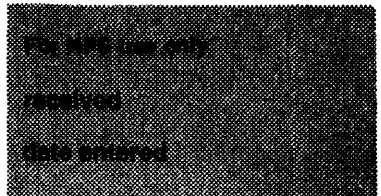
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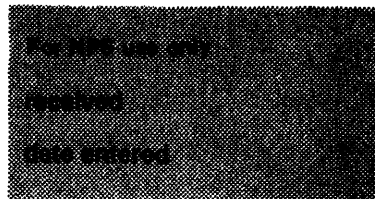
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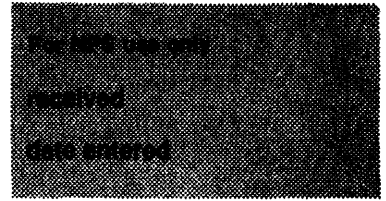
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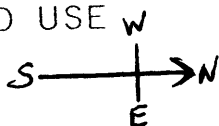
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VERBAL BOUNDARY DESCRIPTION (continued)

The boundary generally follows the plan of the colonial city of St. Augustine. It follows the lines of the colonial city on the north and west, as defined by Orange Street and Cordova Street respectively. On the east it is defined by the Matanzas Bay, a natural barrier. The southern boundary marks the extent of the concentrated development of the colonial city. The overall boundary extends to the west, beyond the limits of the colonial city, to include the Ponce de Leon and Alcazar Hotel, two of the landmark buildings in St. Augustine.

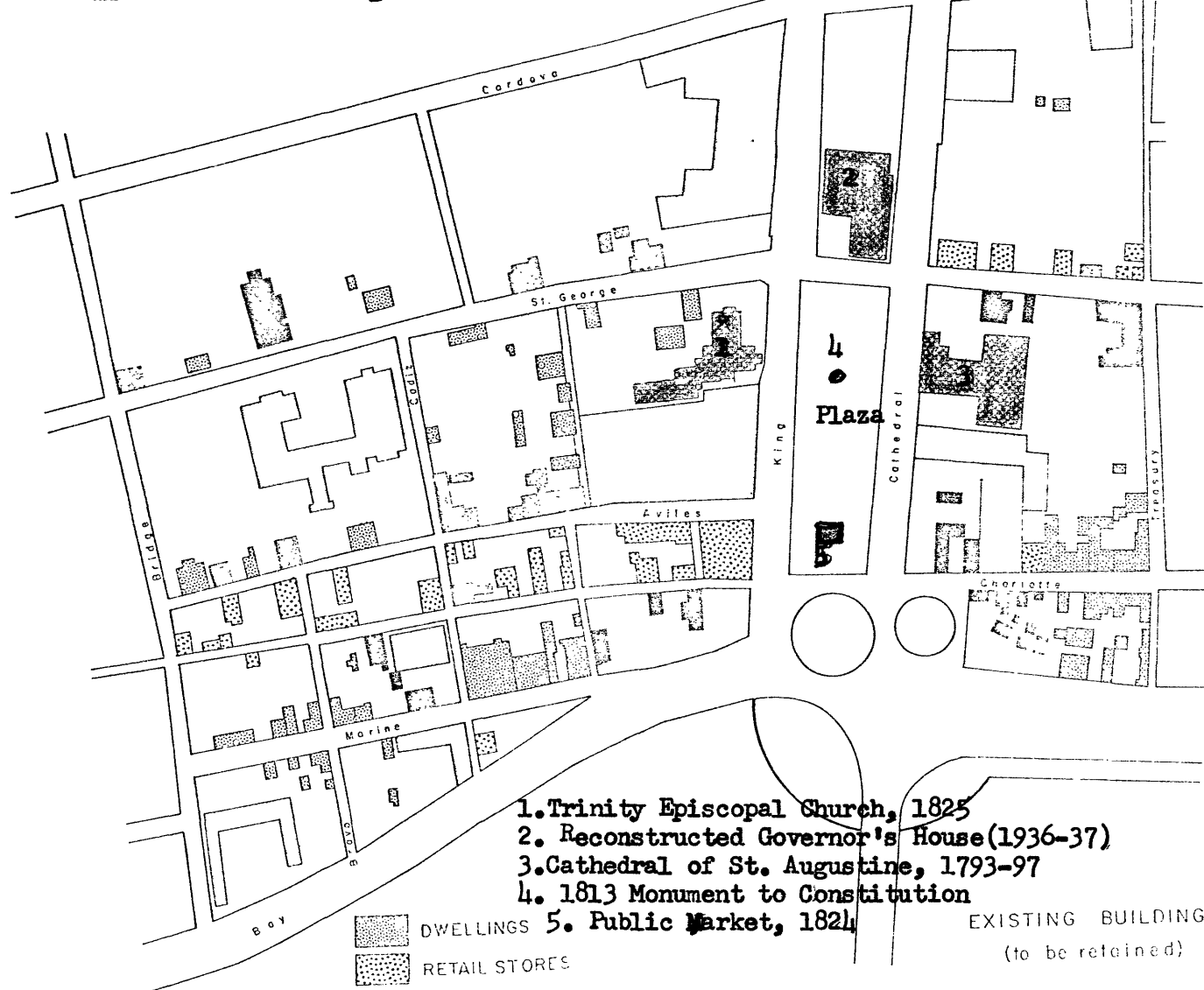
PROPOSED LAND USE

Center section
of town








OLD ST. AUGUSTINE



Florida



1. Trinity Episcopal Church, 1825
2. Reconstructed Governor's House (1936-37)
3. Cathedral of St. Augustine, 1793-97
4. 1813 Monument to Constitution
5. Public Market, 1824

-  DWELLINGS
-  RETAIL STORES
-  FOOD AND DRINK
-  SERVICE
-  PUBLIC EXHIBIT AND INFORMATION

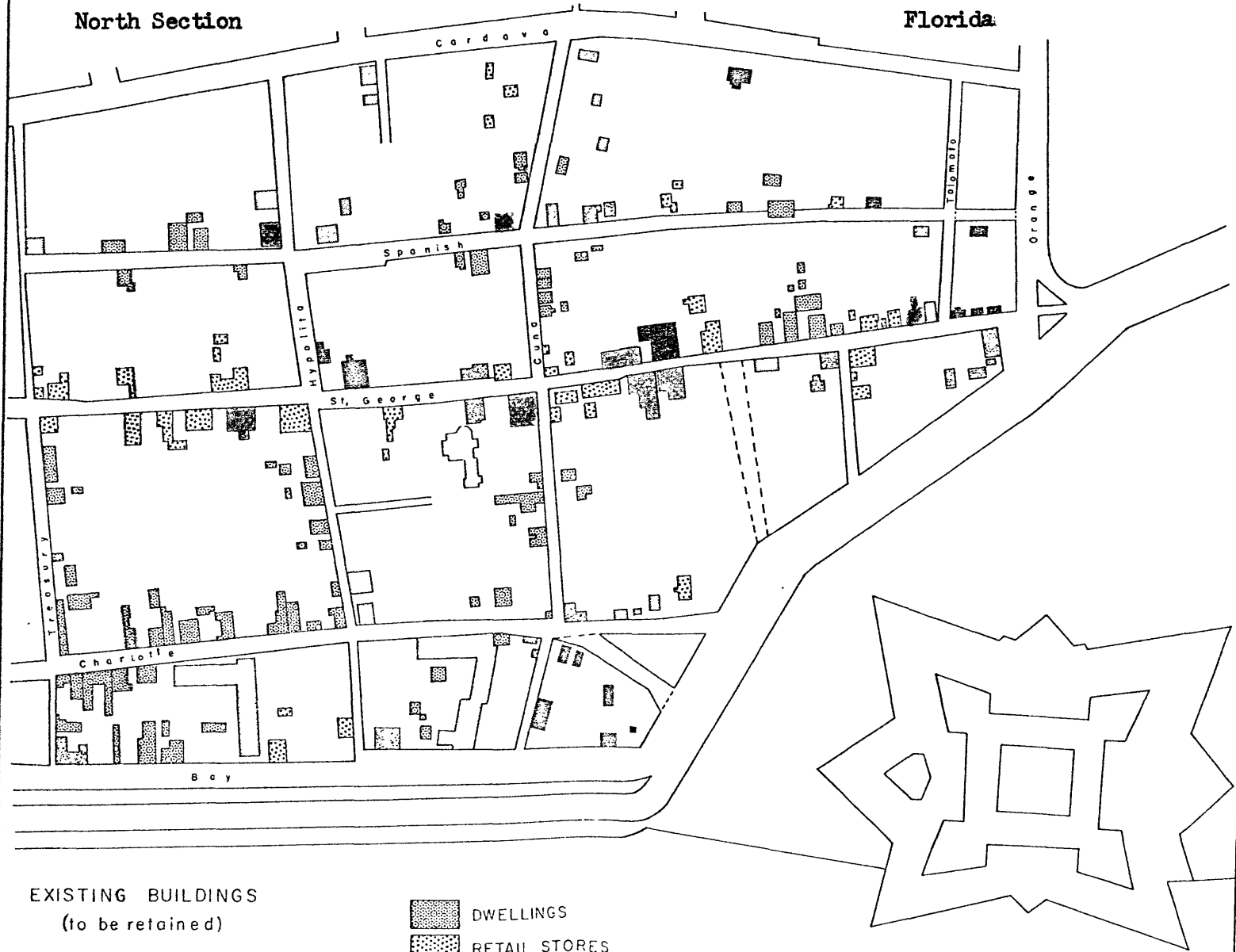
EXISTING BUILDINGS
(to be retained)

-  HISTORIC
-  OTHER

PROPOSED LAND USE

OLD ST. AUGUSTINE
Florida






North Section



EXISTING BUILDINGS

(to be retained)

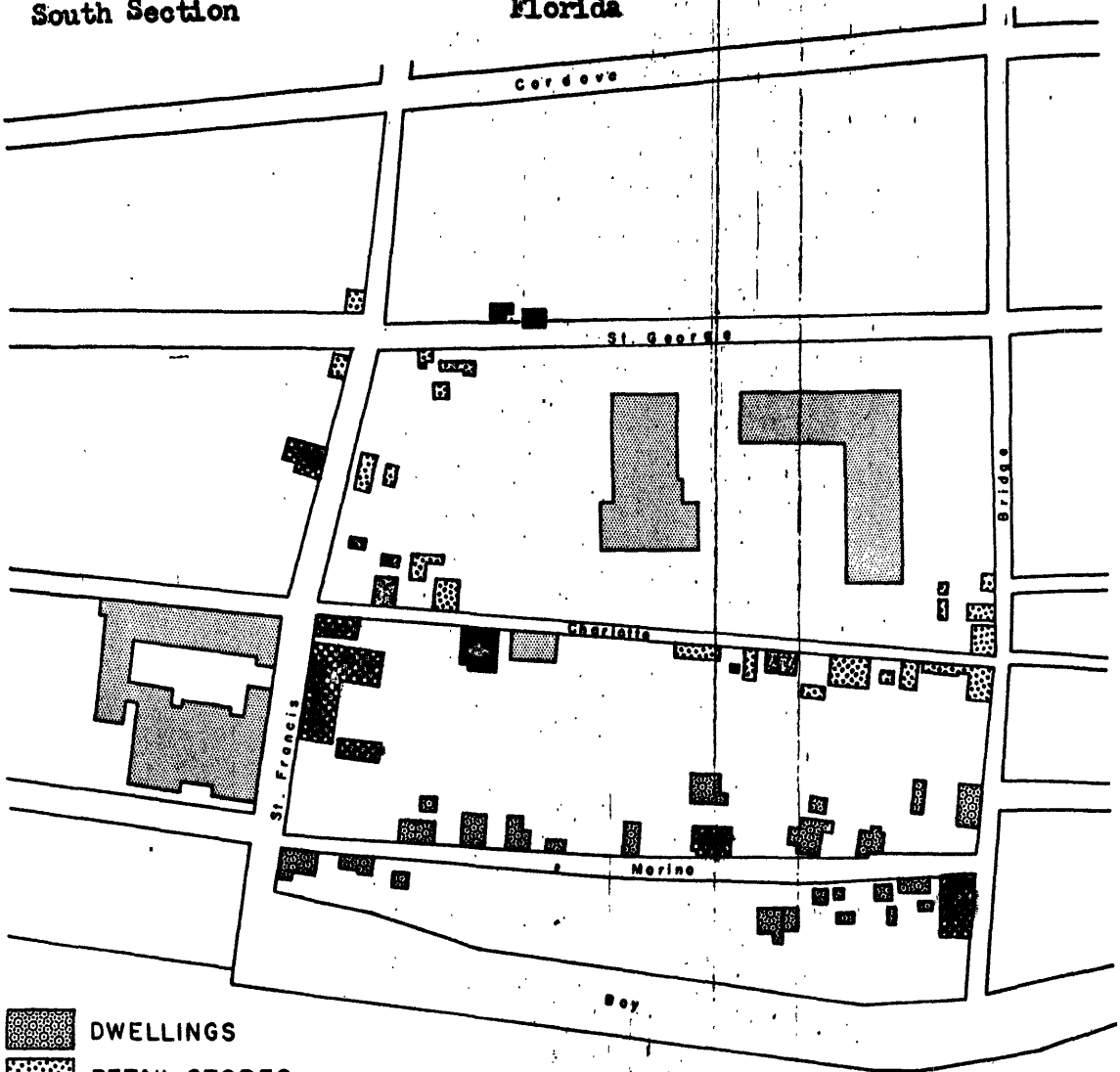







-  DWELLINGS
-  RETAIL STORES
-  FOOD AND DRINK
-  SERVICE
-  PUBLIC EXHIBIT AND INFORMATION

PROPOSED LAND USE OLD ST. AUGUSTINE

South Section

Florida



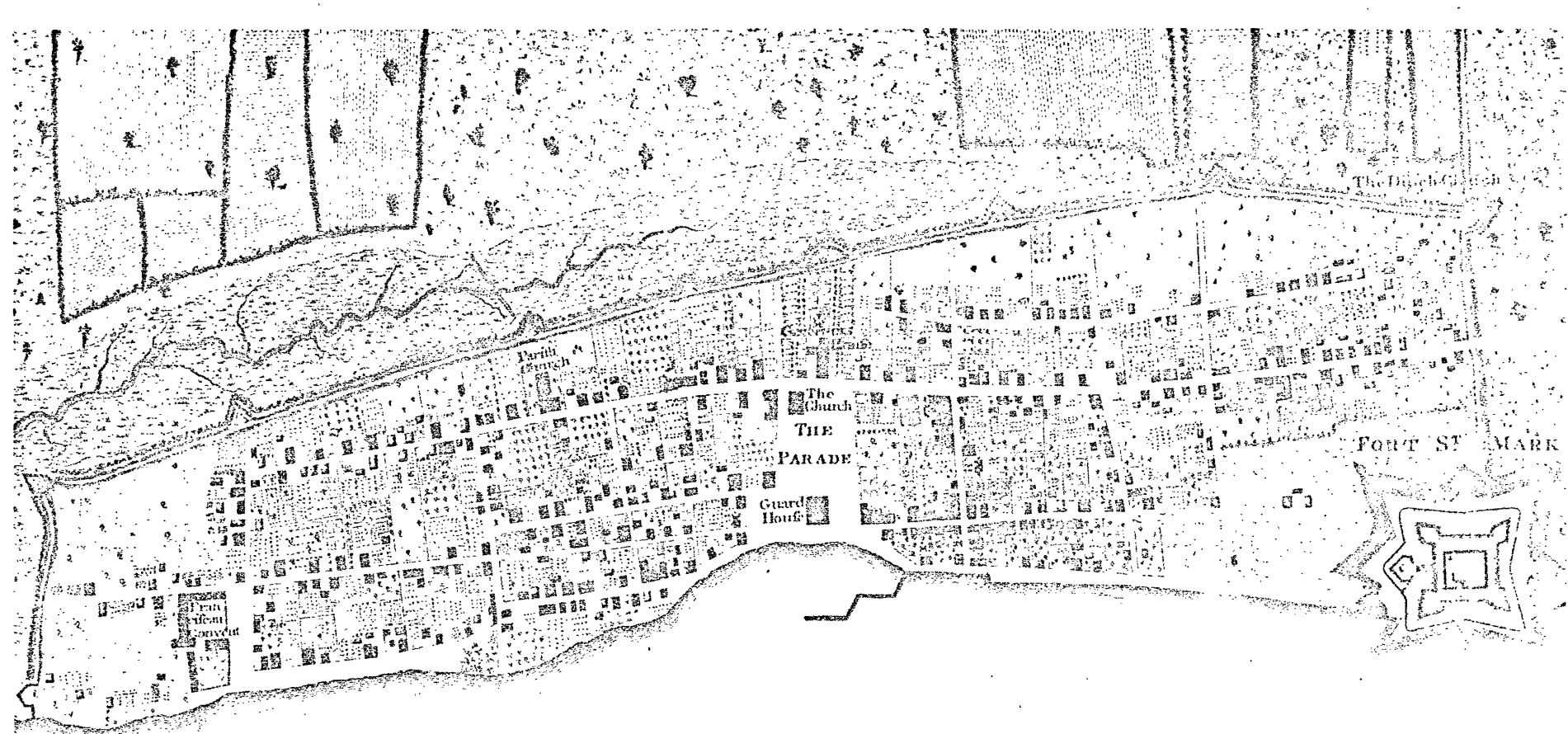
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-  RETAIL STORES
-  FOOD AND DRINK
-  SERVICE
-  PUBLIC EXHIBIT AND INFORMATION



EXISTING BUILDINGS
(to be retained)

-  HISTORIC
-  OTHER

1960



PLAN of the TOWN of
ST. AUGUSTINE
the CAPITAL of
EAST FLORIDA.

SCALE,
660 Feet or 1 Furlong.
1/2" = 100'.

BEST HOUSE: The Alvarez House documents origin (ca 1720's) further back than any other English and American families and a striking bit of the history of the City.

KIMMEL'S HOUSE

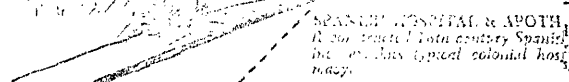
TURKEY



ARSENAL

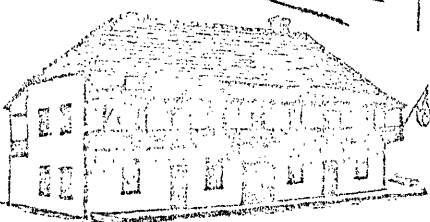
ILAMBIAS HOUSE

ST. FRANCIS STREET

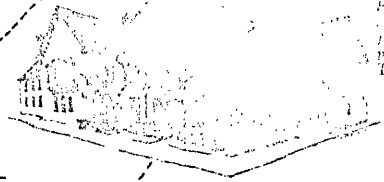


SPANISH HOSPITAL & APOTHECARY
It was built by both country Spaniards and by an early colonial hospital.

AVILA ST.



FLORIDA STATE EXHIBIT CENTER: In the reconstructed Travers House: The story of Florida from past to present.

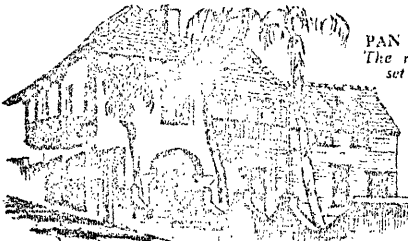


GOVERNOR'S HOUSE: Florida's first colonial building. It was built by an Englishman from the late 17th century. To be restored.



CATHEDRAL OF ST. AUGUSTINE: Built by Spaniards in 1797; remodeled in 1888 and 1966.

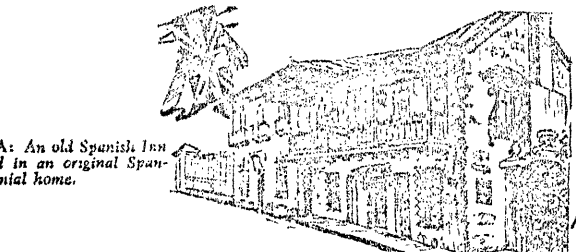
PUBLIC MARKET: Built in 1897, it was the central produce market for the Americans replacing an earlier Spanish market and guard house.



PAN AMERICAN CENTER: The reconstructed Marin-Hasset House depicts in changing exhibits the life and culture of Latin America.



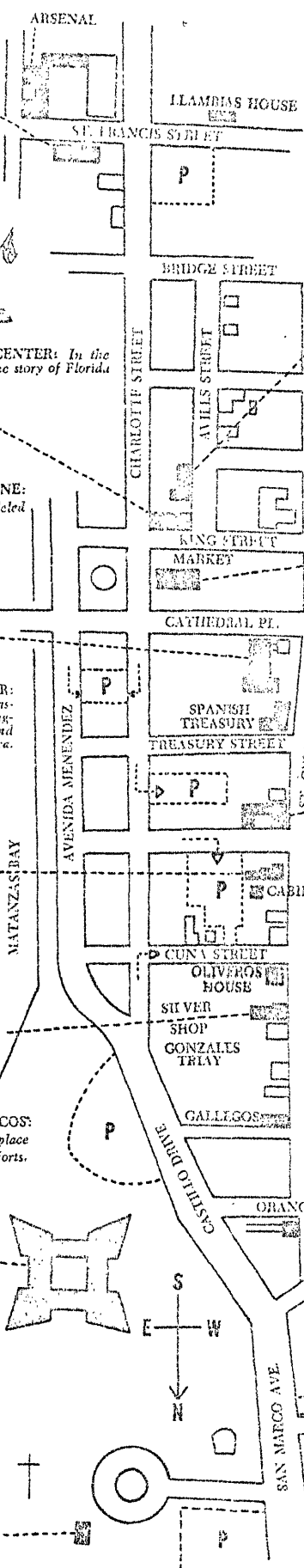
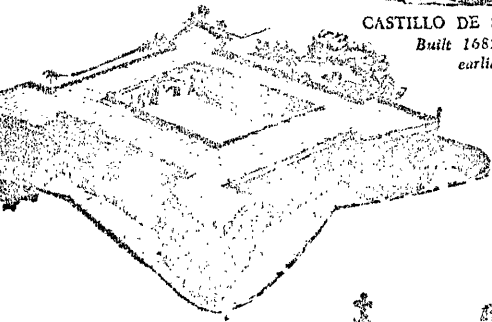
CASA DEL HIDALGO: The Parson of Spain in St. Augustine. A recreated home of a Spanish "hidalgo" —gentleman.



CASTILLO DE SAN MARCOS: Built 1682-96 to replace earlier wooden forts.

ARRIVAS HOUSE: Colonial home restored, demonstrating domestic crafts such as weaving and candle dipping and, in the old kitchen, baking in a wood-fired oven.

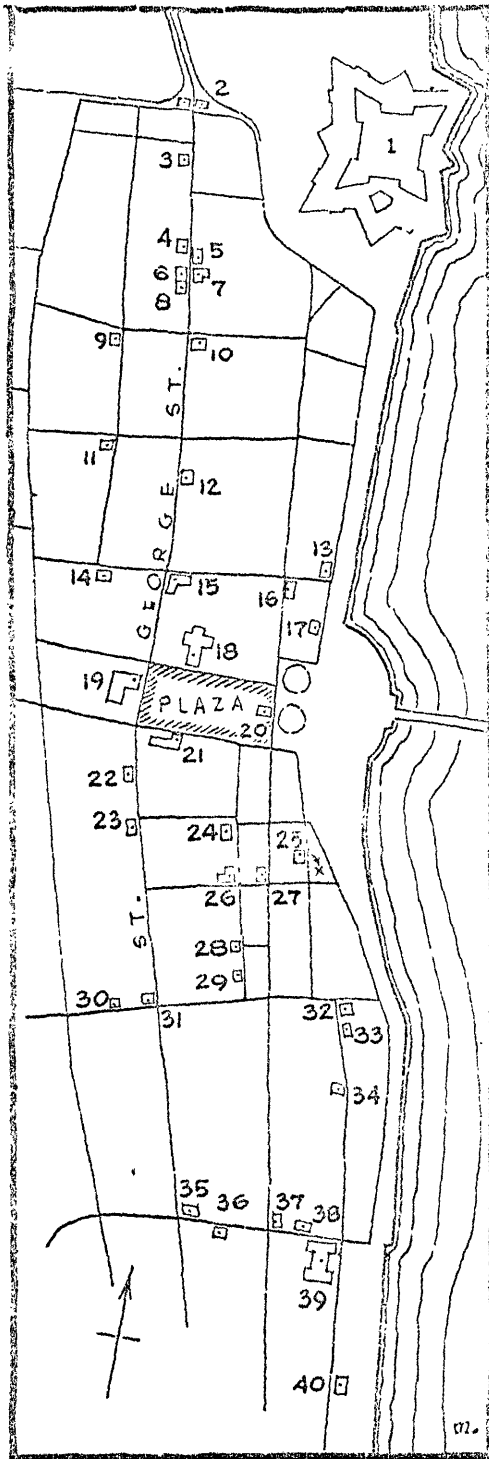
LA: An old Spanish Inn and in an original Spanish colonial home.



P—PARKING AREAS

MISSION OF NOMBRE DE DIOS: Site of the first mission and a succession of Indian mission chapels.

CITY



3. COLONIAL BUILDINGS IN ST. AUGUSTINE

1. Castillo de San Marcos
2. City Gate
3. 14 St. George (Schoolhouse)
4. 44 St. George (Arrivas)
5. 37 St. George (Avero)
6. 52 St. George (Avero-Watkins)
7. 43 St. George (Spanish Inn)
8. 54 St. George (Paredes)
9. 42 Spanish (Triay)
10. 65 St. George (Benet)
11. 62 Spanish (Fornells)
12. 105 St. George (Burt)
13. 42 Bay (ruin) (Vedder)
14. 57 Treasury (Montgomery)
15. 143 St. George (Treasurer's House)
16. 101 Charlotte (Snow)
17. 46 Bay (Drysdale) — reconstruction
18. Cathedral of St. Augustine
19. Governor's House — reconstruction
20. Market — 1824
21. Trinity Episcopal Church — 1825
22. 214 St. George (Lindsley)
23. 224 St. George (McMillan)
24. 12 Avilés (Public Library)
25. 16 Marine (Worth) — reconstructed at "X"
26. 20 Avilés (Fatio)
27. 20 Charlotte (Hahn)
28. 32 Avilés (O'Reilly)
29. 36 Avilés (Toledo)
30. 46 Bridge (Canova)
31. 250 St. George (Murat)
32. 43 Marine (Sánchez)
33. 53 Marine (Marín)
34. 56 Marine (Jones)
35. 279 St. George (Dummett)
36. 31 St. Francis (Llambias)
37. 20 St. Francis (Tovar)
38. 14 St. Francis (Oldest House)
39. St. Francis Barracks
40. King's Bakery