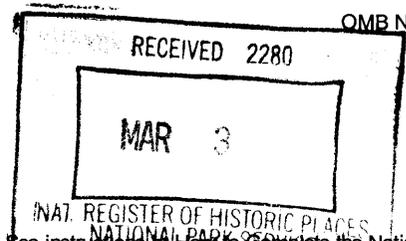


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**United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

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

1. Name of Property

historic name RECORD BUILDING

other names/site number Cordova Apartments, FMSF# SJ659

2. Location

street & number 154 Cordova Street N/A not for publication

city or town St. Augustine N/A vicinity

state Florida code FL county St. Johns code 109 zip code 32084

3. State/Federal Agency Certification

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

Barbara C. Mattick DSHPO 3/6/06
Signature of certifying official/Title Date

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

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

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

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

Edson R. Beall 4.26.06
Signature of the Keeper Date of Action

Record Building
Name of Property

St. Johns Co., FL
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

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

Category of Property
(Check only one box)

- buildings
- district
- site
- structure
- object

Number of Resources within Property
(Do not include any previously listed resources in the count)

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	total

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

Number of contributing resources previously listed in the National Register

"N/A"

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

COMMERCE: speciality facility

Current Functions
(Enter categories from instructions)

DOMESTIC: multiple dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Late 19th & 20th Century Revival/ Renaissance Revival

Materials
(Enter categories from instructions)

foundation CONCRETE
walls STUCCO
roof ASPHALT/CERAMIC TILE
other CAST STONE
TERRA COTTA

Narrative Description

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

8. Statement of Significance

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

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

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

Property is:

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

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Areas of Significance
(Enter categories from instructions)

COMMUNICATIONS

ARCHITECTURE

Period of Significance

1906-1956

Significant Dates

1906, 1924

Significant Person

Hawkins, Nina

Cultural Affiliation

N/A

Architect/Builder

Henderich, Fred (original); F.A. Hollingsworth (addition)

Edminster, S. Clark (original); G.W. Hessler, Inc. (addition)

Primary location of additional data:

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

Name of Repository _____

Record Building
Name of Property

St. Johns Co., FL
County and State

10. Geographical Data

Acreage of Property less than one acre

UTM References

(Place additional references on a continuation sheet.)

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

3			
	Zone	Easting	Northing
4			

See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Weaver, Paul/Robert O. Jones, Historic Preservationist

organization Bureau of Historic Preservation date March 2006

street & number 500 South Brounough Street telephone 850-245-6333

city or town Tallahassee state FL zip code 32399-0250

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

Representative black and white photographs of the property.

Additional items

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

Property Owner

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

name Cordova Development LLC

street & number Post Office Box 363 telephone

city or town Placida state FL zip code 33946-0363

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

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

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

**Section number 7 Page 1 THE RECORD BUILDING, ST. AUGUSTINE
ST. JOHNS COUNTY, FLORIDA**

SUMMARY

The St. Augustine Record Building is located at 154 Cordova Street in St. Augustine, St. Johns County, Florida. Built in 1906 with a major addition in 1924, The Record Building has an irregular ground plan and is two stories in height. Designed in the Italian Renaissance Revival style, it has a poured concrete foundation, a smooth stucco exterior finish and a gently sloped hip roof surfaced with barrel tile. Windows are mainly double-hung wooden sash with the exception of show windows on the north elevation and steel sash industrial windows on the south elevation. The original portion of building has a structural system of wooden post-and-beam construction. The 1924 addition is reinforced concrete pier construction. The addition enclosed and altered the south elevation of the original building. Nonetheless, stylistically it was built in keeping with the architectural character of the original design.

SETTING

The Record Building is located on a prominent corner lot at the intersection of Bridge (east/west) and Cordova (north/south) streets. It is built on land filled by Henry Flagler for the construction of his great hotels and other developments. Its context is one of the most historically and architecturally significant in Florida. It is bounded on the north by Henry Flagler's Alcazar Hotel (NR 1971), on the east by the St. Augustine Town Plan National Landmark Historic District (NR 1986), on the south by the Lakeside Apartments, and on the west by the Lincolnville National Register District (NR 1991).

The area north of The Record Building is a combination of governmental, cultural, educational and commercial uses, including the Alcazar Hotel (now the St. Augustine City Hall and Lightner Museum) the former Ponce de Leon Hotel (now Flagler College), and the Casa Monica Hotel (formerly the Cordova Hotel and the St. Johns County Courthouse). Bridge Street marks a transition to an area of historic residential neighborhoods. The exception to this is Washington Street, due west of the The Record Building, which formed the city's historically black business district.

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7 Page 2 THE RECORD BUILDING, ST. AUGUSTINE
ST. JOHNS COUNTY, FLORIDA

PHYSICAL DESCRIPTION

Exterior

In 1906 the two-story original portion of the Record Building was constructed. Designed as a printing plant, the building has a poured concrete foundation. Its structural system is wood, post and beam and brick load bearing wall. It has a hip roof surfaced with clay mission tile.

Originally finished with Lake Helen buff brick, the original exterior was covered with buff colored stucco in 1924 when an addition to the south elevation of building was completed. The original portion of the building includes approximately 12,000 square feet of enclosed space. The predominant window type is wooden sash in a 6/1 or 4/2 light pattern.

The 1924 addition is constructed of reinforced concrete floors, walls and ceilings. It has a built-up roof with a decorative parapet. The exterior is surfaced in buff colored stucco. The addition includes approximately 7,000 square feet of enclosed space. Windows are similar in design to the original portion of the building on the east elevation, but are steel industrial sash on the south and west elevations. Restoration and interior rehabilitation of the building, including windows, finishes and detailing were recently completed in the spring of 2005.

The main, north facade faces Bridge Street (Photos #1&2). The fenestration pattern is regular and symmetrical. At the first floor level the elevation has five show windows framed by a bulkhead below and a transom above. Two of the windows have a vent cut into the central transom opening. The show-windows were designed to allow the public to view the printing press operations (Photo #3). Upper floor windows are singly-placed. The windows in the eastern and western most bays are 4/2 lights and the central three windows 6/1 lights. The eastern and western bays are defined by projecting piers with quoins. They feature decorative laurels and garlands in the frieze between the first and second floor windows. The name "The Record" is located in the frieze above the central three storefront bays.

The east elevation faces Cordova Street (Photo #4). The fenestration pattern is regular and symmetrical. Windows on the 1906 portion of the building are singly-placed. The first floor windows are larger than those of the second floor. They are 6/1 light wooden sash. The second floor windows are 4/2 light wooden sash. The elevation features a water table, terra cotta laurels and stylized logo, and a historic fire alarm.

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CONTINUATION SHEET**

Section number 7 Page 3 **THE RECORD BUILDING, ST. AUGUSTINE
ST. JOHNS COUNTY, FLORIDA**

The design of the 1924 addition of the east elevation is well-integrated with the 1906 portion of the building. Windows are singly-placed. The first floor windows are larger than those of the second floor (Photo #5), and are 6/1 light wooden sash. The second floor windows are 4/2 light wooden sash. The 1924 portion of the elevation also features a water table, terra cotta laurels and garlands in raised panels, and stylized logo in the parapet. Structural piers are finished with quoins. A pent roof surfaced with barrel tile is located at the second floor ceiling level. Above the pent roof is a parapet with pedestals and a shaped central element.

The south elevation is entirely a part of the 1924 addition. It has an austere industrial appearance devoid of the detailing found on other elevations (Photo #6). The fenestration pattern is irregular and asymmetrical. Windows are steel frame industrial sash. The first floor windows are larger than those of the second floor, including two show windows on the eastern portion of the elevation. There are three 15-light windows on the western portion. Windows at the second floor level are 9-light steel sash and are singly placed, except for three that are grouped on the western portion of the elevation.

Prior to the 2005 renovations, the west elevation of both the 1906 and 1924 portions of the building were fully covered by a 1980 Butler Building addition. The 1980 addition was removed at the commencement of renovations, exposing the original west elevation. The west elevation of the 1924 addition is similar to the south elevation, with an austere industrial appearance devoid of detailing (Photo #7). The fenestration pattern is regular and symmetrical on the second floor. Windows are steel frame industrial sash. A single first floor window is larger than those of the second floor. Windows at the second floor level are 9-light steel sashes. Two window openings feature three grouped windows and the remaining opening features two grouped windows.

The fenestration pattern of the 1906 portion of the west elevation, unlike the east elevation, is irregular and the windows consist of single sashes (Photo #8). The first floor windows are larger than those of the second floor. They are 6/1 light wooden sash. The second floor windows are 4/2 light wooden sash. The elevation features a water table but is less detailed than the north and east elevations. Restoration of the west elevation, including windows, finishes and detailing reestablished the original pattern of fenestration.

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 4 **THE RECORD BUILDING, ST. AUGUSTINE
ST. JOHNS COUNTY, FLORIDA**

Interior

The interior first floor originally housed printing and linotype rooms, stock rooms and small offices. All first floor floors are concrete (Photo #9), walls are structural brick, plaster over lath and beaded board siding in the original building and reinforced concrete in the 1924 addition. The original appearance was austere and open with exposed structural elements and high floor to ceiling heights reflecting the industrial use of the building. With construction of a new press room addition in 1980 the first floor interior was converted to offices. Ceilings were dropped and non-historic floor and ceiling finishes were added. The original stairs to the second floor remain (Photo #10).

During recent renovations, all non-historic alterations were removed. Show windows were restored (Photo #11). Structural elements, historic finishes and windows were retained, incorporated into the new interior design for loft apartments (Photos #12-16). The first floor now contains eight apartment units.

The second floor originally housed composing rooms and small offices. The original wooden floors and open work areas closely resembled those on the first floor. The construction of the 1980 addition resulted in the same change in use and the application of materials similar to the first floor. As with the first floor during the 2005 rehabilitation, structural elements, historic finishes and windows were retained, repaired, and incorporated into the new interior design for loft apartments. The former editor's office has been retained as a common area. The second floor contains ten units.

ALTERATIONS

Major alterations to The Record Building were the 1980 press room addition onto the west side, the ca1960 concrete block utility room on the south elevation, and the aforementioned interior changes. Beginning in 2004, these alterations were removed, the west and south elevations were restored, and the interior was converted to loft apartments. The renovations were completed and certified by the National Park Service in 2005.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 1 **THE RECORD BUILDING, ST. AUGUSTINE
ST. JOHNS COUNTY, FLORIDA**

SUMMARY

The St. Augustine Record Building is nominated to the National Register for its local significance under criteria A, B, and C in the areas of Communication, Architecture, and biographical association with Ms. Nina Hawkins. Completed in 1906, the building is significant for housing St. Augustine's major newspaper, The Record, for one hundred years. The building is an excellent example of the Italian Renaissance Revival Style applied to a commercial, industrial building. Two of St. Augustine's important architects, Fred Henderich and F.A. Hollingsworth, designed the building, and it was built by contractors S. Clarke Edminster, and G.W. Hessler, Inc. The Record Building is significant for its biographical association with Editor Ms. Nina Hawkins, the first woman editor of a daily newspaper in Florida not related to the owner. Under her leadership the company published not only the Record but also other newspapers, magazines, and many books on the history of Florida. She was entered into the Florida Newspaper Hall of Fame in 1999, and was inducted as a Great Floridian in 2000. Her Great Floridian plaque is at The Record Building.

HISTORIC CONTEXT

The Record Building is associated with a period of St. Augustine's history known as the Flagler Era. The Flagler Era began in 1885 when Henry Flagler arrived in St. Augustine with the dream of transforming the Ancient City into the Winter Newport, a counterpoint to Newport, Rhode Island, a summer resort for the nation's wealthy elite. During the late 1880s, Flagler financed the construction of the Ponce de Leon and Alcazar hotels, two of the most elaborate buildings of their type in the United States.¹ He acquired a third, the Casa Monica, during this period and renamed it the Cordova. He started a railroad, now known as the Florida East Coast Railway that extended to Miami and eventually Key West, and led to the first substantial development of the state's Atlantic seaboard. He developed the Model Land Company Subdivision in St. Augustine, where many wealthy northerners and prominent employees of Flagler's companies constructed homes. Model Land Company contained Flagler Memorial Presbyterian, Grace Methodist, and Ancient City Baptist churches. Flagler helped finance all three churches that now number among the city's outstanding historic and architectural landmarks.²

¹William Adams, et al, "Historic Sites and Buildings Survey of St. Augustine, Florida," ms. on file at the Florida Division of Historic Resources, Tallahassee (St. Augustine: Historic St. Augustine Preservation Board, 1980), p. 31.

²Ibid., pp. 53-54.

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CONTINUATION SHEET

Section number 8 Page 2 THE RECORD BUILDING, ST. AUGUSTINE
ST. JOHNS COUNTY, FLORIDA

The area of St. Augustine where the Record Building is located was a focal point of Flagler's efforts. He developed a low-lying portion of the Ancient City located west of the Colonial City and beyond Maria Sanchez Creek. Flagler was assisted in his efforts by Dr. Andrew Anderson, a local physician and prominent civic leader. Between 1885 and 1889, Flagler, with Anderson acting as his agent, assembled the land which would be the sites of the Ponce de Leon and Alcazar hotels and a major residential development known as the Model Land Company.³ In 1885 Flagler financed the filling of Maria Sanchez Creek and the marshes west of Riberia Street, and installed the city's first storm water drainage system in order to alleviate flooding and provide land suitable for development.⁷ A portion of the filled creek became the location of the Ponce de Leon and Alcazar hotels and the filled marshes became the site of the local terminus for Flagler railroad and the location of a railroad station and a park.⁴ Flagler's hotels and streets took Spanish names in deference to the Spanish heritage of St. Augustine. He hired John M. Carrere and Thomas Hastings, both formerly associated with McKim, Meade and White, the nation's most prominent architectural firm, to design his two grand hotels and the Grace United Methodist Church.⁵

Although the Flagler Boom declined after 1900, Henry Flagler and the companies he founded contributed to the local economy well into the 20th century, even after his death in 1913. In 1924 the Florida East Coast Railway constructed its general offices on Malaga Street. The Flagler Hotel Company managed the Ponce de Leon Hotel until the 1960s when it opened the Ponce de Leon Motor Lodge on US 1 north.⁶

³Ibid., p. 50; "National Register Nomination, Model Land Company Historic District," on file at Florida Divisions of Historic Resources (St. Augustine: Historic St. Augustine Preservation Board, 1980), np.

⁷Adams, "Historic Sites and Buildings Survey of St. Augustine, Florida," pp. 51-54; St. Augustine Record, January 1, 1934.

⁴"Florida Master Site File, 8SJ659," on file at the Florida Division of Historic Resources, Tallahassee (St. Augustine: Historic St. Augustine Preservation Board, 1980), p. 2.

⁵"National Register Nomination, Model Land Company Historic District," np.

⁶Ibid.

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CONTINUATION SHEET**

Section number 8 Page 3 **THE RECORD BUILDING, ST. AUGUSTINE
ST. JOHNS COUNTY, FLORIDA**

The history of the St. Augustine Record began in 1894 with the creation of The Daily Herald. The Daily Herald, founded by Charles F. Hopkins, was housed in a building located at 18 Hypolita Street. In 1899 Hopkins sold The Herald to D.E. Thompson, who was a partner with Flagler's interests. On August 30, 1899, the new owners published the last edition of The Herald. They changed the name of the paper to The Evening Record and published the first edition on September 1, 1899. In 1904 the Flagler interests bought out Thompson and became sole owners.⁸

HISTORICAL SIGNIFICANCE

The Record Building was constructed at the corner of Bridge and Cordova streets in 1906 on a site chosen by J.E. Ingraham. Ingraham, Flagler's chief assistant, was Vice-President of the Florida East Coast Railway and President of the Model Land Company. Upon completion of the building, new presses and equipment were installed at the cost of \$75,000.⁹ In 1924, Flagler Systems added a large addition to the south side of the original building.¹⁰ Flagler Systems retained ownership of The St. Augustine Record and The Record Building until 1942, when the paper was sold to a group of investors headed by A.H. Tebault, Sr. In 1957, Tebault's son, A.H. Tebault, Jr., acquired sole interest in The Record.¹¹

Miss Nina Hawkins

Miss Nina Hawkins began her newspaper career in 1910 at age 21 as a society editor. In 1934 she rose to the position of editor-in-chief, a position she would hold for nineteen years. Ms. Hawkins was the first woman editor of a daily newspaper in Florida not related to the owner. She retired in 1953 after 43 years of service to The Record.¹²

⁸St. Augustine Record, October 21, 1934; November 3, 2001

⁹Ibid., November 29, 1905; January 18, 1906; October 3, 1906; November 3, 2001.

¹⁰Ibid., January 1, 1994; November 3, 2001.

¹¹Ibid., June 19, 1957; January 1, 1994; November 3, 2001.

¹²Ibid., January 1, 1994; November 3, 2001.

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CONTINUATION SHEET

Section number 8 Page 4 **THE RECORD BUILDING, ST. AUGUSTINE
ST. JOHNS COUNTY, FLORIDA**

Hawkins was born at Lake George in Putnam County, Florida, in 1889. Her family moved to St. Augustine in 1900. She received a teaching certificate from Stetson University in 1909, but accepted a job with the The St. Augustine Record the following year as a society reporter. She rode a bicycle on assignments around the city, and wrote a column called "Within the Gates," about social and political events. She was promoted to city editor, and in 1925 became the managing editor. In this position she wrote editorials. She was appointed editor of The Record on July 31, 1934. Hawkins made the issue of St. Augustine's historic preservation as well as the cultural aspects of the city major public topics. Today the newspaper sponsors a Miss Nina Hawkins Award for Historic Preservation, given to citizens who make notable contributions to the city's preservation. Hawkins retired as editor in 1953, after turning age 64. She died April 10, 1972.

In 1924, Hawkins joined a local writers and arts club known as the Pen And Brush Club. In 1931, the current St. Augustine Arts Club grew out of this earlier group, and Hawkins renewed her membership. The new Arts Club promoted St. Augustine as an art colony, which in turn promoted tourism for the city. She was commended by many for covering the many arts events and issues in the Record. Hawkins was a co-founder of the Florida Women's Press Club in 1951. She was entered into the Florida Newspaper Hall of Fame in 1999, and was inducted as a Great Floridian in 2000. Her Great Floridian plaque is located at The Record Building.

Through much of its history The Record Company was a publishing entity of state wide influence. At its Cordova Street location, The Record Company published through the Record Press several other local newspapers; The Sunshine, a magazine popular throughout Florida during the 1920s; and many Florida history publications. In 1968 A.H. Tebault, Jr. sold The Record to the Seaboard Coast Line Railroad, parent company of the Florida Publishing Company that produced the Florida Times-Union and the Jacksonville Journal. In 1983 Morris Publishing Company purchased the Florida Publishing Company from CSX Railroad and continued to operate The Record at 154 Cordova Street until the early 21st century.¹³ In 2005 the Record Building was adapted for use as Cordova Apartments.

¹³Ibid.

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 5 **THE RECORD BUILDING, ST. AUGUSTINE
ST. JOHNS COUNTY, FLORIDA**

ARCHITECTURAL CONTEXT

The Record Building was designed in the Italian Renaissance Revival Style in 1906. It is a good example of the style as applied to late nineteenth and twentieth century American commercial architecture. The Italian Renaissance Style was in vogue throughout the United States from the 1880s through the 1920s. It drew its inspiration from the Italian Renaissance palaces and estates of Florence, Venice, and Rome. The style was applied to a variety of building types, including private residences and commercial buildings. In 1883 the nationally prominent firm of McKim, Mead, and White popularized the style through their design of the Villard Houses in New York. The Villard Houses and other early examples were typically designed by prominent architects and constructed of high quality materials such as quarried and cut stone. With the creation of cast stone and other simulated masonry materials, the Italian Renaissance became more widespread after the turn-of-the-century.¹⁴

Although Florida has fine examples of the style, it was not as popular as contemporaneous Spanish eclectic styles. Most of the state's Italian Renaissance style buildings were built in the decade preceding the collapse of the Florida land boom in 1926. The prototype of the style in Florida was Vizcaya, the James Deering Estate in Miami, built between 1914 and 1916. Designed as a replica of a Renaissance palace, Vizcaya embodied a fully-integrated application of the style including interiors and extensive formal gardens.¹⁵

ARCHITECTURAL SIGNIFICANCE

Constructed in 1906 with a 1924 addition, The Record Building is a good example of the Italian Renaissance style as applied to late nineteenth and twentieth century American commercial architecture. Characteristic features of the style associated with the original portion of the building include a symmetrical facade, an overhanging roof with open eaves and brackets, an original buff

¹⁴Paul L. Weaver, III, "Model Guidelines for Design Review," ms. on file at the Florida Division of Historic Resources, Tallahassee (St. Augustine: Historic Property Associates, 1994), pp. 74-75.

¹⁵Ibid.

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Section number 8 Page 6 **THE RECORD BUILDING, ST. AUGUSTINE
ST. JOHNS COUNTY, FLORIDA**

color finish, quoins, belt courses defining the upper and lower floors, and a gently sloped hip roof surfaced with tile. First floor windows are larger than upper story windows and sash window openings are elliptically arched. In 1924 the original brick finish was stuccoed in a buff color. Decorative garlands and laurels were applied to both the original building and the addition. Quoins and a flat roof with parapet were features of the addition. These features were consistent and well-integrated with the original Renaissance Revival style of the building.

Architects: Fred Henderich (original building); F.A. Hollingsworth (1924 addition)/Builder: S. Clark Edminster (original building); G.W. Hessler, Inc. (1924 addition)

The architect of the 1906 portion of the Record Building was Fred A. Henderich, one of the first of his profession to permanently practice in St. Augustine. The Record Building was one of his earliest commissions in a career that extended to his death in 1941. His major works, in addition to the Record Building, were the original Flagler Hospital, the Plaza Bandstand, the YMCA Building, La Leche Chapel, the St. Augustine Civic Center (NR 2005), and many of the buildings at Marineland (NR 1986).¹⁶

Henderich designed a variety of building types in a variety of styles. He was particularly adept at incorporating local materials into his designs. These included natural wood shingles, palm structural elements, and coquina in hand hewn blocks, as an aggregate in concrete construction, or as a shell-dash finish applied to stucco. He designed many of the bungalows along South St. George Street. These include natural wood shingle finishes, palm log porch posts, and coquina fireplaces and chimneys. Larger examples of his residential work include 178 Avenida Menedez and 21 Water Street. In the 1920 he redesigned the Abbott Mansion at 14 Joyner Street. Henderich served on the City of St. Augustine Planning Board and as President of the Florida Architects Association.¹⁷

Another important local architect, F.A. Hollingsworth, designed the 1924 addition to The Record Building. Hollingsworth designed some of the landmark buildings in St. Augustine during the Florida Boom, including the Jewish Synagogue at 163 Cordova Street; the Florida East Coast

¹⁶William Adams, et al, "Historic Sites and Buildings Survey of St. Augustine, Florida," pp. 136-137; St. Augustine Record, January 1, 1994.

¹⁷Ibid.

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National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 7 **THE RECORD BUILDING, ST. AUGUSTINE
ST. JOHNS COUNTY, FLORIDA**

Railway offices; and the Atlantic Bank Building, and the city's only skyscraper located on the north side of the central plaza. Hollingsworth was probably the Ancient City's first preservation architect. He did restoration work on St. Francis Barracks following the fire of 1916, and worked for the Carnegie Restoration Commission in the 1930s and the St. Augustine Historical Society in the 1950s.¹⁸

The original portion of The Record Building was erected by S. Clarke Edminster, a second generation local contractor. Edminster's work included the picturesque cottages along Palm Row and the Assembly Hotel, also known as El Patio. Edminster was active in local politics, serving on the St. Augustine City Commission. He was a pioneer in the local potato industry, operating the Edminster Brother's Farm at Elkton in partnership with his brother Willis.¹⁹

The contractor for the 1924 addition was G.W. Hessler, Inc. of Jacksonville. G.W. Hessler built a number of buildings recognized as Jacksonville landmarks. Among these are his own home at 3761 Ortega Boulevard, Landon Junior and Senior High School, and the Casa Marina Hotel (NR 1993).²⁰

¹⁸Ibid.

¹⁹St. Augustine Record, January 1, 1994.

²⁰"Florida Master Site File, 8SJ659," p. 2; Jacksonville Historic Landmarks Commission, *Jacksonville's Architectural Heritage, Landmarks for the Future*, (Jacksonville: University of North Florida Press, 1989), pp. 145,269, 336, 563.

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ST. JOHNS COUNTY, FLORIDA**

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VERBAL BOUNDARY DESCRIPTION

See scaled boundary map. The property borders Cordova Street on the east and Bridge Street on the north. Block 38A, Lots 22, 23, 24, 1, E25' of Lot 2, Parcel Number 199800 0000. The west half of lot #1 extends beyond the parking lot and is not included within the National Register boundary.

BOUNDARY JUSTIFICATION

The boundary encompasses the property historically associated with the The St. Augustine Record Building.

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ST. JOHNS COUNTY, FLORIDA**

PHOTOGRAPHIC LIST

1. The Record Building, 154 Cordova Street, St. Augustine
2. St. Johns County, Florida
3. Paul Weaver
4. 2004 and August 2005
5. Historic Property Associates, St. Augustine
6. North elevation, during renovation, looking south
7. Photo #1 of 16

Items 1 – 5 are the same for the following photographs.

6. Main facades, north and east elevations, looking southwest
7. Photo #2 of 16

6. Detail of north elevation, looking south
7. Photo #3 of 16

6. East elevation, looking north
7. Photo #4 of 16

6. East elevation's 1924 portion, looking west
7. Photo #5 of 16

6. South elevation, looking north
7. Photo #6 of 16

6. West elevation, looking northeast
7. Photo #7 of 16

6. West elevation, looking east
7. Photo #8 of 16

6. First floor interior, during renovation, looking southeast
7. Photo #9 of 16

6. First floor stairs and hall, looking north
7. Photo #10 of 16

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**THE RECORD BUILDING, ST. AUGUSTINE,
ST. JOHNS COUNTY, FLORIDA**

- 6. Detail of display window, looking north
- 7. Photo #11 of 16

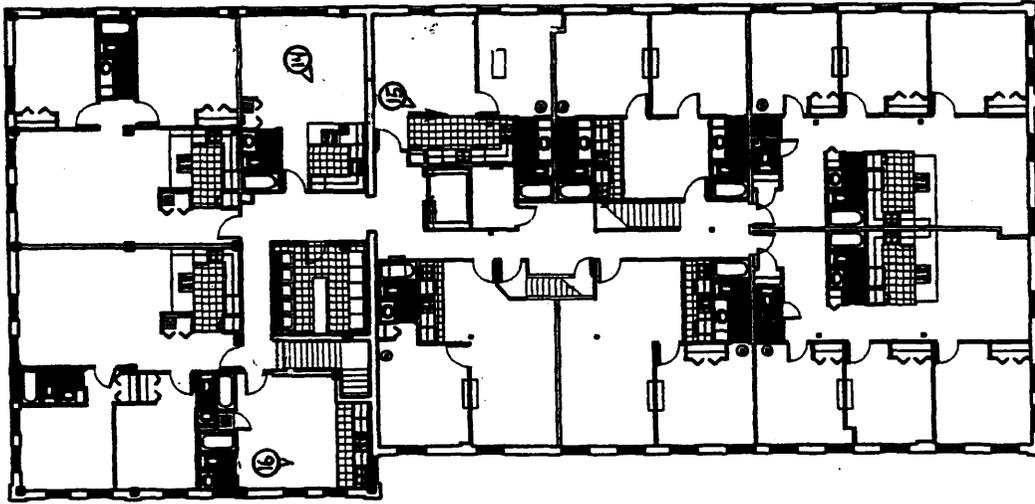
- 6. Hallway with structural posts, looking south
- 7. Photo #12 of 16

- 6. Detail of apartment, looking west
- 7. Photo #13 of 16

- 6. Detail of apartment, looking east
- 7. Photo #14 of 16

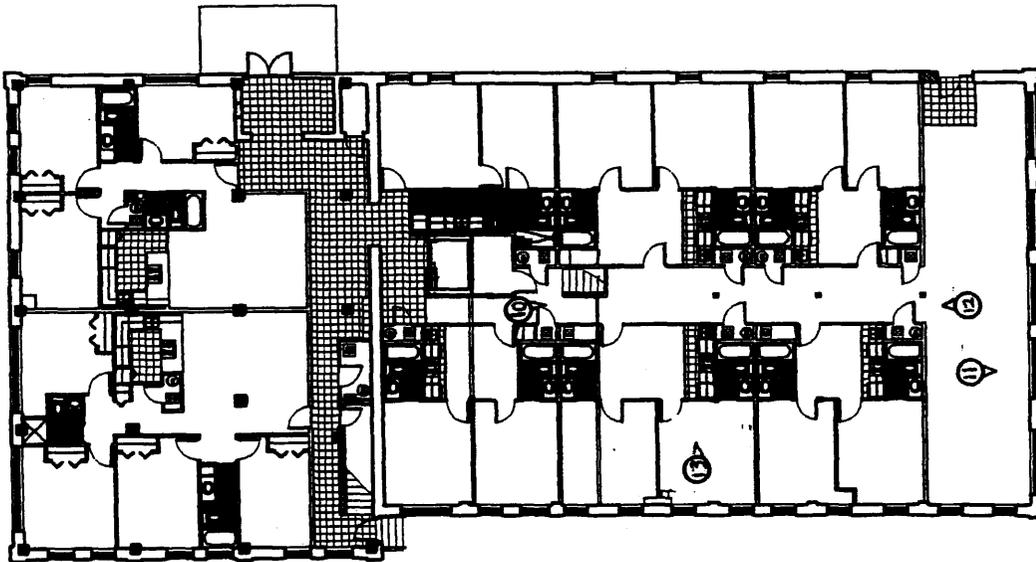
- 6. Detail of apartment, looking north
- 7. Photo #15 of 16

- 6. Detail of apartment, looking north
- 7. Photo #16 of 16



2ND

FIRST AND SECOND FLOOR PLANS



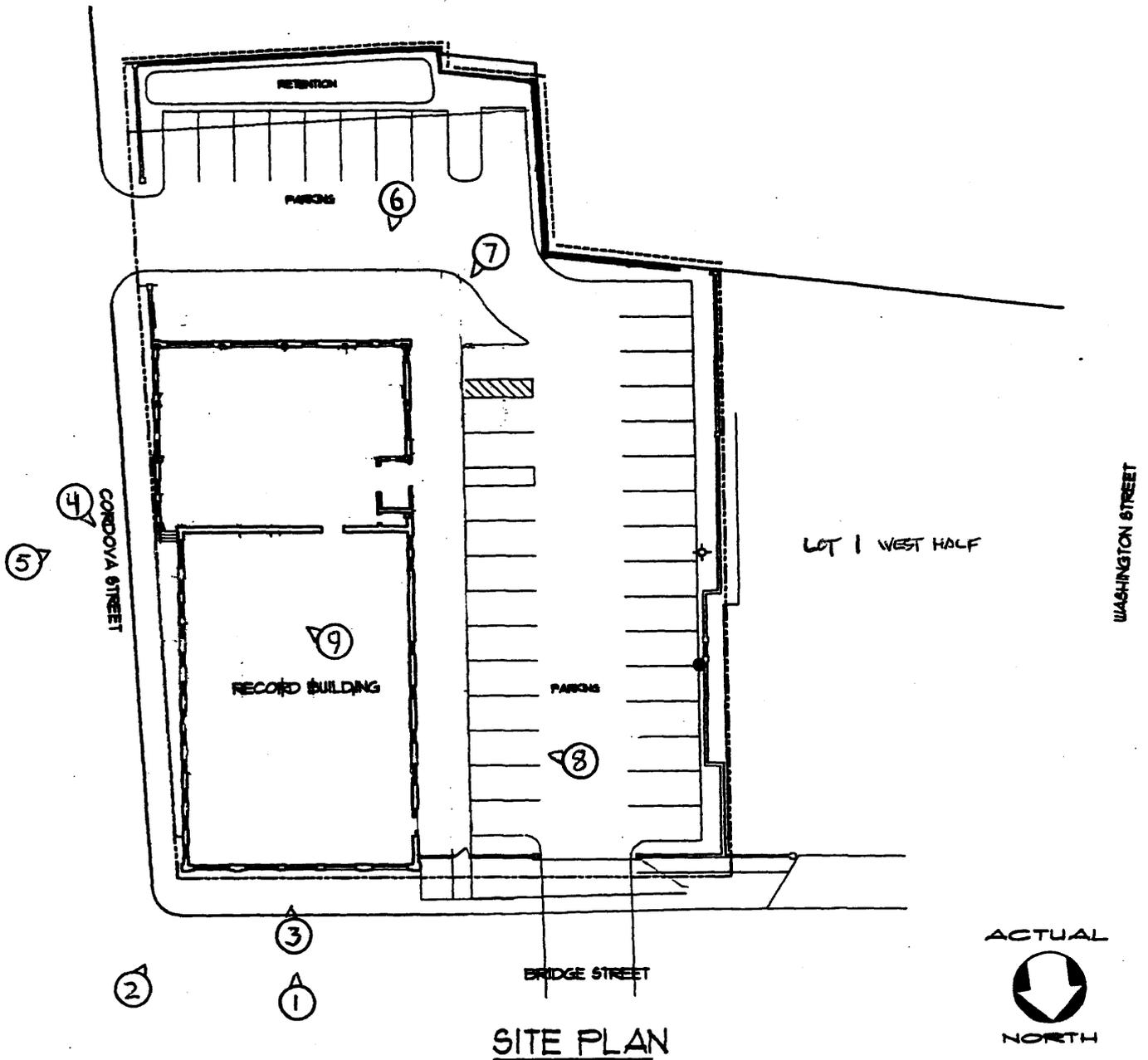
1ST



HISTORIC PROPERTY ASSOCIATES

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32085-1002

National Register Nomination
THE RECORD BUILDING
154 Cordova Street
St. Augustine, Florida



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National Register Nomination
THE RECORD BUILDING
 154 Cordova Street
 St. Augustine, Florida
 ----- boundary

THE RECORD BUILDING
St. Augustine, St. Johns Co., Florida
Locator Map

