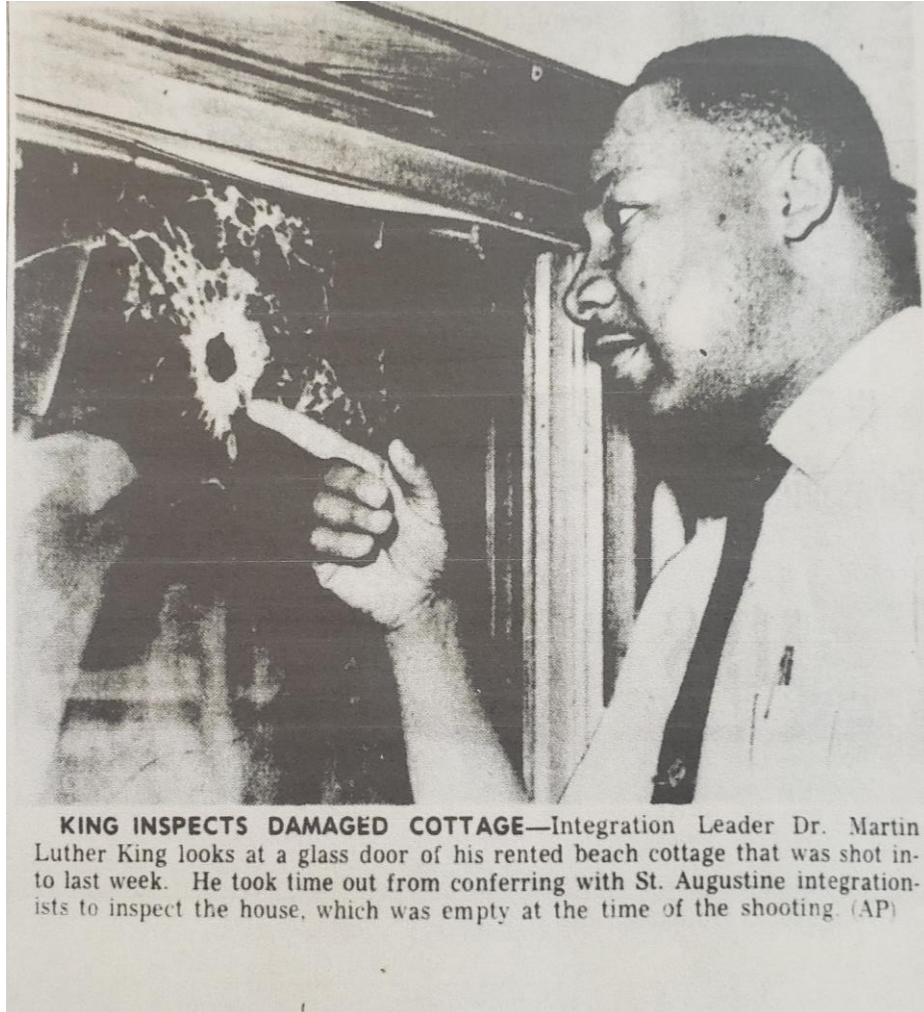


**5480 ATLANTIC VIEW  
ST. AUGUSTINE BEACH, FLORIDA**

**HABS DOCUMENTATION**



DR. MARTIN LUTHER KING, JR. INSPECTING BULLET HOLES

***Historic Property Associates, Inc.***

***May 15, 2022***

***For David Manaute***

***St. Augustine, Florida***

## **HISTORIC AMERICAN BUILDINGS SURVEY SHORT FORM**

**Name:** 5480 Atlantic View, Florida Master Site File No. SJ4336, ACCORD Freedom Trail Site - 5480 Atlantic View, Beach cottage - St. Augustine Beach

**Location:** 5480 Atlantic View, St. Augustine Beach, FL

**Owner:** David Manaute dba Trino Holdings LLC

**Present Use:** Private Residence

### **Significance:**

5480 Atlantic View is a c. 1957, simple masonry vernacular residence constructed with common, readily available materials. It appears to meet National Register of Historic Places and St. Johns County Local Landmark designation criterion in the Area of Social History because of its association with Dr. Martin Luther King and the St. Augustine Civil Rights Movement during the period 1963-1964.

The owners of 5480 Atlantic View, Dr. Cyril M. Canright and his wife, Winifred made their beach house available to Dr. King when he came here with his Southern Christian Leadership Conference (SCLC) in May and June, 1964. SCLC staffers Dorothy Cotton, Rev. C.T. Vivian, and Harry Boyte visited or stayed at the house during this time.<sup>1</sup>

The Reverend C.T. Vivian was a national figure in the Civil Rights movement. Reverend Vivian was a minister, author, organizer, close associate, and friend of Dr. Martin Luther King in his work with SCLC. Vivian was a Freedom Rider and participated in sit-ins throughout the country. He founded numerous civil rights organizations and served in 2012 as Interim President of the Southern Christian Leadership Conference. President Barack Obama presented Reverend Vivian with the Presidential Medal of Freedom in 2012.<sup>2</sup>

Harry Boyte was a special assistant to the Reverend Martin Luther King and the first white employee of the SCLC. He did research and public relations for SCLC, and organized community workshops, interfaith retreats, and campus discussion groups.<sup>3</sup>

Dorothy Cotton was another staffer for SCLC. She was the Educational Director of SCLC and the highest-ranking female leader. She was prominent in the Birmingham protests and conducted proper citizenship classes for demonstrators throughout the South during the Civil Rights Era. Mrs. Cotton traveled with Dr. King to Oslo, Norway to accept the 1964 Nobel Peace Prize.<sup>4</sup>

Dr. King was planning to stay at 5480 Atlantic View but the St. Augustine Record publicized its location. Segregationists fired shots into the house on May 28, 1964, attempted to burn it on May

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<sup>1</sup> [accordfreedomtrail.org/5480atlantic.html](http://accordfreedomtrail.org/5480atlantic.html)

<sup>2</sup> [In Memoriam: C. T. Vivian's Long Fight for Education Equity | The Martin Luther King, Jr., Research and Education Institute \(stanford.edu\)](#)

<sup>3</sup> [Boyte, Harry G. | The Martin Luther King, Jr., Research and Education Institute \(stanford.edu\)](#)

<sup>4</sup> [Cotton, Dorothy Foreman | The Martin Luther King, Jr., Research and Education Institute \(stanford.edu\)](#)

30, and smashed windows and furniture, painted racist graffiti inside, and firebombed it on June 8. These events were widely reported around the country and included a picture of Dr. King pointing at bullet holes. These acts of violence increased public awareness of racial discrimination and segregation and contributed to the passage of the 1964 Public Accommodation Act.<sup>5</sup>

## **Description:**

### **Site**

5480 Atlantic View is also recorded in the Florida Master Site File as Site Number SJ4336. It is located in a .17 acre parcel in St. Augustine Beach, Florida. It is just north of Butler Beach, a historically African American Beach, dating to the Jim Crow segregated era. The parcel is bordered on the west by Atlantic View and on the east by dunes and beach.

The main entrance to the property is on the west side from Atlantic View. Parking is located on the west side of the property. Landscaping is utilitarian and austere. Coquina concrete walkways are located on the north and west sides of the house. There are no historic features and no site features of noteworthy design.

### **Exterior**

5480 Atlantic View was constructed in 1957 as a private residence. It has been used as a single-family residence since then. It rests on a concrete slab on grade foundation and features painted, concrete block structural walls and a stylized, shed, built-up roof. The main entrance is on the north elevation into a living room. A secondary entrance is located on the west elevation and provides access to the kitchen. Both entrances are accessed by cast, coquina concrete steps. Windows are non-historic 6/1, single-hung aluminum frame. Doors are multi-panel solid core types.

### **Interior**

The interior consists of a living room, dining room and kitchen with an open floor plan. There are two bedrooms and a bathroom. On the east side is a Florida room, accessed by original sliding glass doors, and a screened porch. Floors are wood and walls and ceiling are sand plaster. The living room floor and south wall show evidence of fire damage and gunshots. The sliding door frames have evidence of bullet holes made famous by a 1964 photograph of Dr. Martin Luther King. The bathroom has original tile floors and wainscoting.

### **Outbuilding**

There is a one-story garage, outbuilding on the west side of the property. The building has a concrete, slab on grade foundation, concrete block walls and a flat built-up roof. The north side of the building is not original and appears to date from the mid-1960s, following the arson and vandalism of 1964. Windows are multi-light horizontal sash. A one bay garage opening is in the original portion of the building.

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<sup>5</sup> Washington Afro-American, June 2, 1964; [accordfreedomtrail.org/5480atlantic.html](http://accordfreedomtrail.org/5480atlantic.html).

## Alterations/Condition

5480 Atlantic View has undergone significant alterations since originally constructed. All the original doors and windows were replaced in 1964 following vandalism. The original windows were multi-light awning types. The building is currently in good condition having undergone a renewal of finishes in 2021.

## History

1. Date of erection: 1957

2. Architect, builders: Unknown

3. Original and subsequent owners:

5480 Atlantic View was the winter home of Dr. Cyril M. Canright (1894-1965) and his wife Winifred (1898-1995), supporters of the civil rights movement. The Canrights made their beach house available to Dr. Martin Luther King when he came to St. Augustine in May 1964 for the desegregation efforts that led to passage of the Civil Rights Act of 1964. Gay and Kathleen Welborn from Gainesville were subsequent owners and renovated the house, heavily damaged by arson and vandalism in May and June, 1964. The Welborn were business owners on St. George Street in downtown St. Augustine. Mrs. Welborn was a nurse at Flagler Hospital, and a member of the St. Augustine Altrusa Club, which managed the historic Llambias House, among other activities. The property is currently owned by Trino Holdings, LLC.<sup>6</sup>

4. Historic Context

St. Augustine Civil Rights Movement, 1963-1964.

Dr. Robert B. Hayling was the most prominent local leader of civil rights in St. Augustine. He was largely responsible for bringing civil rights issues in St. Augustine to national attention in the years from 1963 until 1965 and his actions contributed to passage of the 1964 Civil Rights Act.

When Dr. Hayling's efforts to integrate the public accommodations and the 400<sup>th</sup> anniversary celebration failed, he and other local civil rights leaders appealed to the Southern Christian Leadership Conference (SCLC) for help. Civil rights activities in St. Augustine subsequently became of national interest.<sup>7</sup> The SCLC efforts in St. Augustine included participation from Dr. Martin Luther King, Jr., Reverend Ralph Abernathy, Reverend Andrew Young, Hosea Williams, C.T. Vivian and Fred Shuttlesworth, all national figures of the American Civil Rights movement. The SCLC called on New England universities to send volunteers to the city for March, 1964 demonstrations. By the end of one week of protests, police had arrested hundreds of demonstrators, including a delegation of rabbis and the 72-year-old mother of Massachusetts

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<sup>6</sup> [accordfreedomtrail.org/5480atlantic.html](http://accordfreedomtrail.org/5480atlantic.html); St. Johns County Book 5367, p. 599; Book 3253, p. 915; Book 1277, p. 1839; Book 1112, p. 467.

<sup>7</sup> Bryce, Shirley (2004). "[St. Augustine Movement 1963-1964](http://www.crmvet.org/tim/timhis64.htm#1964staug)". *Civil Rights Movement Veterans*. [www.crmvet.org/tim/timhis64.htm#1964staug](http://www.crmvet.org/tim/timhis64.htm#1964staug).

governor Endicott Peabody. White vigilantes terrorized local businesses that dared serve African Americans.<sup>8</sup>

On June 25, 1964 Dr. King spoke at one of the more important civil rights era rallies at St. Paul AME Church. Later in June, he returned to St. Augustine and took part in a sit-in at Monson's Motor Lodge. On June 16th, the SCLC arranged for baseball star Jackie Robinson to address a civil rights rally at St. Paul AME Church. Acts of violence, including those at 5480 Atlantic View, increased public awareness of racial discrimination and segregation and hastened Congress' passage of the Civil Rights Act on June 20, 1964. President Johnson signed the Act into law on July 2.<sup>9</sup>

## Sources

[Accordfreedomtrail.org/5480atlantic.html](http://Accordfreedomtrail.org/5480atlantic.html).

Branch, Taylor. *Pillar of Fire*. (New York: Simon & Schuster, 1998).

Colburn, David Colburn, *Racial Crisis and Community Conflict: St. Augustine, Florida, 1877-1980*.

King Research & Education Institute at Stanford Univ. "*Southern Christian Leadership Conference*".

Washington Afro-American, June 2, 1964

**Historian:** Paul L. Weaver, MA, President, Historic Property Associates, Inc.

Completion Date: April 26, 2022

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<sup>8</sup>Ibid.

<sup>9</sup>Ibid.

# 5480 ATLANTIC VIEW

1. Site, historic marker, facing east

2 Photo 1



1. Site, facing east

2 Photo 2



# 5480 ATLANTIC VIEW

1. West elevation, facing east

2 Photo 3



1. West elevation, facing east

2 Photo 4



# 5480 ATLANTIC VIEW

1. North (main) elevation, facing south
2. Photo 5



1. South elevation, facing east
2. Photo 6



# 5480 ATLANTIC VIEW

1. East elevation, facing west

2 Photo 7



1. East elevation, facing west

2 Photo 8



## 5480 ATLANTIC VIEW

1. Non-historic window, facing east

2 Photo 9



1. Cast concrete detail, south elevation, facing north

2. Photo 10



## 5480 ATLANTIC VIEW

1. Interior, 1<sup>st</sup> floor living room, facing east

2 Photo 11



1. Interior, 1<sup>st</sup> floor living room, bullet hole, facing east

2. Photo 12



## 5480 ATLANTIC VIEW

1. Interior, 1<sup>st</sup> floor living room, bullet hole, facing east

2 Photo 13



1. Interior, living room/kitchen, facing west

2 Photo 14



## 5480 ATLANTIC VIEW

1. Interior, living room, arson damage, facing south

2 Photo 15



1. Interior, living room, arson damage, facing south

2 Photo 16



## 5480 ATLANTIC VIEW

1. Interior, living room, patched bullet holes, facing south
2. Photo 17



1. Interior, rear bedroom, facing south
2. Photo 18



## 5480 ATLANTIC VIEW

1. Interior, main bedroom, facing east

2 Photo 19



1. Interior, main bedroom, facing west

2 Photo 20



# 5480 ATLANTIC VIEW

11. Interior, main hall, facing east

2 Photo 21



1. Interior, bathroom, facing west

2 Photo 22



1. Interior, porch, facing south

2 Photo 23



1. Interior, porch, facing north

2 Photo 24



**1. Garage, facing east**

**2 Photo 25**



**1. Garage, facing south**

**2 Photo 26**



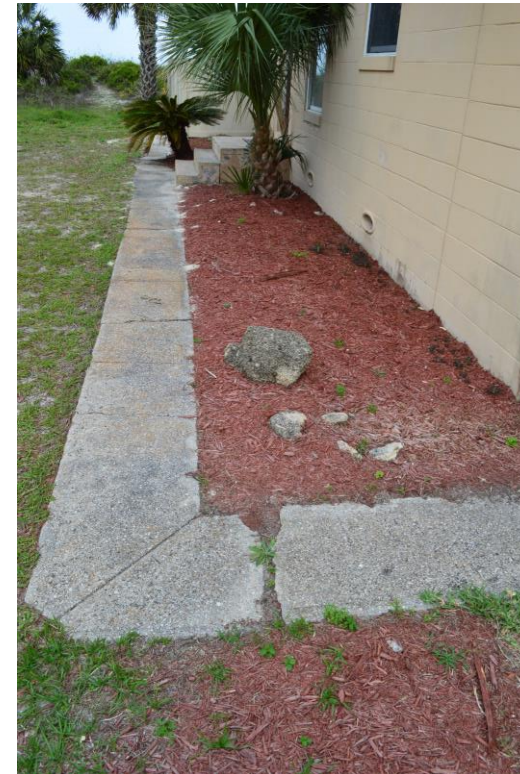
1. Garage, facing west

2 Photo 27



1. Coquina concrete sidewalks, facing east

2 Photo 28



1. Coquina concrete porch stoop, facing east

2 Photo 29



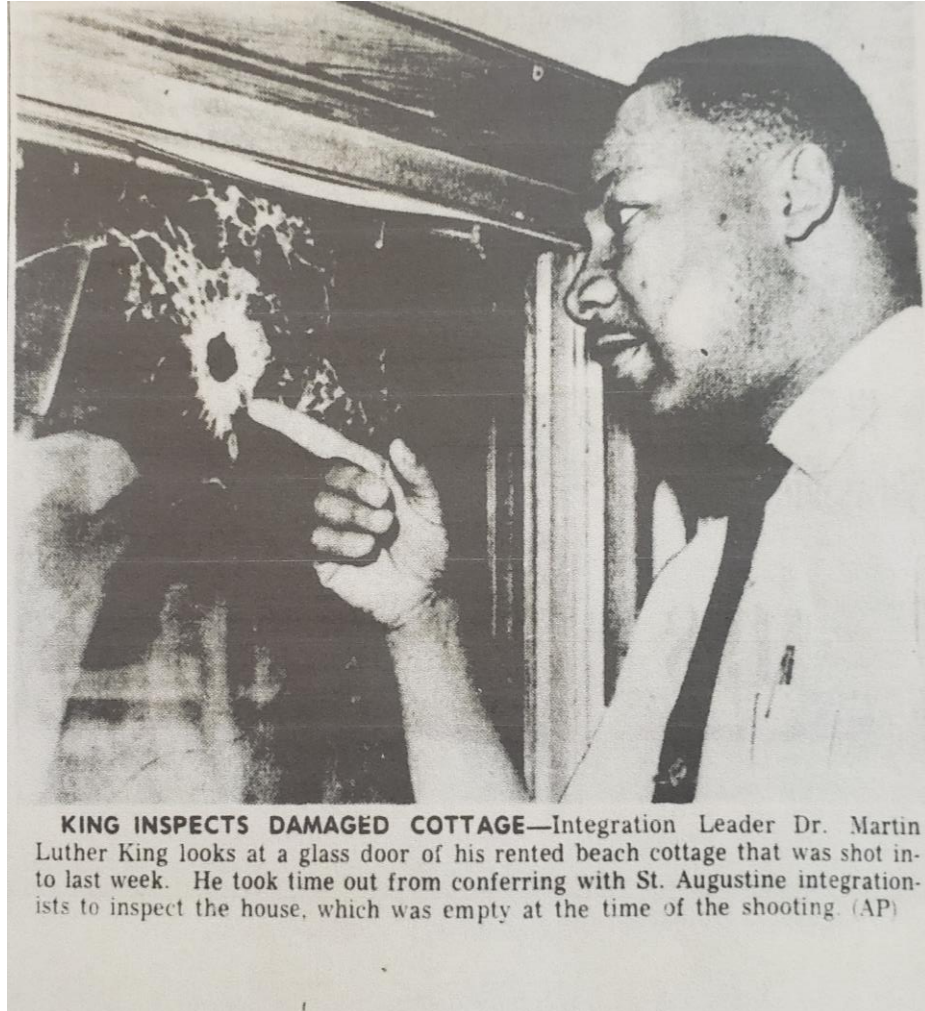
1. Coquina concrete porch stoop, facing south

2 Photo 30



**5480 ATLANTIC VIEW  
ST. AUGUSTINE BEACH, FLORIDA**

**MITIGATION PLAN**



**DR. MARTIN LUTHER KING, JR. INSPECTING BULLET HOLES**

***Historic Property Associates, Inc.***

***July 1, 2022***

***For David Manaute***

***St. Augustine, Florida***

## MITIGATION PLAN, 5480 ATLANTIC VIEW

**The demolition of the structure at 5480 Atlantic View will constitute an "Adverse Effect" to a Significant Cultural Resource as defined under LDC Section 3.01.04.E. Because the proposed project will cause an adverse effect, a Cultural Resources Management Plan will be required (LDC Section 3.01.04.F). The Management Plan shall at minimum provide the following:**

**(1) Potential impacts to the Significant Cultural Resource citing any irreversible or irretrievable commitment of resources.**

### **Significance:**

5480 Atlantic View is a c. 1957, simple masonry vernacular residence constructed with common, readily available materials. It appears to meet National Register of Historic Places and St. Johns County Significant Cultural Resource designation criterion in the Area of Social History because of its association with Dr. Martin Luther King and the St. Augustine Civil Rights Movement during the period 1963-1964.

The owners of 5480 Atlantic View at the time of the Civil Rights designation were Dr. Cyril M. Canright and his wife, Winifred. The Canrights made their beach house available to Dr. King when he came to St. Johns County with his Southern Christian Leadership Conference (SCLC) in May and June, 1964. SCLC staffers Dorothy Cotton, Rev. C.T. Vivian, and Harry Boyte visited or stayed at the house during this time.<sup>1</sup>

The Reverend C.T. Vivian was a national figure in the Civil Rights movement. Reverend Vivian was a minister, author, organizer, close associate, and friend of Dr. Martin Luther King in his work with SCLC. Vivian was a Freedom Rider and participated in sit-ins throughout the country. He founded numerous civil rights organizations and served in 2012 as Interim President of the Southern Christian Leadership Conference. President Barack Obama presented Reverend Vivian with the Presidential Medal of Freedom in 2012.<sup>2</sup>

Harry Boyte was a special assistant to the Reverend Martin Luther King and the first white employee of the SCLC. He did research and public relations for SCLC, and organized community workshops, interfaith retreats, and campus discussion groups.<sup>3</sup>

Dorothy Cotton was another staffer for SCLC. She was the Educational Director of SCLC and the highest-ranking female leader. She was prominent in the Birmingham protests and conducted proper citizenship classes for demonstrators throughout the South during the Civil

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<sup>1</sup> [accordfreedomtrail.org/5480atlantic.html](http://accordfreedomtrail.org/5480atlantic.html)

<sup>2</sup> [In Memoriam: C. T. Vivian's Long Fight for Education Equity | The Martin Luther King, Jr., Research and Education Institute \(stanford.edu\)](#)

<sup>3</sup> [Boyte, Harry G. | The Martin Luther King, Jr., Research and Education Institute \(stanford.edu\)](#)

Rights Era. Mrs. Cotton traveled with Dr. King to Oslo, Norway to accept the 1964 Nobel Peace Prize.<sup>4</sup>

Dr. King was planning to stay at 5480 Atlantic View but the St. Augustine Record publicized its location. Segregationists fired shots into the house on May 28, 1964, attempted to burn it on May 30, and smashed windows and furniture, painted racist graffiti inside, and firebombed it on June 8. These events were widely reported around the country and included a picture of Dr. King pointing at bullet holes. These acts of violence increased public awareness of racial discrimination and segregation and contributed to the passage of the 1964 Public Accommodation Act.<sup>5</sup>

Summary: 5480 Atlantic View is significant in the area of Social History for its association with Dr. Martin Luther King and other prominent members of the Southern Christian Leadership Conference. Under the **LDC Section 3.01.04** the significance of the building is as follows:

☐ Must meet one (1) or more of these criteria:

a. Associated in a significant way with the life of a person of recognized importance. **The association with Dr. Martin Luther King and his associates of the SCLC fulfill this criteria.**

b. The site of an historic event with significant effect upon St. Johns County, the State of Florida, or the nation./ ***The association with the events associated with desegregation of public facilities and the 1964 Public Accommodations Act fulfill this criteria. .***

c. Exemplifies a historic, cultural, political, economic, or social trend of St. Johns County, the State of Florida, or the nation./ ***There is no historical data or evidence of this.***

d. Embodies distinguishing characteristics of an architectural style, period or method of Construction. ***There is no historical data or evidence of this. It is described in the Florida Master Site file as Masonry Vernacular.***

e. Is the work of an architect or builder whose work has significantly influenced the development of St. Johns County, the State of Florida, or the nation. / ***There is no evidence of this. This is a builder grade building with likely no architect and an unknown, likely local, builder.***

f. Contains elements of design, detail, materials or craftsmanship of outstanding quality or represents a significant innovation or adaptation to the Florida environment. ***There is not historical data or evidence of this. This is common Post World War II industrial architecture. No specialty craftsmanship, no important materials, and an extremely modest design.***

g. Has value as a Building that is recognized for the quality of its architecture and that retains sufficient features showing its architectural significance. ***This is common Post***

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<sup>4</sup> [Cotton, Dorothy Foreman | The Martin Luther King, Jr., Research and Education Institute \(stanford.edu\)](#)

<sup>5</sup> [Washington Afro-American](#), June 2, 1964; [accordfreedomtrail.org/5480atlantic.html](http://accordfreedomtrail.org/5480atlantic.html).

*World War II industrial architecture and there are no “outstanding” architectural features.*

h. Has yielded, or is likely to yield, archaeological information or artifacts important in prehistory or history. The site has been the subject of an archaeological study by Bob Johnson of Florida Archaeology Associates, Inc. We will defer to that study for any archaeological significance.

i. Is a geographically definable area or neighborhood united by culture, architectural styles or physical development, which has historic or cultural significance in the community. *No applicable. 5480 Atlantic Way is an isolated mid-twentieth century structure in a sea of modern, two-three story residences that date from c. 1990 to the present. It has completely lost its historic context.*

### **Conclusion:**

While it would be ideal to preserve the building, its significance is historical not architectural. The history of the building has been comprehensively documented through an Historic American Buildings Study (HABS). Through this study, significant elements of the building, in particular the sliding glass doors, which were riddled with bullet holes, and wood flooring, which evidences fire damage from an arson attack, are intact. These significant elements are limited to the living room. The remainder of the building has no evidence of the attacks associated with the Civil Rights activity. The owner is willing to salvage these elements and personally preserved them for loan to the Lincolnville History Museum or other appropriate history institution. Moreover, the owner is willing to donate the building to St. Johns County and contribute \$15,000 towards its relocation to Frank Butler County Park or another appropriate location.

### **(2) Alternatives to any proposed demolition and options to mitigate adverse effects.**

**Possible options include but are not limited to: establishment of a historic conservation easement, relocation of a historic structure, documentation of significant historic buildings following the Historic American Buildings Survey standards, and other preservation or mitigation alternatives.**

Mitigation Effort 1: The owners sought a variance in February, 2022 to allow them to preserve the building on its present site. As a point of information, 5480 Atlantic Way was built prior to St. Johns County land use regulations which govern set-back regulations. Subsequently, the county has applied contemporary set-back requirements. Despite the owners presenting evidence that the building was a significant cultural resource or landmark under county code, the St. Johns County Planning and Zoning Board denied the variance. The variance would have been the best mitigation option for preserving the building, relatively unaltered, on its present site. In particular, the living room with its sliding doors and physical evidence of the arson attack would have been preserved without alteration.

Mitigation Effort 2: The owner, through Historic Property Associates, Inc. have prepared a HABS study which documents the historic significance and physical development of 5480 Atlantic Way. This study has been accepted by the SJC Preservation Officer as part of the mitigation plan.

Mitigation Effort 3: The owner is willing to donate the building to St. Johns County and contribute \$15,000 towards its relocation to Frank Butler County Park or another appropriate location.

Mitigation Effort 4: If relocation of the building proves unfeasible, the owner is willing to salvage historically significant elements from the building and personally preserve them and make these items available for display to the Lincolnville History Museum or other appropriate history institution upon request for periods of time.

**(3) Schedule of any demolition, excavation, or an activity causing alteration to the Significant Cultural Resource.**

The owners are prepared to file a demolition permit application while working with the St. Johns County Preservation Official and the St. Johns County Cultural Resource Review Board on an acceptable mitigation plan as outlined in Item 2 above.

**(4) Provision of an adequate time to create additional recordation and documentation, and if appropriate, relocation of the resource. In the event that relocation of a resource is required, a minimum of ninety (90) days shall be allowed for such relocation to occur but no longer than one (1) year.**

The owners request that all aspects of the Mitigation Plan, including relocation of the building, be completed by January 31<sup>st</sup>, 2023.

# 5480 ATLANTIC VIEW

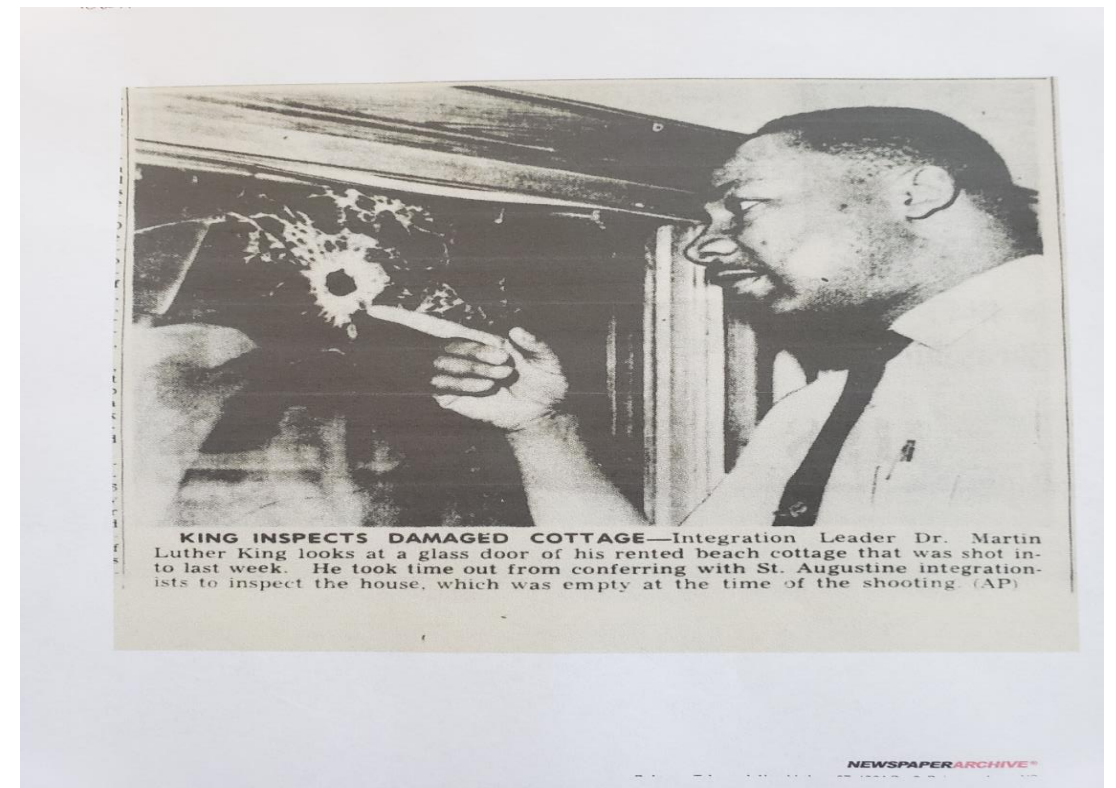
1. Site, historic marker, facing east

2 Photo 1



1. Historic photo of Dr. Martin Luther King, facing east

2 Photo 2



## 5480 ATLANTIC VIEW

1. Interior, 1<sup>st</sup> floor living room, facing east

2 Photo 3



1. Interior, 1<sup>st</sup> floor living room, bullet hole, facing east

2. Photo 4



## 5480 ATLANTIC VIEW

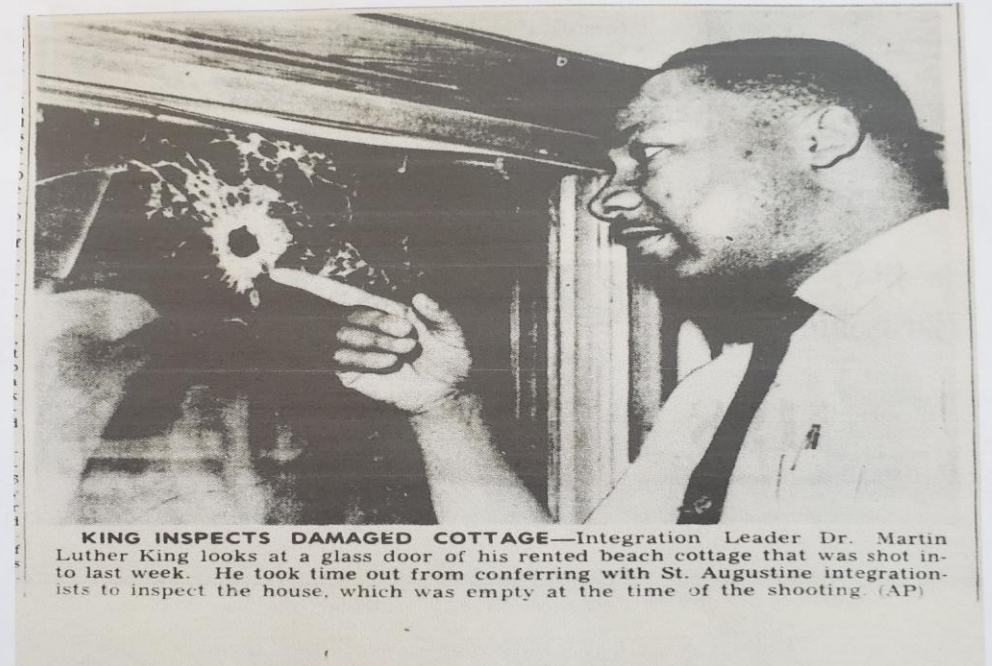
1. Interior, 1<sup>st</sup> floor living room, bullet hole, facing east

2 Photo 5



1. Interior, living room/kitchen, facing west

2 Photo 6



## 5480 ATLANTIC VIEW

1. Interior, living room, arson damage, facing south

2 Photo 7



1. Interior, living room, arson damage, facing south

2 Photo 8



**Canright House** Collier-Blocker-Purveyor Park, 7-22-24



**Canright House** Collier-Blocker-Purveyer Park, 7-22-24



**Canright House** Collier-Blocker-Puryear Park, 7-22-24



**Canright House** Collier-Blocker-Puryear Park, 7-22-24



**Canright House** Collier-Blocker-Puryear Park, 7-22-24

