

Land Acquisition and Management Program (LAMP) Conservation Board

Property Information Sheet

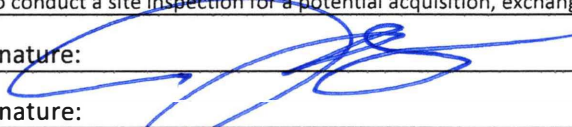
Property Name:	3775 US 1 South- Moultrie Creek
Parcel Number:	173730-0020, 173730-0000
Address:	3775 US Highway 1 S
Owner:	Jeffrey W Monroe
INC or LLC Agents:	None
List Price:	\$1,150,000
Market Value:	\$488,949 (2 Parcels Market Value of \$255,324 & \$233,625)
Total Acreage:	1.65
Land Use:	Residential-C
Zoning:	Commerical Neighborhood
Easements: Type/Acres	None
Wetlands: Type/Acres	Salt Marsh/0.35 acre
Uplands: Type/Acres	Commercial, partially forested/scattered oaks/1.3 acres
Protected Species:	Wood stork and various wading birds utilize the marshfront
Known Cultural Res.:	FMSF SJ02955 and SJ04366 Barnes Place; Frame Vernacular, eligible for NRHP, c1910, moved to the site c1920. Osceola Point recorded archeological site to the west
Willing Seller:	Yes
Community Support:	unknown
Proposed By:	Owner
Development Apps:	None
Narrative:	<p><u>Applicant:</u> This property would be an outstanding location for a potential park with direct access to Moultrie Creek. Property has approximately 275-feet of frontage on Moultrie Creek, 300-feet of frontage on US 1 and 275-feet frontage on Creekside Drive. The historic building on the property (3760 sq.ft.) currently serves as the Law Offices of Jeffrey W. Monroe.</p> <p><u>Parks and Recreation Dept:</u> "The house could be converted to county offices if it is found to be in good condition. The second parcel is small and no recreational amenities could be provided here. The parcel does not connect to the waterway to allow for public access." A dock could potentially be installed to provide access to Moultrie Creek.</p>



LAMP
Land Acquisition & Management Program

St. Johns County LAMP Property Application

Please return this form to LAMP staff liaison: Ryan Mauch, 4040 Lewis Speedway, St. Augustine, FL 32084 or rmauch@sicfl.us

1. Applicant Information					
Applicant Name: Jeffrey W. Monroe, attorney					
Address: 3775 US 1 South					
City: St. Augustine		State: FL		Zip: 32086	
Phone: 904-794-0996		Fax:		Email: jeff@jwmonroelaw.com	
Applicant Signature:				Date: April 15, 2024	
2. Owner of Record (Owner is Applicant Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>)			3. Owner's Authorized Representative		
Name: Jeffrey W. Monroe			Name: Craig Cunningham (Broker)		
Address: 3775 US 1 South			Address: 6275 A1A So., Suite 102		
City: St. Augustine		State: FL	Zip: 32086		City: St. Augustine
Phone: 904-794-0996		Fax:	Phone: 904-347-9272		Fax:
Email:			Email: craig@stjohnscp.net		
4. Owner's Authorization					
To the Board of County Commissioners:					
This is to advise that the individual named above is the Authorized Representative of the owner(s) of the property described below. This authorization is for any communication and negotiations concerning conveyance of the property to the County. This authorizes the County and County contractors to enter the property listed below for up to 180 days from the date of this application to conduct a site inspection for a potential acquisition, exchange, donation or conservation easement					
Owner Signature: 				Date: 4/17/2024	
Owner Signature:				Date:	
5. Property/Project Information – Required Information					
Asking Price: \$1,150,000			Tax Parcel Number(s):		
General Location (address, intersection, etc.): 3775 US 1 So. in St. Augustine @ Moultrie Creek					
Acreage: 1.65 acres total		Future Land Use: RES-C		Zoning: CN	
6. Property Description (Describe Ecology, Natural Resources, History, Archeology, Existing Features, Vision of Uses for the Property):					
Please see the attached for Property Description					
Existing commercial property located along the northern bank of Moultrie Creek and State Lands. Existing commercial structure and parking area. Partially forested with oak canopy. State lands within the Moultrie Creek System located within Florida Forever NE FL Blueway. Historic structure onsite.					
7. Encumbrances (Liens, leases, easements, encumbrances, etc):					
Current owner has a mortgage on the property.					

In addition to this form, the following supplemental information may be attached to assist in the evaluation of the property.

- | | |
|---|---|
| <ul style="list-style-type: none"> ➤ Location map ➤ Survey or Sketch ➤ Legal description | <ul style="list-style-type: none"> ➤ Tax Parcel Cards ➤ Deed ➤ Other pertinent information |
|---|---|

Please Do Not Write Below this Line, for County Use Only

Date Received: 4/17/24 _____ Received By: RM _____ Reg. Basin: 9 _____

Please continue to Page 2 to acknowledge the Acquisition Process



Land Acquisition and Management Program

The St. Johns County Land Acquisition and Management Program (LAMP) protects lands by acquisition for conservation, green space and passive recreational purposes. Once acquired, these lands will contribute to St. Johns County's rural, historic and natural character that many residents and visitors value and want to sustain. The lands are then preserved and managed to restore, protect and maintain resources. Once an application is submitted and meets the minimum qualifications, a nine member LAMP Conservation Board evaluates and recommends properties for consideration by the Board of County Commissioners on an annual basis. The Conservation Board meets regularly throughout the year and information about the Board and meeting schedule can be found at <https://www.sjcf.us/calendar/?title=&month=&yr=&dpt=lamp>.

Acquisition Process

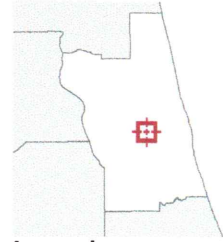
Please Acknowledge by initialing below on the line provided

- The St. Johns County Land Acquisition and Management Program is a willing seller only program that solely deals with lands willingly sold by participating landowners. Therefore, the application form for submittal of property to the program must be signed by the property owner. Lands will not be condemned, nor landowners improperly compelled to enroll themselves in the program. SM
- The property must be located within the unincorporated areas of St. Johns County and therefore outside of City of St. Augustine or City of St. Augustine Beach city limits. SM
- The property to be acquired must be used for conservation or passive recreational uses. JM
- The property is evaluated by the LAMP Conservation Board members using an scoring matrix. The criteria include: water resource protection, wildlife and habitat management and protection, cultural resource protection, linkages to other conservation or ecological corridors, social value, passive recreational value, manageability, economic and acquisition issues. SM
- After evaluating and scoring the property, the Conservation Board will place it on a ranking list and the top 5 scored properties are recommended annually to the Board of County Commissioners for inclusion on an acquisition list. JM
- Once properties are approved for acquisition by the Board of County Commissioners, County Real Estate Department staff will negotiate to acquire the property. Offers are made based on appraisals of fair market value by independent appraisers. JM
- By signing and submitting this property application form to the LAMP Program, a willing seller acknowledges that once the Board of County Commissioners approves the property on the annual recommended properties ranking list, other offers will not be entertained while the County performs its appraisal and other due diligence processes. JM
- Contracts to purchase must be approved by the Board of County Commissioners. JM

ST. JOHNS

COMMERCIAL PROPERTIES

6275 A1A South, Suite 102 St. Augustine, FL 32080 • (904) 347-9272



Legend

□ Parcels

Property Description for 3775 US 1 South (Law Offices of Jeffrey W. Monroe)

This property is located at 3775 US 1 South, St. Augustine, FL.

This property would be an outstanding location for a potential public park with direct access to beautiful Moultrie Creek.

The property has approx. 275 ft. of frontage on Moultrie Creek and approx. 300 ft. of US 1 frontage –and access off of Creekside Dr. –with approx. 275 ft. of frontage on Creekside Drive.

The historic building on the property (3760 sq. ft.) currently serves as the Law Offices of Jeffrey W. Monroe. The total land amount is 1.43 acres – currently zoned Commercial Neighborhood.



Craig
Cunningham
9043479272



Law Offices of Jeffrey W. Monroe | 3775 US Highway 1 S
3,760 SF | Office Building | Saint Augustine Beach, FL | \$1,100,000 (\$293/SF)



EXECUTIVE SUMMARY

This excellent, high-profile, high traffic (32,000 daily traffic count) property is located on US 1 South, on the NW edge of Maultrie Creek and US 1 South.

This CN (commercial Neighborhood zoning allows for many uses, including Medical Office, Law Offices (current use), Restaurants (without drive-thru) and Retail Stores.

PROPERTY FACTS

Sale Type	Investment or Owner User
Property Type	Office
Building Size	3,760 SF
Building Class	C
Year Built	1924
Price	\$1,100,000
Price Per SF	\$293
Tenancy	Single
Building Height	2 Stories
Typical Floor Size	2,000 SF
Zoning	Commercial Neighborhood - Commercial Neighborhood zoning allows for many uses, including professional offices, medical offices , restaurant and retail.
Parking	12 Spaces (3.19 Spaces per 1,000 SF Leased)

MAP OF 3775 US HIGHWAY 1 S SAINT AUGUSTINE BEACH, FL 32086



St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

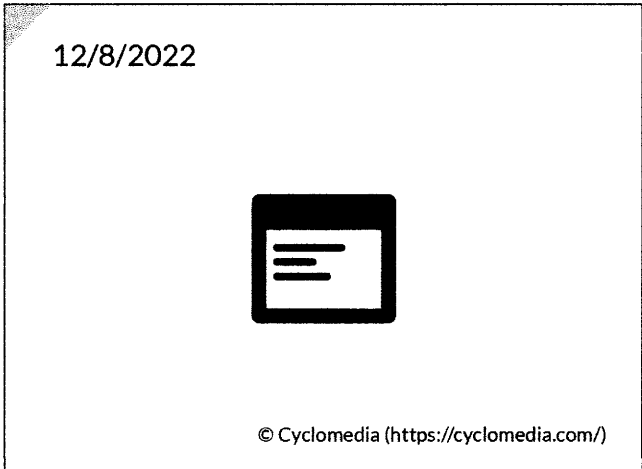
2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID 1737300020
Location 3775 US HIGHWAY 1 S
Address SAINT AUGUSTINE 32086-0000
Neighborhood Multi-Story Office (Class C) Countywide (COM) (202.09)
Tax Description* 6-2 PART OF GL 1 LYING E OF LOT 1 OSCEOLA PT SUB & S OF CREEKSIDE DR 150FT ON DR X 105 FT OR1326/1171
*The Description above is not to be used on legal documents.
Property Use Code Office Buildings (Multi-Story) (Owner Occupied) (1805)
Subdivision N/A
Sec/Twp/Rng 7-8-30
District County (District 300)
Millage Rate 12.6935
Acreage 0.360
Homestead N

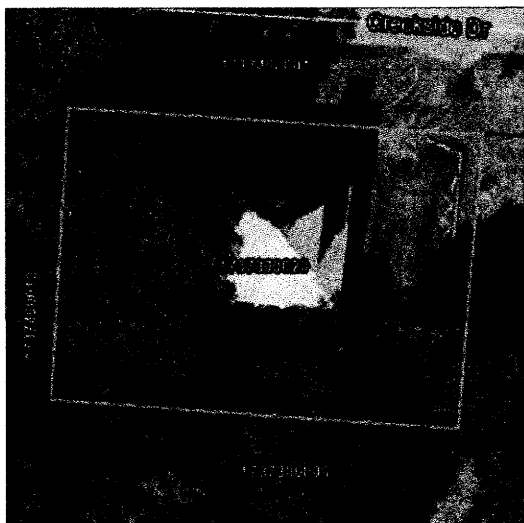
[Click Here to Open Cyclomedia Viewer in a New Tab](#)



Owner Information

Owner Name [Monroe Jeffrey W](#) 100%
Mailing Address 3775 US HIGHWAY 1 S
 SAINT AUGUSTINE, FL 32086-7100

Map



Valuation Information

	2024
Building Value	\$156,077
Extra Features Value	\$4,747
Total Land Value	\$94,500
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$255,324
Total Deferred	\$17,462
Assessed Value	\$237,862
Total Exemptions	\$0
Taxable Value	\$237,862

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

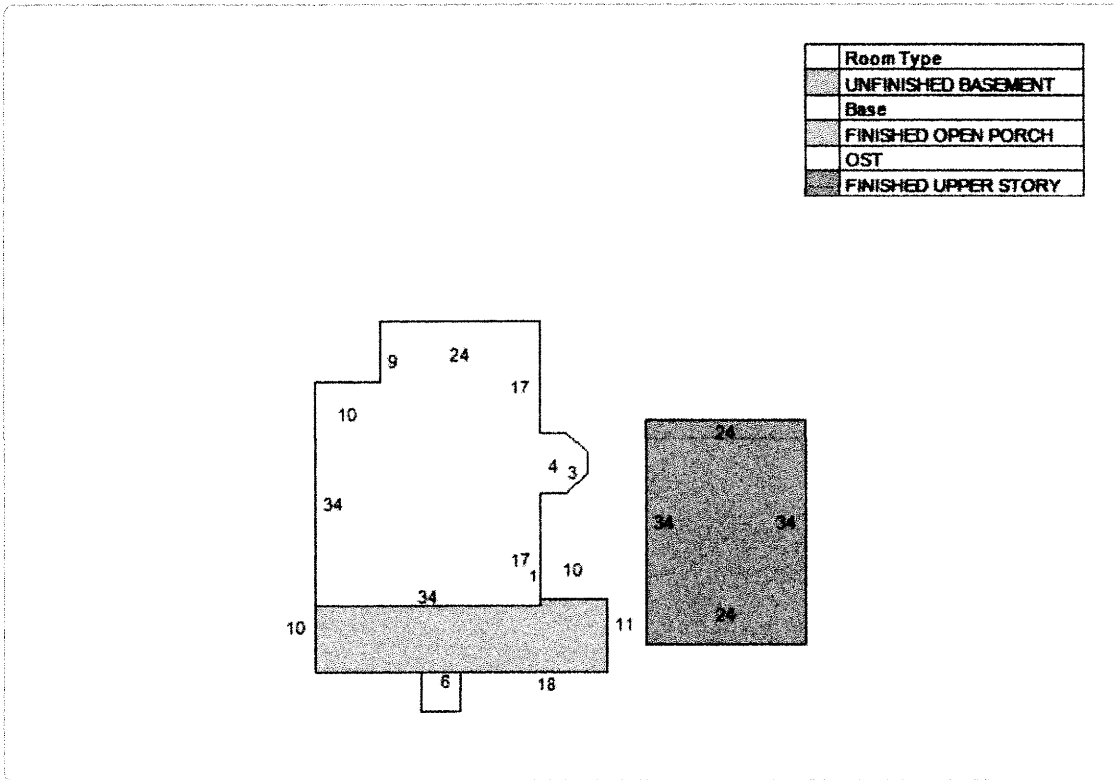
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	\$159,089	\$4,747	\$94,500	\$0	\$0	\$258,336	\$216,238	\$42,098	\$216,238
2022	\$128,178	\$13,062	\$94,500	\$0	\$0	\$235,740	\$196,580	\$39,160	\$196,580
2021	\$87,098	\$13,034	\$78,750	\$0	\$0	\$178,882	\$178,709	\$173	\$178,709
2020	\$73,698	\$13,034	\$78,750	\$0	\$0	\$165,482	\$162,463	\$3,019	\$162,463
2019	\$55,910	\$13,034	\$78,750	\$0	\$0	\$147,694	\$147,694	\$0	\$147,694
2018	\$47,754	\$13,034	\$78,750	\$0	\$0	\$139,538	\$134,863	\$4,675	\$134,863
2017	\$44,056	\$4,262	\$78,750	\$0	\$0	\$127,068	\$122,603	\$4,465	\$122,603
2016	\$44,056	\$4,401	\$63,000	\$0	\$0	\$111,457	\$111,457	\$0	\$111,457
2015	\$41,413	\$4,424	\$63,000	\$0	\$0	\$108,837	\$108,837	\$0	\$108,837
2014	\$40,635	\$4,446	\$63,000	\$0	\$0	\$108,081	\$108,081	\$0	\$108,081
2013	\$42,294	\$4,468	\$63,000	\$0	\$0	\$109,762	\$109,762	\$0	\$109,762

Building Information

Building	1	Roof Cover	Corrugated Steel
Building Value	\$156,077	Roof Structure	Gable Hip
Year Built	1924	Interior Flooring	Pine Wood
Actual Area	3760	Interior Wall	
Conditioned Area	2242	Heating Type	Air Duct
Use	Office Building (Multi-Story) Class C	Air Conditioning	Central
Style	01	Bedrooms	0
Exterior Wall	Wood	Baths	

Description	Square Footage
FINISHED UPPER STORY	816
OUTSIDE STAIRS	36
FINISHED OPEN PORCH	450
BASE AREA	1426
UNFINISHED BASEMENT	1032
Total SqFt	3760

Sketch Information



Extra Feature Information

Code Description	Status	Value
Curb (COM)		1044
Asphalt Paving (COM)		2546
Concrete Paving - Under 8" (COM)		248
Handicap Ramp (COM)		909

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Office Buildings Multi-Story	105	150	15750	SF	\$94,500

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	6/1/1998	\$275,000.00	WARRANTY DEED	1326	1171	Q	I	ARNOLD ELIZABETH R & ARNOLD DAVID L ETAL	MONROE JEFFREY W
	1/21/1998	\$100.00	PERSONAL REP	1291	930	U	I	ARNOLD H LEVERING ESTATE	ARNOLD ELIZABETH R & ARNOLD DAVID LEVERING
	8/19/1995	\$100.00	WARRANTY DEED	1127	268	U	I	ARNOLD MARTHA ELIZABETH; HER,1/2INT TO H LEVE	ARNOLD H LEVERING
	7/28/1995	\$100.00	WARRANTY DEED	1121	167	U	I	ARNOLD HORACE LEVERING,MARTHA ELIZABETH R	ARNOLD MARTHA ELIZABETH; HER,1/2INT TO H LEVE
	10/1/1986	\$0.00		715	364	U	I		ARNOLD HORACE LEVERING,MARTHA ELIZABETH R

No data available for the following modules: Sales Questionnaire Form, Exemption Information.

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Contact Us



St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

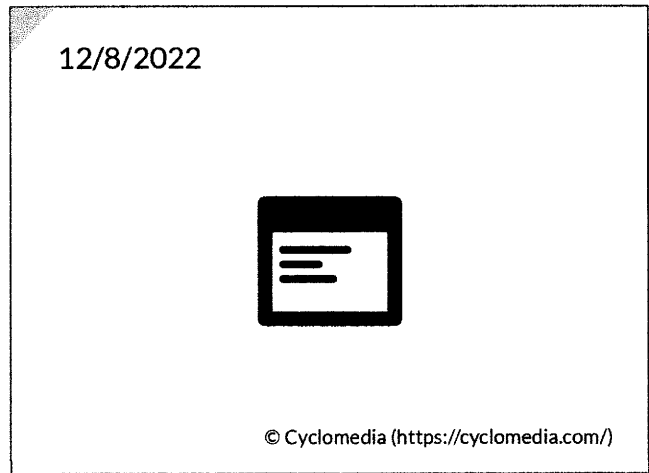
2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID 1737300000
Location 3775 US HIGHWAY 1 S
Address SAINT AUGUSTINE 32086-0000
Neighborhood US-1 South to Wildwood Dr (COM) (647.5)
Tax Description* 6 PT OF GL 1 LYING E OF OSCEOLA PT SUB W OF US 1 S OF CREEKSIDE DR (EX PT IN OR715/364) OR1326/1171
*The Description above is not to be used on legal documents.
Property Use Code Vacant Commercial (1000)
Subdivision N/A
Sec/Twp/Rng 7-8-30
District County (District 300)
Millage Rate 12.6935
Acreage 1.070
Homestead N

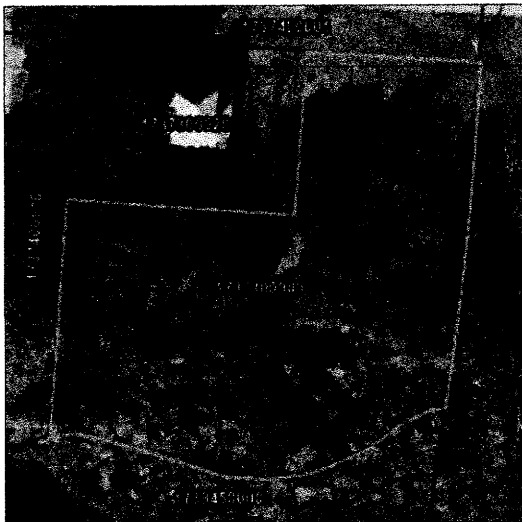
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Owner Information

Owner Name [Monroe Jeffrey W](#) 100%
Mailing Address 3775 US HIGHWAY 1 S
 SAINT AUGUSTINE, FL 32086-7100

Map



Valuation Information

	2024
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$233,625
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$233,625
Total Deferred	\$0
Assessed Value	\$233,625
Total Exemptions	\$0
Taxable Value	\$233,625

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	\$0	\$0	\$233,625	\$0	\$0	\$233,625	\$231,288	\$2,337	\$231,288
2022	\$0	\$0	\$210,262	\$0	\$0	\$210,262	\$210,262	\$0	\$210,262
2021	\$0	\$0	\$210,262	\$0	\$0	\$210,262	\$210,262	\$0	\$210,262
2020	\$0	\$0	\$210,262	\$0	\$0	\$210,262	\$210,262	\$0	\$210,262
2019	\$0	\$0	\$210,262	\$0	\$0	\$210,262	\$210,262	\$0	\$210,262
2018	\$0	\$0	\$210,262	\$0	\$0	\$210,262	\$210,262	\$0	\$210,262
2017	\$0	\$0	\$210,262	\$0	\$0	\$210,262	\$205,590	\$4,672	\$205,590
2016	\$0	\$0	\$186,900	\$0	\$0	\$186,900	\$186,900	\$0	\$186,900
2015	\$0	\$0	\$186,900	\$0	\$0	\$186,900	\$186,900	\$0	\$186,900
2014	\$0	\$0	\$186,900	\$0	\$0	\$186,900	\$186,900	\$0	\$186,900
2013	\$0	\$0	\$186,900	\$0	\$0	\$186,900	\$186,900	\$0	\$186,900

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	140	255	46725	SF	\$233,625

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	6/1/1998	\$275,000.00	WARRANTY DEED	1326	1171	Q	I	ARNOLD DAVID L ETAL	MONROE JEFFREY W
	1/4/1998	\$100.00	WARRANTY DEED	1314	1521	U	I	ARNOLD DAVID L (GIVES 98.14815% OF HIS INT)	ARNOLD MATTHEW D R
	1/18/1995	\$100.00	WARRANTY DEED	1121	524	U	I	ARNOLD HORACE L, ELIZABETH R	ARNOLD DAVID L
	12/22/1994	\$100.00	WARRANTY DEED	1121	523	U	I	ARNOLD HORACE L, & ELIZABETH R	ARNOLD DAVID L
	12/27/1993	\$100.00	WARRANTY DEED	1121	522	U	I	ARNOLD HORACE L, & ELIZABETH R	ARNOLD DAVID L
	12/30/1992	\$100.00	WARRANTY DEED	987	267	U	I	ARNOLD HORACE & ELIZABETH	ARNOLD DAVID L
	6/29/1992	\$117.00	QUIT CLAIM DEED	965	752	U	I	ARNOLD THERESE	ARNOLD DAVID L
	6/27/1984	\$125,000.00	WARRANTY DEED	649	728	Q	I	CORBETT JOHN E & EVELYN M	ARNOLD DAVID L & THERESE 1/3INT &

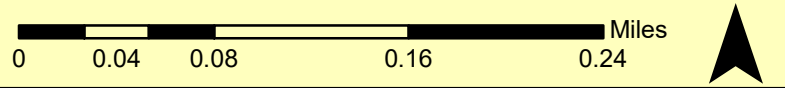
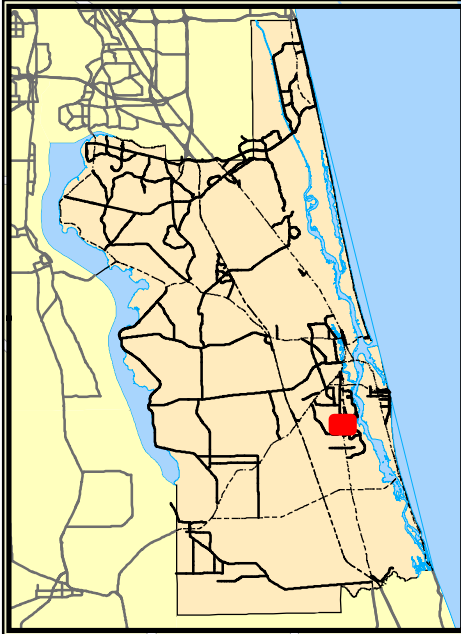
No data available for the following modules: Sales Questionnaire Form, Exemption Information, Building Information, Sketch Information, Extra Feature Information.

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Contact Us



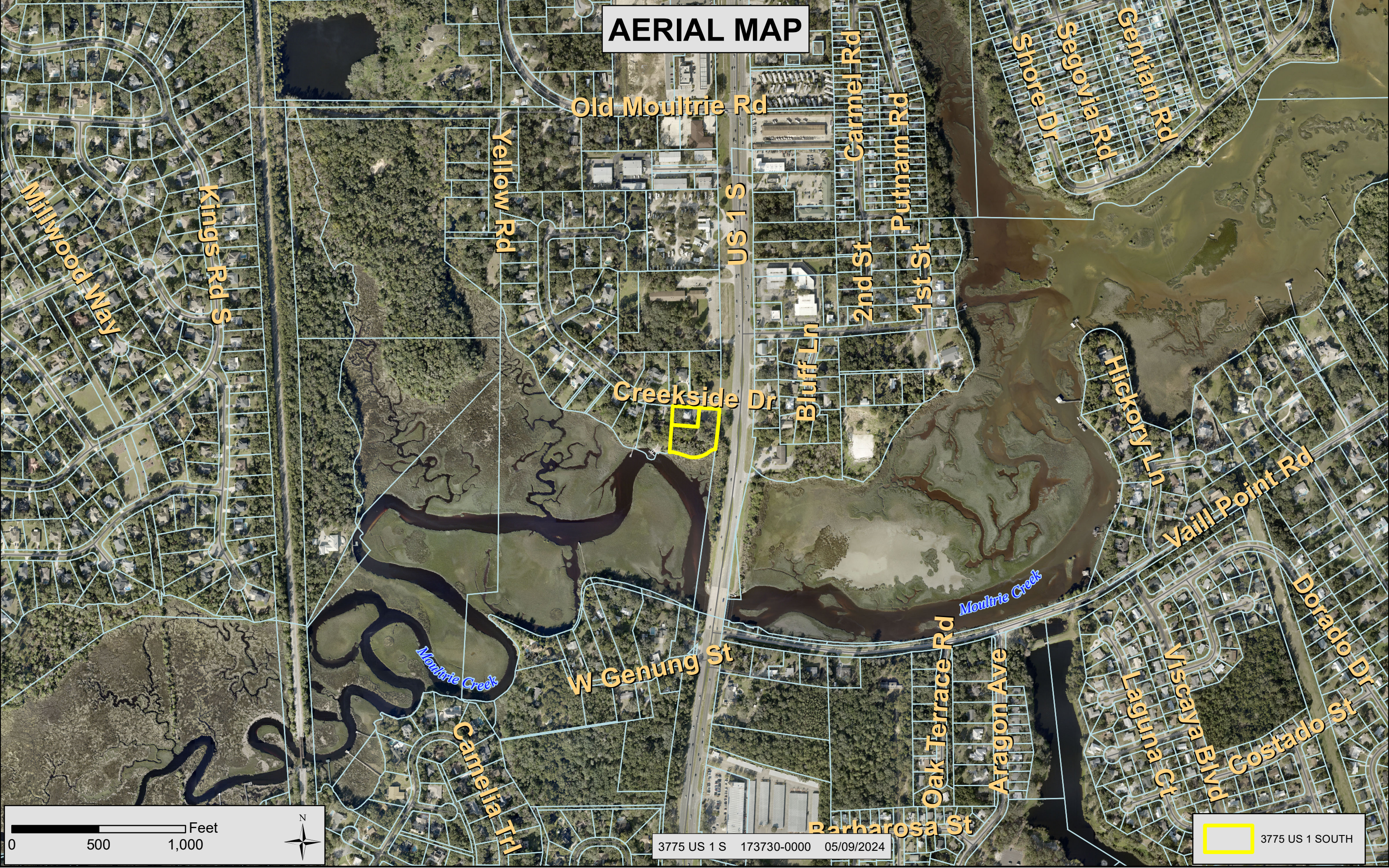
LOCATION MAP



LAMP 2024000005 3775 US 1 South 04/23/2024



AERIAL MAP



Old Moultrie Rd

US 1 S

Creekside Dr

Moultrie Creek

W Genung St

Barbarosa St

Millwood Way

Kings Rd S

Yellow Rd

Carmel Rd

Putnam Rd

Shore Dr

Segovia Rd

Gentian Rd

Bluff Ln

2nd St

1st St

Hickory Ln

Vaill Point Rd

Dorado Dr

Camellia Trl

Oak Terrace Rd

Aragon Ave

Laguna Ct

Viscaya Blvd

Costado St

0 500 1,000 Feet



3775 US 1 S 173730-0000 05/09/2024

3775 US 1 SOUTH

AERIAL MAP

Creekside Dr

US 1 S


Moultrie Creek

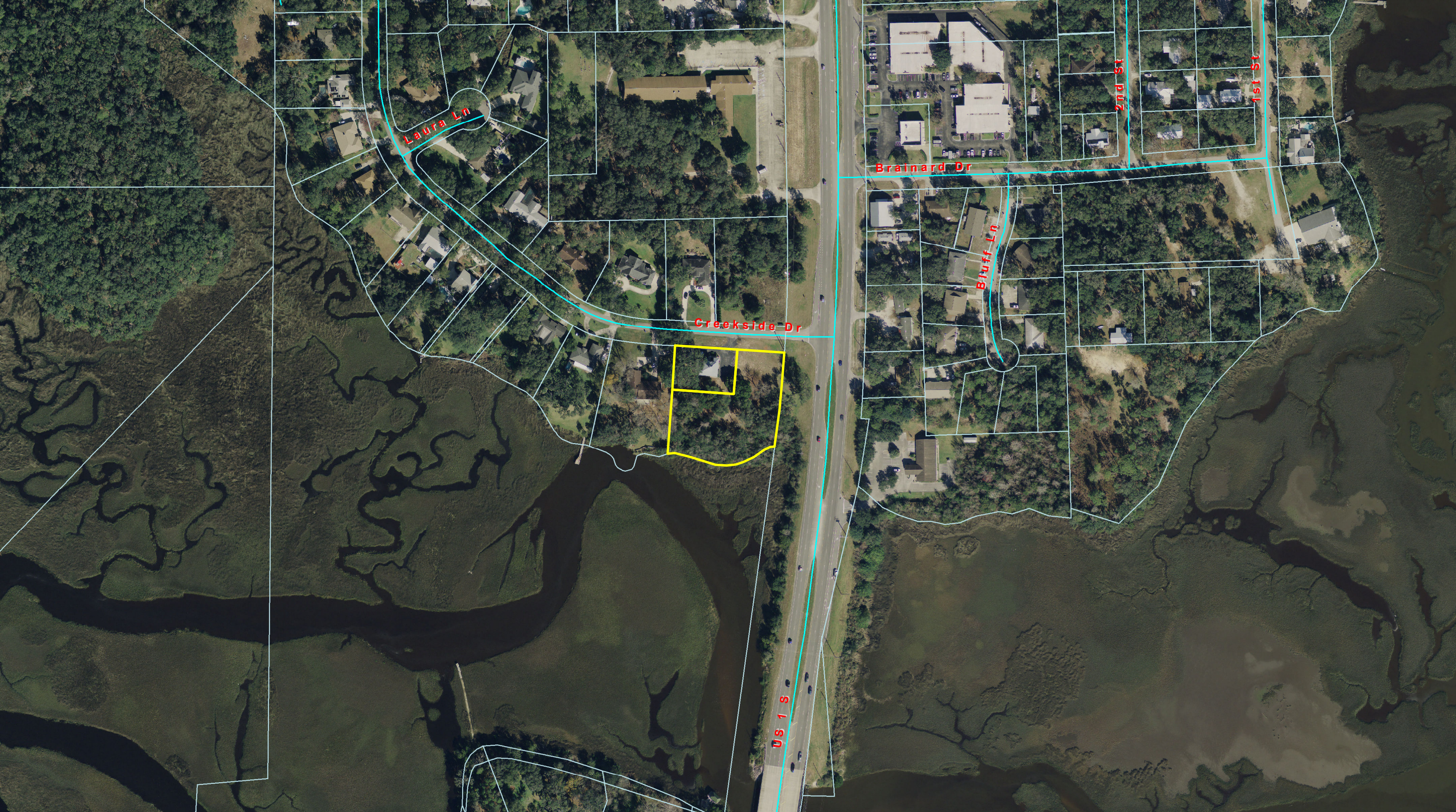


0 0.005 0.01 0.02 0.03 0.04 Miles



LAMP 202400005 3775 US 1 South 04/23/2024

 LAMP 2024-05



Laura Ln

Creekside Dr

Brainard Dr

Bluff Ln

2nd St

1st St

US 1 S



3775 US 1 South-N Entrance

Write a description for your map.

Legend




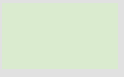


3775 US 1 South-N Entrance

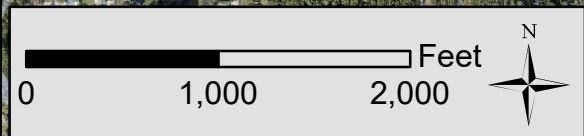
Write a description for your map.

Legend



PARKS AND EASEMENTS MAP

-  3775 US 1 SOUTH
-  Park
-  Conservation Easements
-  Larson Tract



3775 US 1 S 173730-0000 05/09/2024

Conservation Easement C
Conservation Easement B

Shore Drive Waterfront Park

Vaill Point Park

Shore Drive Boat Ramp

Canopy/Shores Park

Parcel 2

Parcel 3

Parcel 3

FLORIDA FOREVER MAP

Laura Ln

Brainard Dr

2nd St

1st St

Bluff Ln

Creekside Dr

Northeast Florida Blueway Florida Forever BOT Project - Phase II

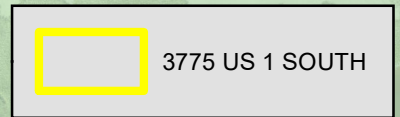
Northeast Florida Blueway Florida Forever BOT Project - Phase II

Moultrie Creek

US 1 S



3775 US 1 S 173730-0000 05/09/2024



FLU MAP

MIXED USE DISTRICT

RESIDENTIAL-C

Brainard Dr

2nd St

Laura Ln

Creekside Dr

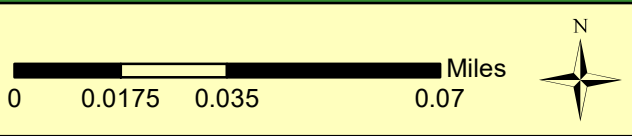
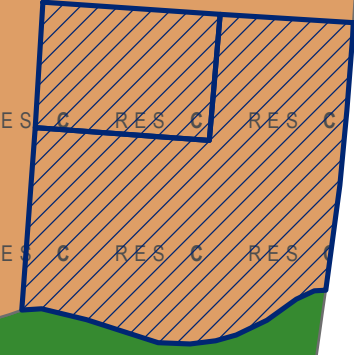
Bluff Ln

US 1 S

RESIDENTIAL-C

CONSERVATION

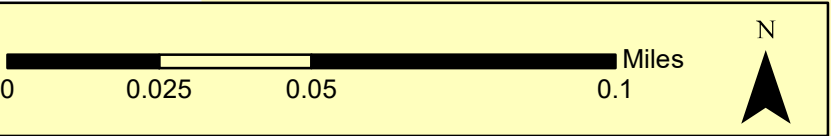
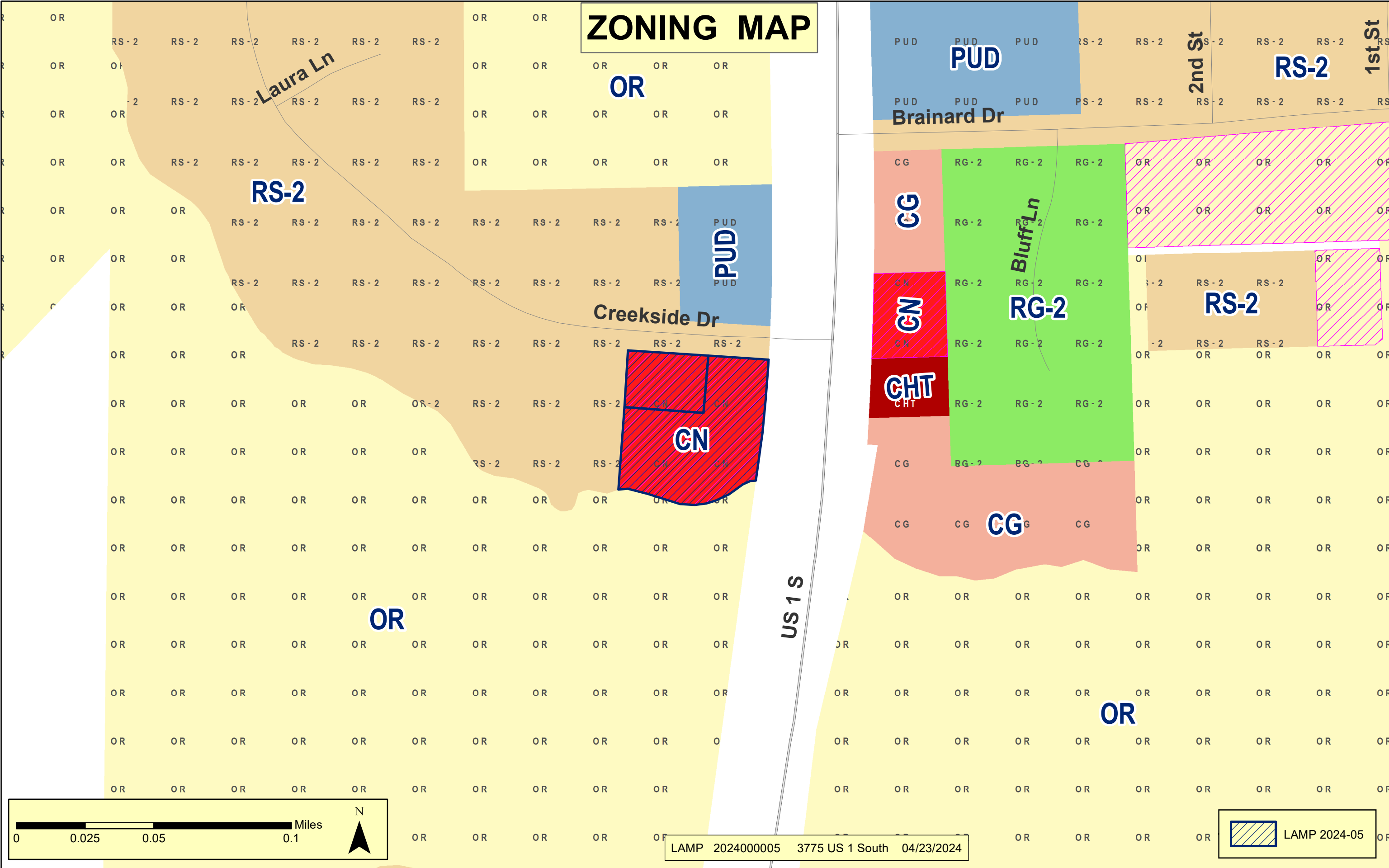
CONSERVATION



LAMP 202400005 3775 US 1 South 04/23/2024

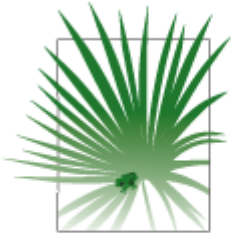
 LAMP 2024-05

ZONING MAP



LAMP 202400005 3775 US 1 South 04/23/2024

 LAMP 2024-05



1018 Thomasville Road
Suite 200-C
Tallahassee, FL 32303
850-224-8207
850-681-9364 fax
www.fnai.org

FLORIDA
Natural Areas
INVENTORY

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

UNOFFICIAL REPORT

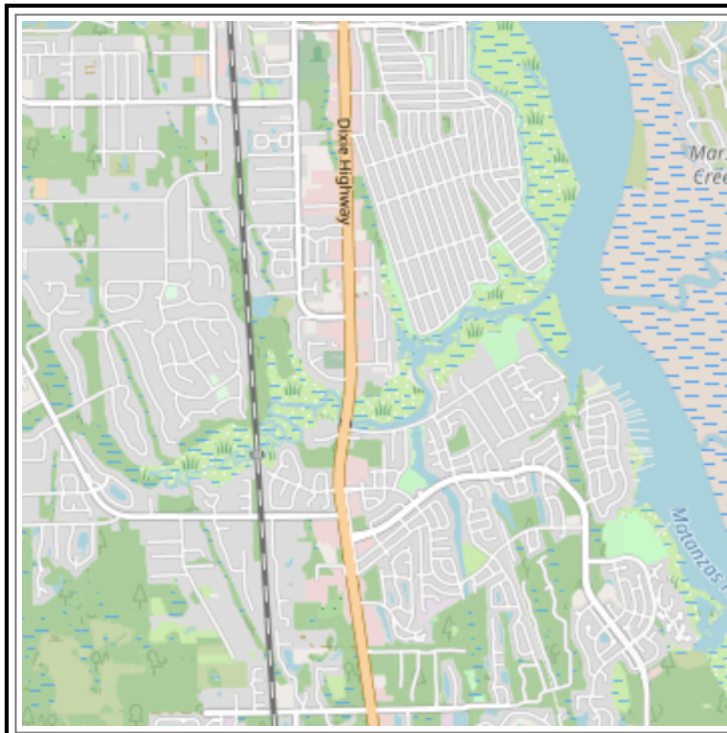
Created 4/18/2024

(Contact the FNAI Data Services Coordinator at 850.224.8207 or kbrinegar@fnai.fsu.edu for information on an official Standard Data Report)

for information on an official

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 1 Matrix Unit: 47837



Descriptions

DOCUMENTED - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.

DOCUMENTED-HISTORIC - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.

LIKELY - The species or community is *known* to occur in this vicinity, and is considered likely within this Matrix Unit because:

1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; *or*
2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit.

POTENTIAL - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.

Matrix Unit ID: 47837

0 Documented Elements Found

0 **Documented-Historic** Elements Found

2 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Mesic flatwoods</i>	G4	S4	N	N
<i>Mycteria americana</i> Wood Stork	G4	S2	T	FT

Matrix Unit ID: 47837

17 **Potential** Elements for Matrix Unit 47837

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Acipenser oxyrinchus oxyrinchus</i> Atlantic Sturgeon	G3T3	S1	E	FE
<i>Asplenium x heteroresiliens</i> Morzenti's spleenwort	G2	S1	N	N
<i>Calopogon multiflorus</i> many-flowered grass-pink	G2G3	S2S3	N	T
<i>Calydorea coelestina</i> Bartram's ixia	G2G3	S2S3	N	E
<i>Centrosema arenicola</i> sand butterfly pea	G2Q	S2	N	E
<i>Drymarchon couperi</i> Eastern Indigo Snake	G3	S2?	T	FT
<i>Gopherus polyphemus</i> Gopher Tortoise	G3	S3	C	ST
<i>Lechea cernua</i> nodding pinweed	G3	S3	N	T
<i>Lythrum curtissii</i> Curtiss' loosestrife	G1	S2	N	E
<i>Matelea floridana</i> Florida spiny-pod	G2	S2	N	E
<i>Monotropsis reynoldsiae</i> pygmy pipes	G2	S2	N	E
<i>Nemastylis floridana</i> celestial lily	G2	S2	N	E
<i>Neofiber alleni</i> Round-tailed Muskrat	G2	S2	N	N
<i>Neovison vison lutensis</i> Atlantic Salt Marsh Mink	G5T3	S3	N	N
<i>Salix floridana</i> Florida willow	G2G3	S2S3	N	E
<i>Trichechus manatus latirostris</i> Florida Manatee	G2G3T2	S2S3	T	N
<i>Ursus americanus floridanus</i> Florida Black Bear	G5T4	S4	N	N

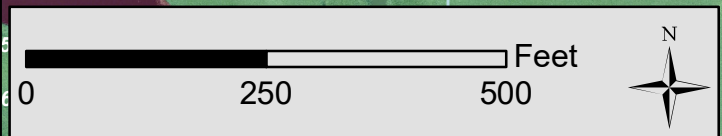
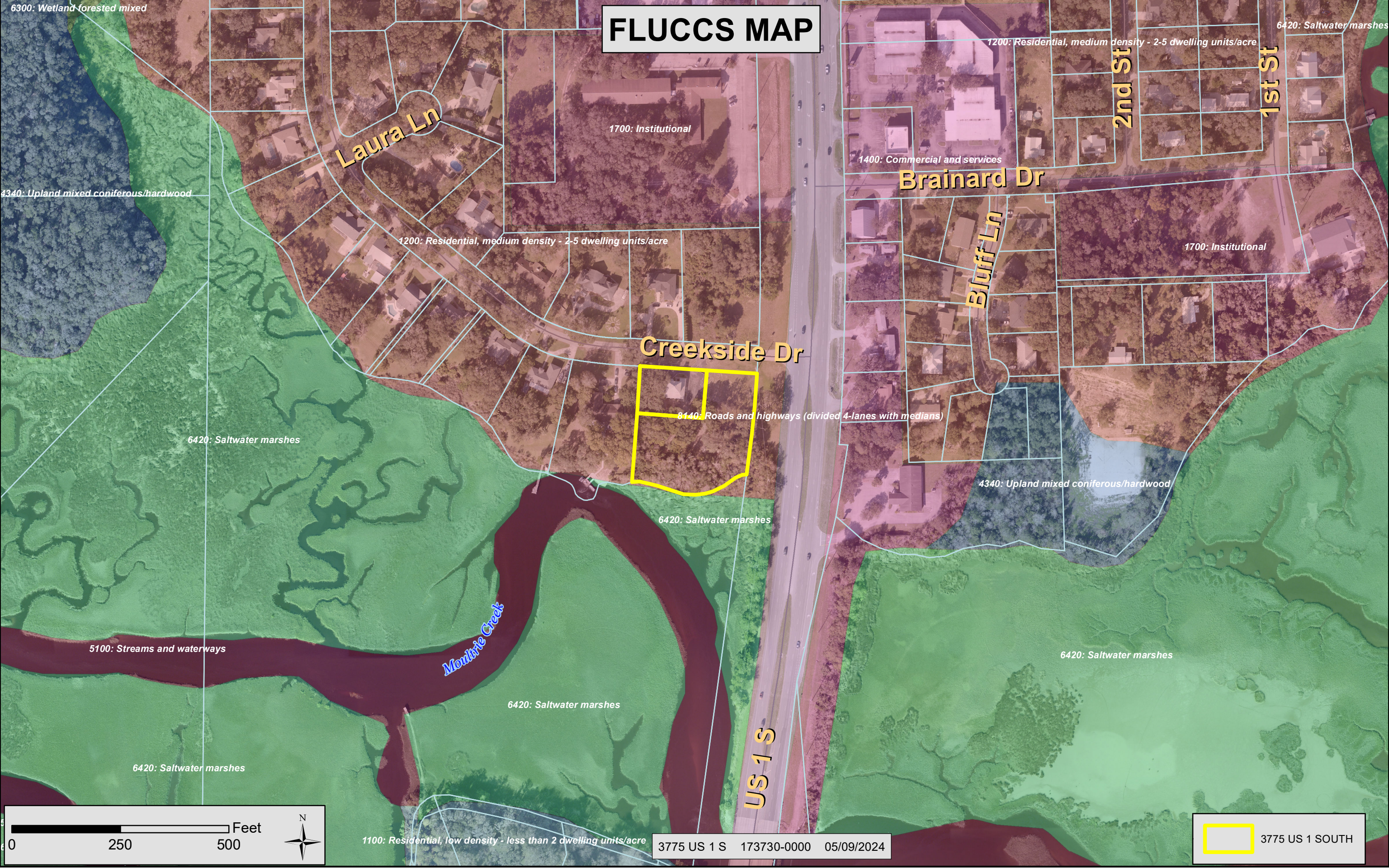
Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.


Unofficial Report

These results are considered unofficial. FNAI offers a [Standard Data Request](#) option for those needing certifiable data.

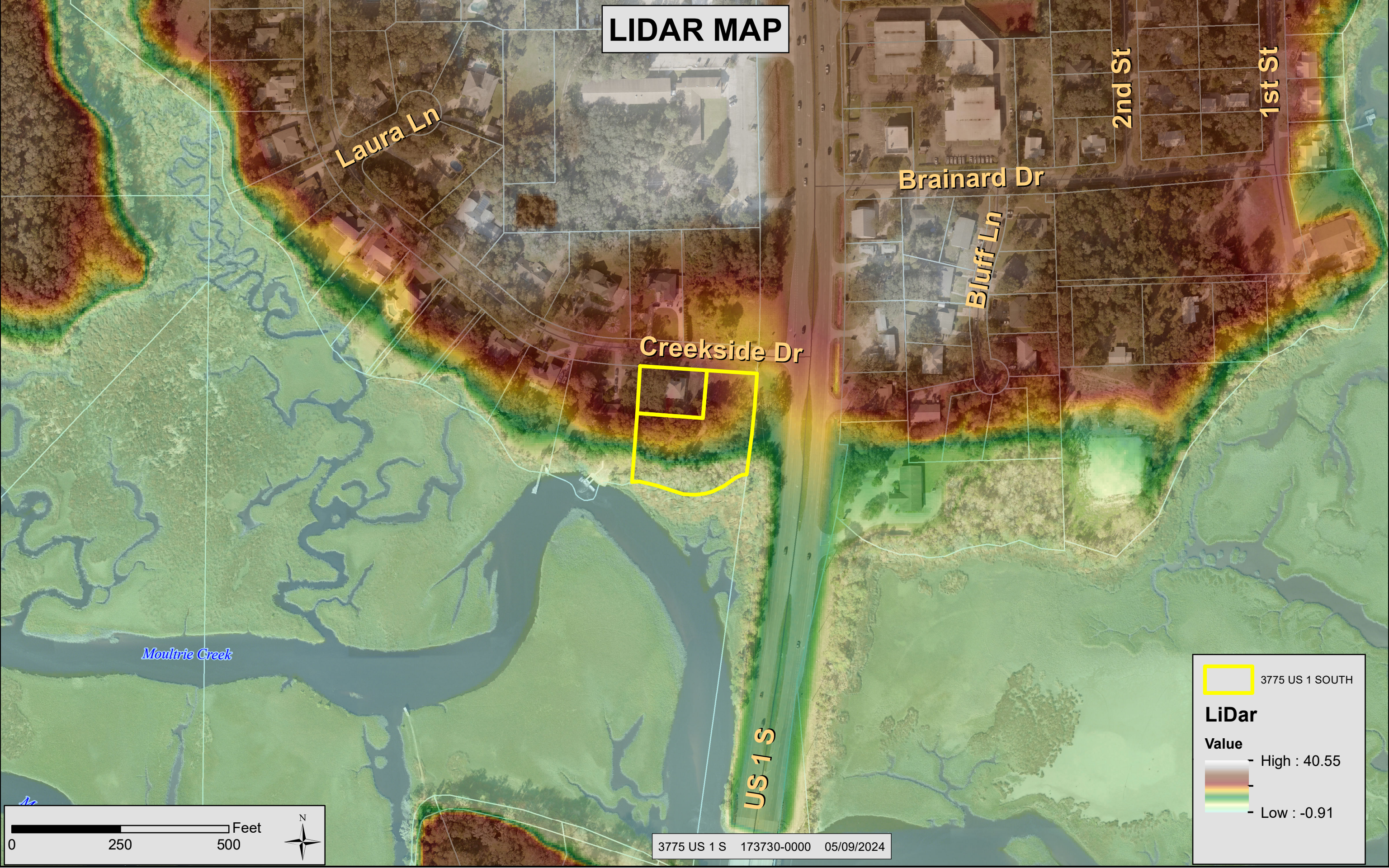
FLUCCS MAP



1100: Residential, low density - less than 2 dwelling units/acre 3775 US 1 S 173730-0000 05/09/2024

 3775 US 1 SOUTH

LIDAR MAP



Laura Ln

Brainard Dr

Bluff Ln

2nd St

1st St

Creekside Dr

Moultrie Creek

US 1 S

 3775 US 1 SOUTH


LiDar

Value

 - High : 40.55

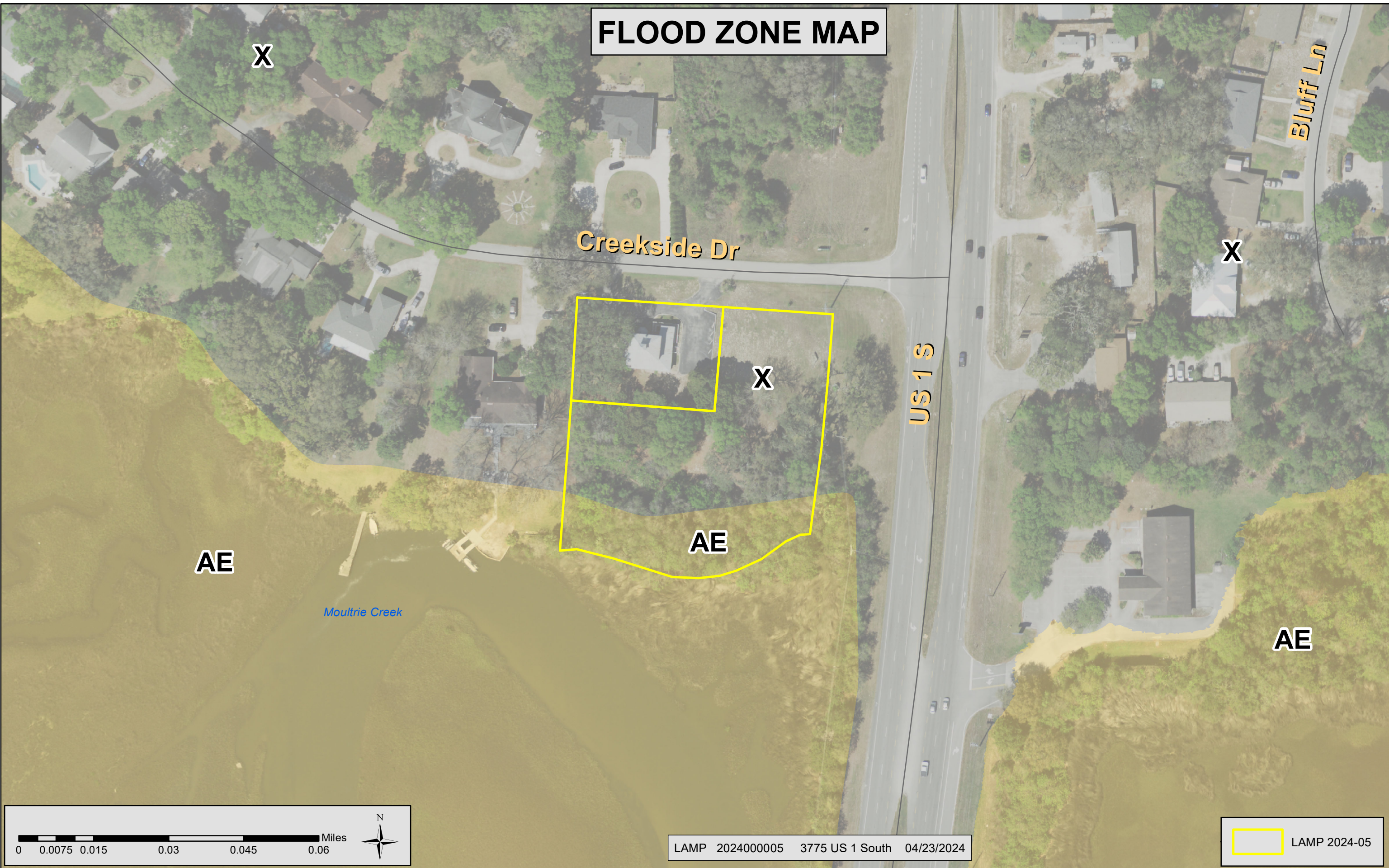
- Low : -0.91

0 250 500 Feet



3775 US 1 S 173730-0000 05/09/2024

FLOOD ZONE MAP



X

Creekside Dr

Bluff Ln

X

US 1 S

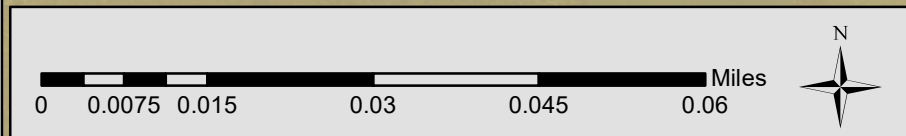
X

AE

Moultrie Creek

AE

AE



LAMP 2024000005 3775 US 1 South 04/23/2024



SOILS MAP



Laura Ln

Brainard Dr

2nd St

1st St

Bluff Ln

Creekside Dr

US 1 S

Water

Paola fine sand, 0 to 8 percent slopes

Paola fine sand, 0 to 8 percent slo

Astatula fine sand, 0 to 8 percent slopes

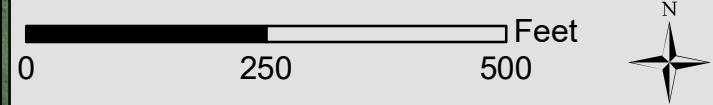
Astatula fine sand, 0 to 8 percent slopes

Pellicer silty clay loam, frequently flooded


Pellicer silty clay loam, frequently flooded

Pellicer silty clay loam, frequently flooded

Astatula fine sand, 0 to 8 percent slopes



3775 US 1 S 173730-0000 05/09/2024

 3775 US 1 SOUTH

ARCHAEOLOGICAL PROBABILITY MAP



Laura Ln

Brainard Dr

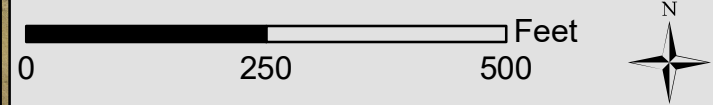
Bluff Ln

Creekside Dr

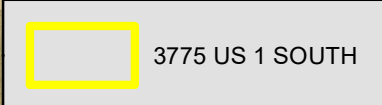
US-1 S

2nd St

1st St



3775 US 1 S 173730-0000 05/09/2024



HISTORIC STRUCTURES MAP



Laura Ln

Brainard Dr

Bluff Ln

Creekside Dr

US 1 S

2nd St

1st St

SJ04368

SJ04367

SJ04366

SJ02955



3775 US 1 S 173730-0000 05/09/2024

3775 US 1 SOUTH

Cultural Resource Detailed Report

4/18/2024

SJ2955 - BARNES PLACE

Historic Structure



SHPO Evaluation

Eligible for NRHP (Dec 14, 1993)

Address

MOULTRIE CR RURL U.S. 1
US 1-WEST SIDE

Year Constructed

1910

Condition

Good

Structure Uses

Commercial
Office
Private Residence (House/Cottage/Cabin)

Style

Frame Vernacular

Stories

2

Exterior Plan

Square

Structural Systems

Balloon wood frame

Foundation Materials

Poured Concrete Footing

Exterior Fabrics

Drop siding

Roof Type

Hip
Pyramid

Quad Map Names

ST. AUGUSTINE

City

MOULTRIE
MOULTRIE CREEK

Township | Range | Section

08S | 30E | 7

Field Visit Dates

July 1993

Other Names For Resource

MOULTRIE MANOR
MOULTRIE POST OFFICE A

United States Department of the Interior
National Park Service

Adapted for the
PROPOSAL *See Survey #3738*
of Properties in Florida for
Nomination to the National Register
of Historic Places

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 an 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.

Graved Areas for Use by Staff

85/308/7

St. Augustine Beach Quad.

1. Name of Property Barne's Place & Moultrie Manor

historic name Barne's Place

other names

FMSF Number 85J2955

2. Location

street & number 3775 U. S. 1

not for publication

city or town Moultrie St. Augustine

vicinity

state FLORIDA code FL county St. Johns code zip code 32084

3. Owner Awareness Statement

As the owner, or official representative of the owner, of the property identified above, I am aware of this proposal for its nomination for listing in the National Register of Historic Places. I have been advised of the procedures for review of the proposal by the State Historic Preservation Office and the Florida National Register Review Board, and for the formal nomination of the property at the discretion of the State Historic Preservation Officer. I understand that I will be notified of the date and place of the public meeting at which the proposal will be considered by the Florida National Register Review Board, and that I will be given an opportunity to submit written comments and to appear in person in support of or opposition to the nomination of the property. At this time I support oppose reserve opinion on this proposal.

Signature of property owner or representative

Date

4. Legal Description of Property (according to county property appraiser's office)

Parcel 6 and 6-2 of Osceola Point Subdivision, St. Johns County, FL.

Attach continuation sheet if necessary

Earne's Place

Name of property

St. Johns County, FL

County and State

5. Classification

Ownership of Property

Category of Property

Number of Resources within Property

(Check as many boxes as apply)

(Check only one box)

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

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

- building(s)
- district
- site
- structure
- object

Contributing

Noncontributing

_____ 1 _____ building(s)

_____ sites

_____ structures

_____ objects

_____ 1 _____ Total

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

N/A

Number of contributing resources previously listed in the National Register

None

6. Function or Use

Historic Functions

Private residence - single dwelling

Current Functions

Commerce- professional offices

7. Description

Architectural Classification

Late 19th and Early 20th century -

Frame vernacular

Exterior Materials

foundation Concrete piers (1920)c.

walls Drop siding

Narrative Description:

The "Barnes Place" sits above Moultrie Creek, on the northbluffs. A distinctive cupola and hip roof forms are the character defining elements of this square plan, two story house. The building has been converted from a residence to professional offices. Much of the interior historic fabric, stair locations, wood floor and doors have been retained.

roof Metal - 5 V crimpsheet metal

other Lattice infill at foundation

The two-story frame house was moved from its original location on the east side of what is now Route 1, in 1920. However, it is oriented towards Moultrie Creek in the original

manner, only on the west side of Route 1.¹ The concrete pier foundations date from the time of the house move, circa 1920. The grade slopes away from the south side of the house down towards the Creek bed. A gully falls away from the partial basement, and is rumored to be the location of a culvert where liquor was smuggled to and from the creek during prohibition.²

The plan is basically square in its dimensions, with a porch still extant on the east facade. It appears that the porch originally wrapped around to the south of the house, facing the creek. There was also a porch on the west side, however, both of these areas were enclosed at some unknown point in time. Other projections from the square mass include a half- octagonal bay on the north facade.

The house is covered in drop siding. Other ornamental exterior features include exposed rafter ends on the lower and upper roofs, flat balusters in the porch railing (not original) and lattice panel infill between the concrete piers. The windows are large 2/2 sash double- hung units. The windows on the small half- octagonal bay are 1/1. The siding terminates in narrow corner boards. The porch hip roof, the pyramidal roof over the cupola, north bay and west shed roof are all covered with new 5 V-crimp sheet metal roof. There is one brick chimney with a corbelled top on the north side.

The house has undergone renovations, some from the time of conversion to professional offices. These include; new roof, addition of a handicapped ramp on the east facade, and the porch rail balusters appear to be fairly new.

The interior retains many of the original features. However, the stairs have been enclosed with walls, probably to meet regulatory requirements for multiple commercial tenants. The wood floors, interior panel doors and wood casings remain.

Despite the renovations, and the move across the road, the house retains many of the stylistic features of a frame vernacular, four square plan with central cupola.

¹ From the Moultrie file of the St. Augustine Preservation Board. The notes are a record of a conversation between Susan Parker, historian and Jim Barnes, 11/30/87.

² See reference 1 above.

Name of property

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 Consideration:

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 last 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.)

Areas of Significance

- | | |
|--|---|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Industry |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Maritime History |
| <input type="checkbox"/> Archaeology | <input type="checkbox"/> Military |
| <input type="checkbox"/> Community Planning | <input type="checkbox"/> Politics/Govt. |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Education | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Early Settlement | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Health/Medicine | |

Other Bole remaining
structure from
town that is
no longer extan

Period(s) of Significance
(List in order of importance.)

1910-1930

Significant Dates

(List in order of importance.)

Significant Person (if proposed under category B)

- N/A

Cultural Affiliation (for archaeological sites only)

N/A

Architect/Builder

Unknown

Barne's Place, St. Johns County, Florida
8. Statement of Significance - continuation sheet

The actual construction date of the house is circa 1910. In 1920, the house was moved from its original site on the east side of the road (now U.S. 1) using mules and log rollers. The new basement was in place awaiting the house. During Prohibition, the Barnes' family took advantage of the creekside location to bring in illegal liquor. In 1926, the trustees of the Ancient City Baptist Church bought a piece of the Homestead. In 1967, the property was purchased by Dr. Eric J. Beckman. In 1976, John and Evelyn Corbett purchased the site and then sold it to David, Therese, Horace and Elizabeth Arnold.⁶

The property is divided into two parcels with separate tax numbers. The house sits on a parcel of approximately 103' by 150', and is in the north-west corner of the larger rectangle, which measures approximately 245' of frontage along Route 1, and approximately 275' along the north side of Moultrie Creek.⁷

The house itself is a good example of frame vernacular construction with some formal classicizing elements. The Historic Structure Survey of St. Johns County, conducted in 1984-5, lists "frame vernacular" as one of the more common historical styles associated with the County, most examples were built during the 1880s. Features of the style include a balloon frame structural system, drop or weatherboard exterior fabric and a gable or hip roof. The Barne's residence has these elements, and is formalized by the square plan with central stair hall. The volume is covered with a pyramidal roof surmounted by a small cupola with its own pyramidal roof. While the house has obviously undergone some rehabilitation within the last 10 years, most of this work was sensitively done. The old 2/2 double hung window sash has been retained, as has the drop siding. The sheet metal 5 - V crimp roof, while not original to the house, is a sensitive choice for re-roofing.

While the house is no longer on its original site, it has been in the present location since about 1920, and the move was integral to the history of the events related to the house. The relationship to the water is unchanged, only the site is further west along Moultrie Creek. As there is little known about the community of Moultrie, this house is one of the sole remaining structures from the period of the founding of this community. Although now the primary land use is for residential subdivisions, from the 1870s until post WWII, this was a typical small agricultural community found in Florida.

⁶From Moultrie File at the St. Augustine Preservation Board, referencing St. Johns County Public Records, Deed Books DB 73, p. 202, O.R. 101, p. 152,296,476,308. Also reference to a conversations between Susan Parker and Jim Barnes, from Nov. 30, 1987.

⁷Public Records of St. Johns County, Tax Assessors Office, Map # 5F7.

Barne's Place, St. Johns County, Florida
8. Statement of Significance - continuation sheet

The Barne's Place has historical significance. As a property that embodies the distinctive characteristics of a type of construction, criteria C, the house is a good example of frame vernacular construction, with the major architectural elements fairly intact. The house also represents one of the very few remaining structures that were related to the founding of the community of Moultrie.

The land originally was part of the large holdings of John Moultrie, Lieutenant Governor of Florida under the British Rule, from 1763- 1783. Moultrie built a large plantation, named Bella Vista, along the banks of the Matanzas River, about four miles south of St. Augustine.¹ The exact site of the stone mansion has never been determined, but the lands associated with the plantation contained some 1000 acres. Moultrie owned an additional tract along "Woodcutter's Creek" (now Moultrie Creek) of 1500 acres, "stocked with fine pines and cypress with 25 thousand trees boxed for turpentine."² Clearing of the land began in 1764, and about 100 acres were prepared for a rice and corn plantation, but the land was used mostly for naval stores and lumber.³ Moultrie gave up the lands after Spain reclaimed Florida in 1784, and moved to the Bahamas.

The next historical references to the property occur in 1878, when Cordin Barnes fulfilled the requirements of the Homestead Act, and received the patent to the land. The town of Moultrie had its post office established in January 1882. A small frame structure, the post office was situated along the bank of the creek, next to the road. The post office was later decommissioned in 1947, and the area is now served by St. Augustine.⁴

Another local family, the Terry's, who owned a vineyard north of the Barne's land, arranged access through the Barne's property to the creek, for milling and loading of their products. Their business closed in 1895.⁵

¹Mowat, Charles Loch. East Florida as a British Province 1763 -1784. pps. 68-69.

²Siebert, William Henry, Loyalists in East Florida, 1744 to 1785, 2 Vol., pps. 239 - 242.

³Siebert, Loyalists in East Florida, vol. II pps. 97 - 98

⁴Alford G. Bradbury and E. Story Hallsock, A Chronology of Florida Post Offices, Florida Federation of Stamp Clubs, 1962.

⁵From Moultrie File at the St. Augustine Preservation Board, referencing St. Johns County Public Records, Deed Books "JJ" p. 472, "OO" p. 232, "YY" p. 134.

Barne's Place, St. Johns County, Florida

8. Statement of Significance - continuation sheet

There are two significant historical events that did take place near the site. The site of the signing of the Treaty of Moultrie Creek and of the Indian chief Osceola's capture are within two miles of the house site. While there is as yet no precise determination of these sites, anecdotal evidence contained within the files of the St. Augustine Historical Society have defined approximate locations for these events.⁸

⁸Files of the St. Augustine Historical Society on Osceola Capture Site are based on the recollections of a soldier in the Indian Wars, told many years later to a group of volunteers who then traced the site to its currently identified location.

Barne' s Place
St. Johns County
9. Bibliographic References - continuation sheet

Bibliography

Bradbury, Alford & E. Story Hallock, A Chronology of Florida Post Offices, Florida Federation of Stamp Clubs, 1961.

Mowat, Charles Loch. East Florida as a British Province, 1763- 1784. Gainesville: University of Florida Press, 1964.

Siebert, William Henry. Loyalists in East Florida, 1744 to 1785. Volumes I and II. Deland, 1929.

St. Augustine Historical Society, file on Osceola's Capture Site.

St. Augustine Preservation Board, file on Moultrie, Florida.

St. Augustine Preservation Board, Historic Property Survey of St. Johns County, September 1985.

St. Johns Property Appraiser's Office, Map #5F7.

Southern Genealogists Exchange Society, comp. Pioneers of Florida's First Coast. Gregath Publications, 1991.

Name of property

County and State

10. Geographical Data

Acreage of Property 1.5 A.

UTM References

(Place additional UTM references on a continuation sheet)

1 17 468760 3 299200

2 Zone Easting Northing

3 Zone Easting Northing

4 Zone Easting Northing

See continuation sheet

Verbal Boundary Description

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

See legal description. Boundary Justification

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

11 Form Prepared By

name/title Linda D. Stevenson

organization consultant to HDR Engineering

date 9/25/93

street & number 5100 W. Kennedy Blvd.

telephone 813-747-3696

city or town Tampa

state FL

zip code 336

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets (All information on continuation sheets must be typed.)

Maps

A USGS map (7.5 minute series) -Do not write upon or attach labels to this map.

A Sketch map (Clearly show the location of the property in relation to streets, roads, or other identifiable landmarks.)

Photographs

Representative black and white photographs of the property.

(Do not write upon or attach permanent labels to the photographs.)

Additional items

(Check with area Historic Sites Specialist at [904] 487-2333 for any additional items.)

Property Owner

name David Arnold & Elizabeth R. Arnold

street & number 3846 Loretta Road

telephone 904-824-5010

city or town Jacksonville

state FL

zip code 32233

Barne' s Place

St. Johns County

10. Boundary Justification - continuation sheet

Based on a review of records at the St. Johns County Property Appraiser's Office, at some point in time, the house parcel was carved out of a larger piece of property, and now occupies the north-west corner of the older parcel. However, the relationship of the house to the creek was so important, this factor influenced the decision to move the house across the road, while maintaining direct access to the creek. Therefore, the boundary should include the larger parcel, as the southern edge runs along the north bank of Moultrie Creek.

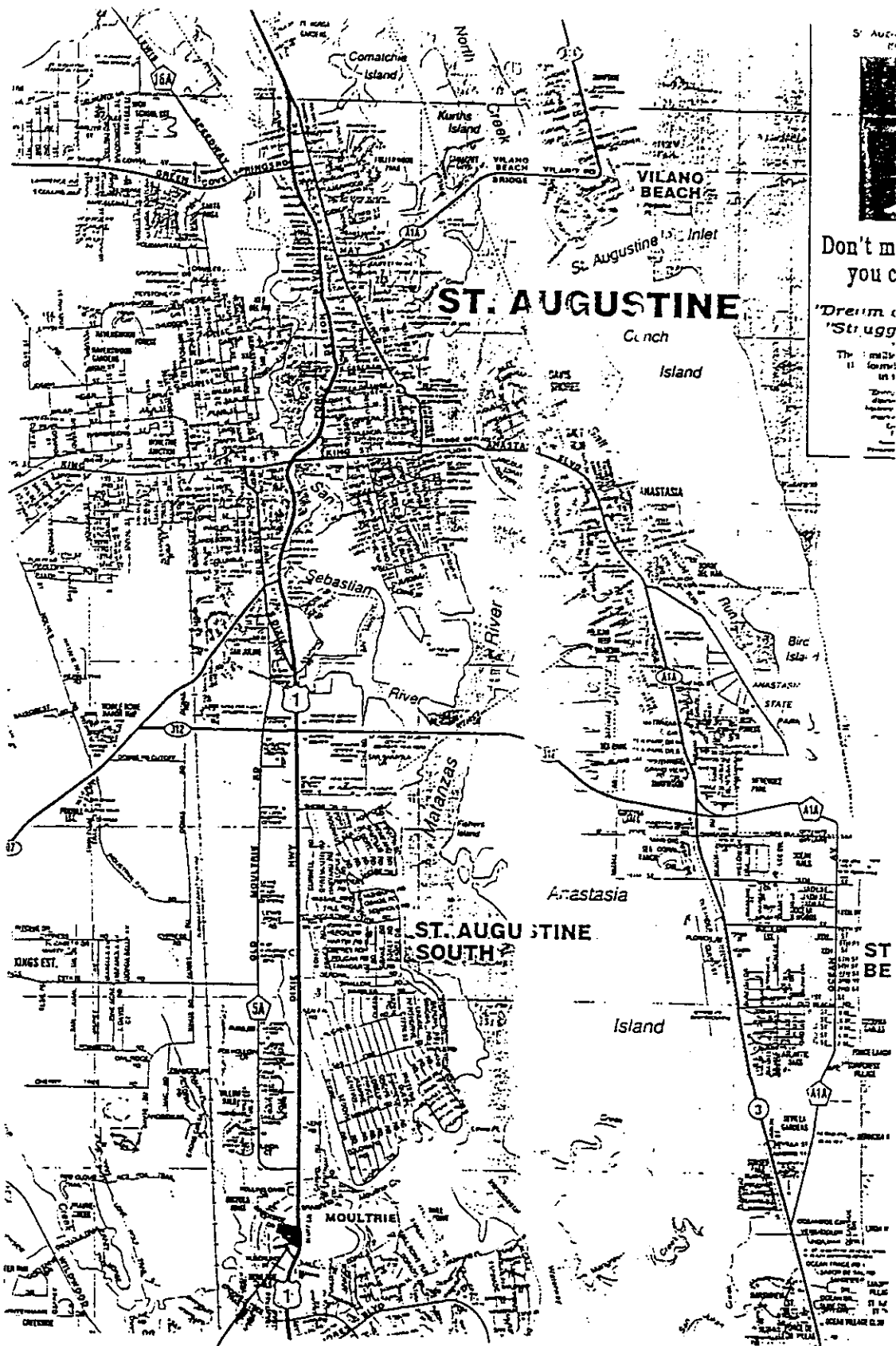
The larger parcel, now identified as DP# 173730 runs north south along Route 1 for a frontage of 245'. The parcel runs along the north bank of Moultrie Creek for approximately 275'. The smaller parcel which contains the house DP# 173730.0020, is approximately 103' by 150' and sits in the northwest corner of the larger parcel.

Barne's Place
St. John's County
Copy of USGS map

85/30E/7



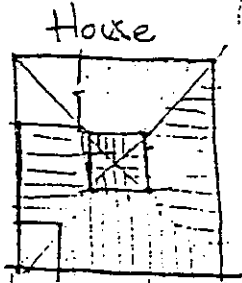
(from the St. Augustine Beach quad, 1956 (PR 1970))



Site Location

BARNE'S PLACE
ST. JOHN'S COUNTY

CREEKSIDE DR.

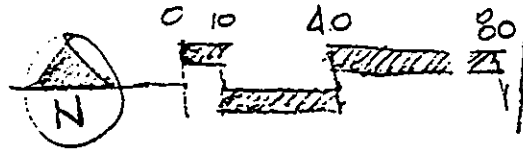


Parcel 6-2
DP # 17370.0020

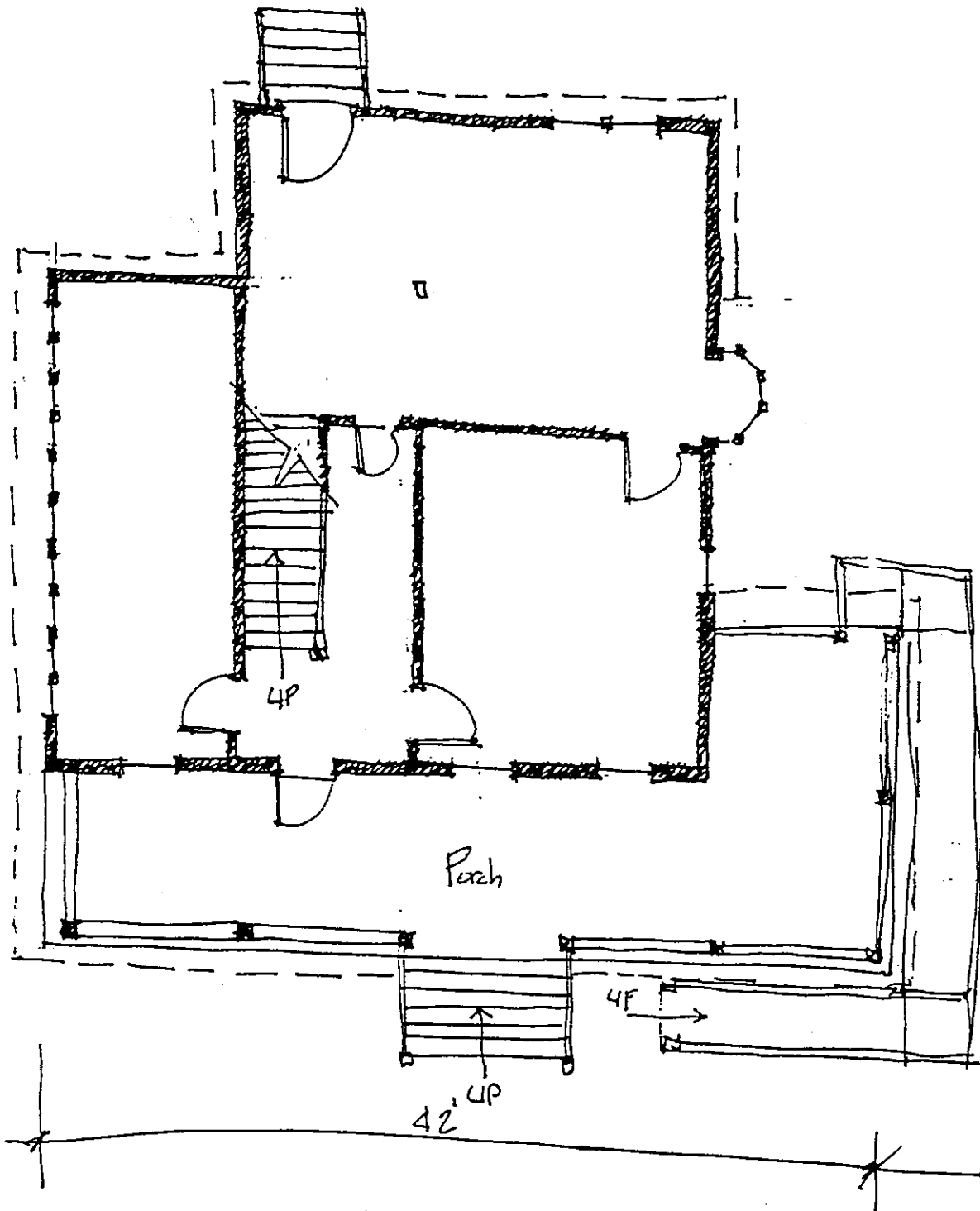
Parcel 6
DP # 17370

U.S. 1

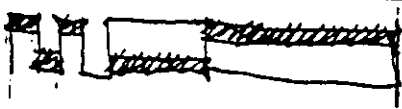
Maultrie Creek



BARNE'S PLACE, ST. JOHN'S COUNTY
Schematic Site Plan



FIRST FLOOR PLAN



BARNE'S PLACE · ST. JOHN'S COUNTY

BARNE'S PLACE - ST. JOHNS COUNTY, FL.

Photo #1
Overall view from north - east.

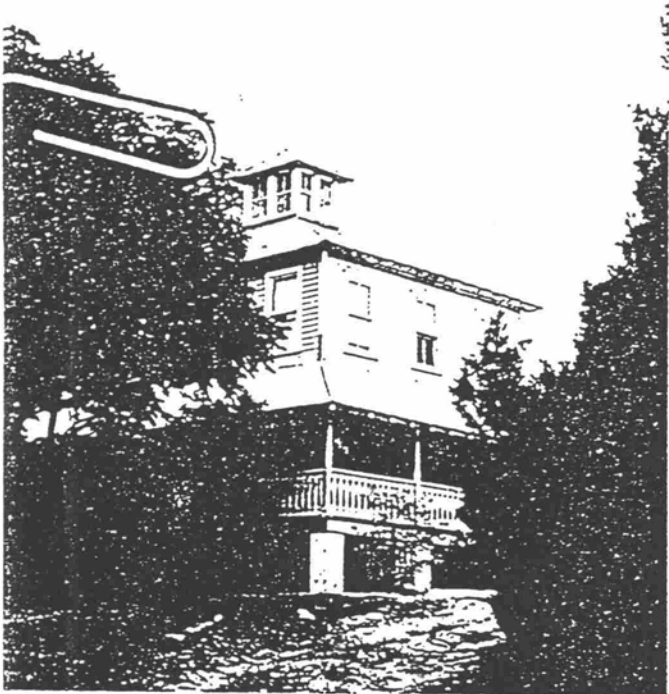


Photo #2
East (front) elevation.



BARNE'S PLACE - S . JOHNS COUNTY, FL.

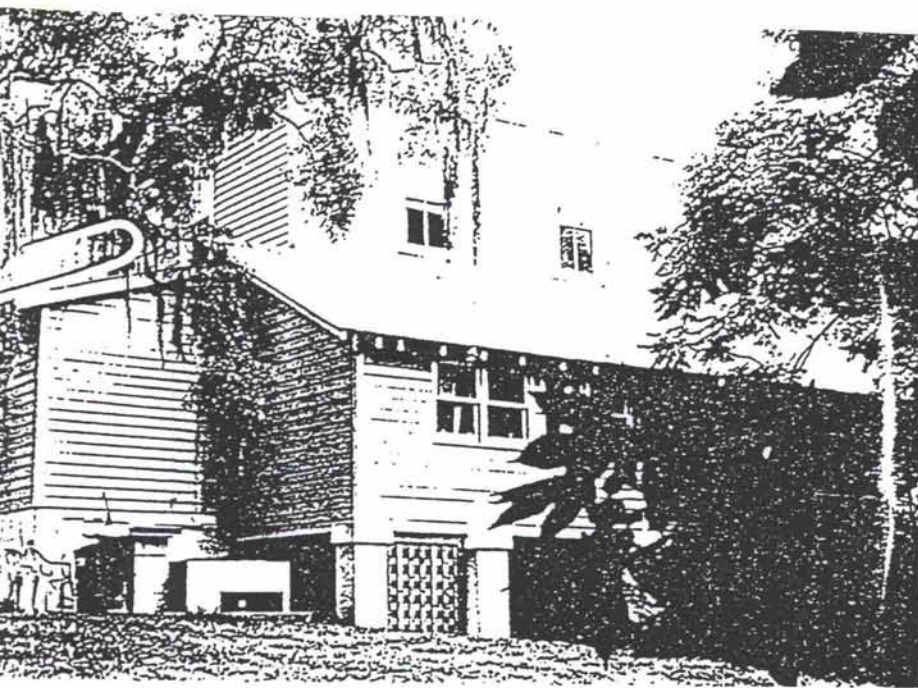


Photo #3.
South (Water) Elevation.

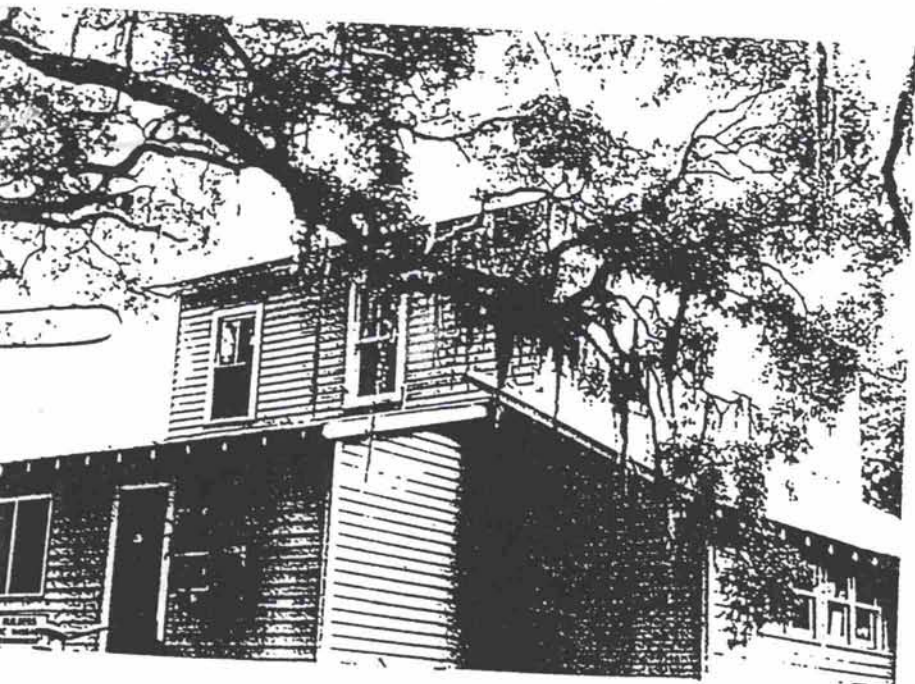


Photo #4.
East (Rear) Elevation.

BARNE'S PLACE - ST. JOHNS COUNTY, FL.



Photo #5
North Elevation.



Photo #6
Details of Facade - N.E. Corner

BARNE'S PLACE - ST. JOHNS COUNTY, FL.

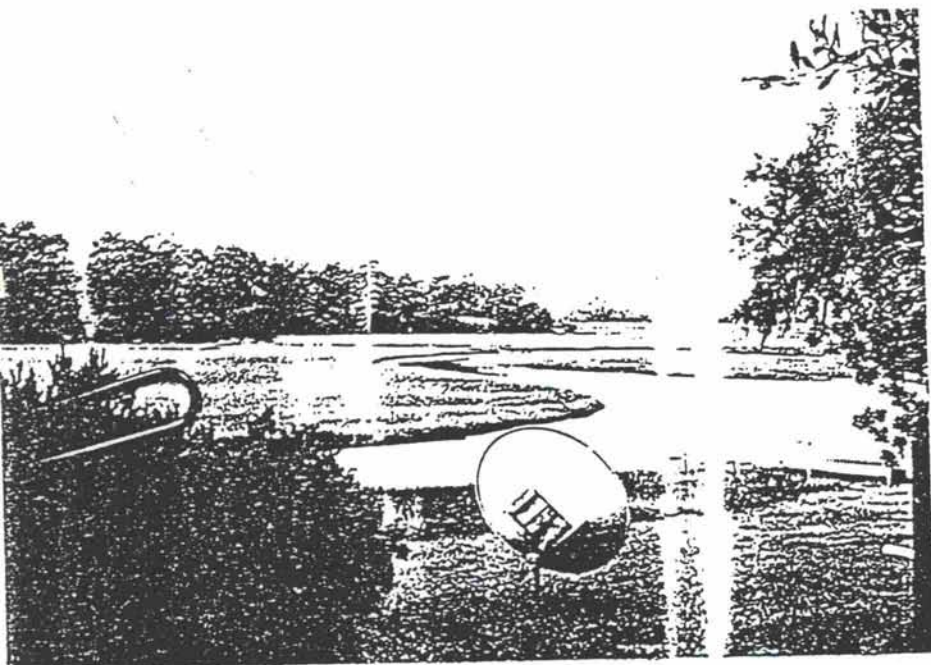


Photo #7
View from house south to
Moultrie Creek.

Page 1
original
 update

HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 1.1: 3/89

Site 8 SJ 2955
Recorder # _____

SITE NAME "Barnes' Place" - & recently "Moultrie Manor".
HISTORIC CONTEXTS WWI and Aftermath
NAT. REGISTER CATEGORY Building
OTHER NAMES OR MSF NOS "Moultrie Post Office A" (1984-5 survey of St. Johns Co.)
COUNTY St. Johns OWNERSHIP TYPE Corporate - Commercial
PROJECT NAME Cultural Resource Survey of Seven FDOT Bridges DHR NO 3738
LOCATION (Attach copy of USGS map, sketch-map of immediate area)
ADDRESS Moultrie Creek & U.S. 1 CITY Moultrie
VICINITY OF / ROUTE TO North-West side of Moultrie Creek, turn off
Route 1 into drive, up hill
SUBDIVISION Parcel 6 BLOCK NO _____ LOT NO _____
PLAT OR OTHER MAP _____
TOWNSHIP 8S RANGE 30E SECTION 7 1/4 1/4-1/4
IRREGULAR SEC? y n LAND GRANT _____
USGS 7.5' MAP St. Augustine 1956 PR - 1970
UTM: ZONE 17 EASTING 468760 NORTHING 3299200
COORDINATES: LATITUDE _____ D _____ M _____ S LONGITUDE _____ D _____ M _____ S

HISTORY

ARCHITECT: F _____ M _____ L _____
BUILDER: F _____ M _____ L _____
CONST DATE 1910 CIRCA c RESTORATION DATE(S): _____
MODIFICATION DATE(S): _____
MOVE: DATE c.1920 ORIG LOCATION Opposite side of road, east of Route 1
ORIGINAL USE(S) Residence - Private
PRESENT USES(S) Professional Office

DESCRIPTION

STYLE Frame Vernacular
PLAN: EXTERIOR Square
INTERIOR Double Pile Central Hall
NO.: STORIES 2 OUTBLDGS _____ PORCHES 1 DORMERS (1) Cupola
STRUCTURAL SYSTEM(S) Balloon Wood FRame
EXTERIOR FABRIC(S) Drop Siding
FOUNDATION: TYPE Piers MATLS Poured concrete
INFILL Lattice
PORCHES E/5. Bay
ROOF: TYPE Pyramid, Hip SURFACING Sheet Metal: 5V crimp
SECONDARY STRUCS. Hip/Front Porch, Hip/Cupola, Hip/Rear Addition, Pryamid/
CHIMNEY: NO 1 MTLS Brick LOCNS Lateral slope, north Bay
WINDOWS DHS, 2/2, main house; DHS, 1/1, octagonal bay

EXTERIOR ORNAMENT Wood
CONDITION Good SURROUNDINGS Residential
NARRATIVE (general, interior, landscape, context; 3 lines only)
A typical residential frame vernacular in scale. Octagonal bay may be a
later addition.

ARCHAEOLOGICAL REMAINS AT THE SITE

FMSF ARCHAEOLOGICAL FORM COMPLETED? y n (IF Y, ATTACH)
ARTIFACTS OR OTHER REMAINS _____
None observed

RECORDER'S EVALUATION OF SITE

AREAS OF SIGNIFICANCE Architecture

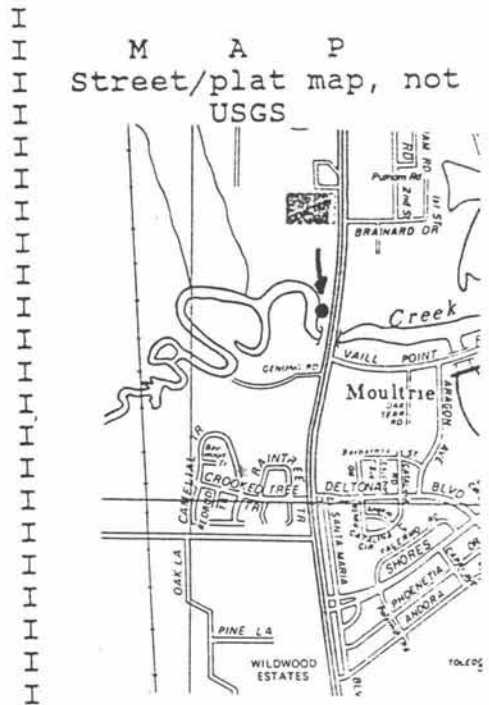
ELIGIBLE FOR NAT. REGISTER? xy n likely, need info insf inf
SIGNIF. AS PART OF DISTRICT? y Xn likely, need info insf inf
SIGNIFICANT AT LOCAL LEVEL? xy n likely, need info insf inf

SUMMARY ON SIGNIFICANCE (Limit to three lines provided; see page 3)
As a property that embodies the distinctive characteristics of frame vernacular, the house has the major architectural elements intact. It is also one of the few remaining structures from the founding of the community of Moultrie.

* * *DHR USE ONLY* * * * * DHR USE ONLY * *
*
* DATE LISTED ON NR _____ *
* KEEPER DETERMINATION OF ELIG. (DATE): -YES _____ -NO _____ *
* SHPO EVALUATION OF ELIGIBILITY (DATE): -YES 12-14-93 -NO _____ *
* LOCAL DETERMINATION OF ELIG. (DATE): -YES _____ -NO _____ *
* OFFICE _____ *
* * *DHR USE ONLY* * * * * DHR USE ONLY * *

RECORDER INFORMATION: NAME F Linda M D. L Stevenson
DATE: MO 7 YR 93 AFFILIATION Other

PHOTOGRAPHS (Attach a labeled print bigger than contact size)
LOCATION OF NEGATIVES FDHR
NEGATIVE NUMBERS 93N 4 0701



REQUIRED: USGS MAP OR COPY WITH SITE LOCATION MARKED

SITE NAME Barnes PlaceNATURE OF SITE standing structure archaeological site both

A. NARRATIVE DESCRIPTION OF SITE (Use back of page and continuations)

The "Barnes Place" sits above Moultrie Creek along the bluff. A distinctive square cupola and hip roof forms are the character defining elements of this square plan, two-story house. The building has been converted from a residence to professional offices. Much of the interior historic fabric, stair locations, wood floor, and doors have been retained.

B. DISCUSSION OF SIGNIFICANCE (Use back of page and continuations)

Good example of frame vernacular architecture with classical influence. Its regular plan, cupola, and wide porch are common elements of that style. The principal stylistic features are well-preserved, and modern alterations have been kept to a minimum. Where alterations have been made, they have been handled in a way to minimize the impact on the historic fabric, such as the manner in which a handicapped accessible ramp was added to the east and north porch area.

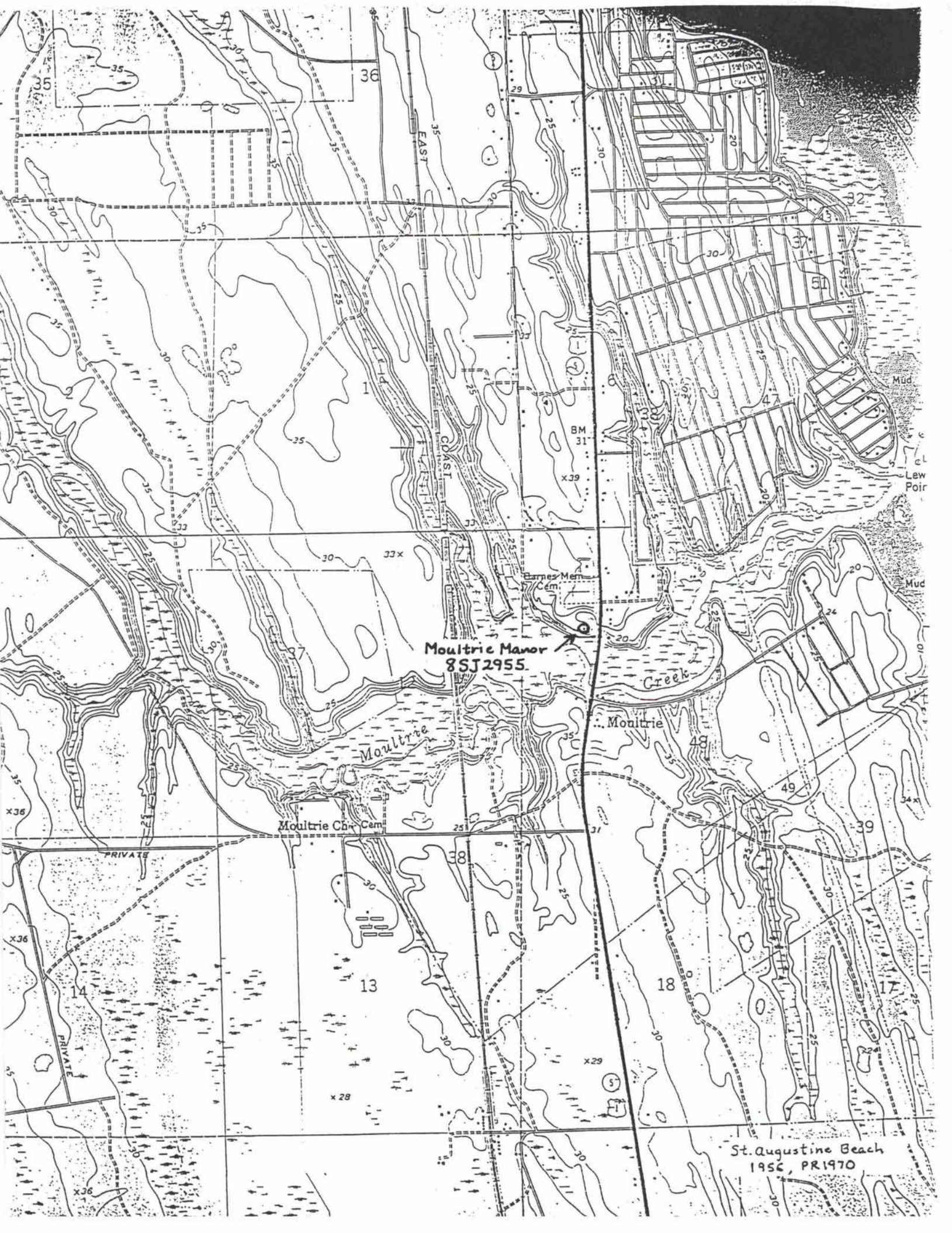
C. HISTORY AND BIBLIOGRAPHY OF PAST WORK AT SITE (Use back of page and continuation sheets if necessary)

British Lt. Governor John Moultrie built a manor house for his "Bella Vista" plantation on the north side of Moultrie Creek, then known as Woodcutter's Creek. Bella Vista was burned by Indians shortly after the British departure from the area.

Subsequently, part of Moultrie's land was owned and cultivated by Jose Maria de la Torre, an officer in the Third Battalion of Cuba.

Later the property was purchased by the Barnes Family and the house was moved across the road in 1920. The house was remodeled in the mid 1980s for professional offices.

The building was previously recorded on the Florida Site File in the St. Johns County survey, conducted in 1985, by the St. Augustine Preservation Board.



Moultrie Manor
8SJ2955

St. Augustine Beach
1956, PR1970

Barne's Place
Moultrie Manor
Moultrie Post Office A

FLORIDA MASTER SITE FILE
Site inventory Form

SITE NO. ²⁹⁵⁵
~~2954~~

SITE NAME:
ADDRESS OF SITE: Moultrie Creek
INSTRUCTION FOR LOCATING: Located on hill due north of Moultrie
Creek on west side of U.S. 1.
LOCATION: Parcel 6 173730
Subdivision Name Block No. Lot No.
COUNTY: St. Johns
DISTRICT NAME IF APPLICABLE:
OWNER OF SITE: NAME:
ADDRESS:
ADDRESS:
TYPE OF OWNERSHIP: RECORDING DATE: / /
RECORDER: NAME & TITLE: Historic St. Augustine Preservation Bd.
ADDRESS: P. O. Box 1987
St. Augustine, FL 32085

CONDITION OF SITE:	INTEGRITY OF SITE:	
Check One	Check one or more	
X EXCELLENT	X ALTERED	ORIGINAL USE pvt residence
GOOD	UNALTERED	PRESENT USE commercial
FAIR	ORIGINAL SITE	DATES +c. 1900-1920
DETERIORATED	X RESTORED: 01/01/85	CULTURE/PHASE American
	X MOVED: / /	PERIOD: 20th Century
NR CLASSIFICATION CATEGORY: building		DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more
ZONING
DEVELOPMENT
DETERIORATION
BORROWING
OTHER (See Remarks Below)
TRANSPORTATION
FILL
DREDGE

AREAS OF SIGNIFICANCE: architecture

SIGNIFICANCE

See Continuation Sheet

**SEE SITE FILE STAFF FOR
ORIGINAL PHOTO(S) OR MAP(S)**

RECORD NUMBER 525

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: frame vernacular

PLAN TYPE:

EXTERIOR FABRIC(S):

STRUCTURAL SYSTEM(S):

PORCHES:

ORIENTATION:

FOUNDATION:

ROOF TYPE:

SECONDARY ROOF STRUCTURE(S):

CHIMNEY LOCATION:

WINDOW TYPE:

CHIMNEY:

ROOF SURFACING:

ORNAMENT EXTERIOR:

NO. OF CHIMNEYS

NO. OF STORIES

NO. OF DORMERS:

OUTBUILDINGS:

SURROUNDINGS: rural: residential
SITE SIZE (approx. acreage)

TOWNSHIP RANGE SECTION
8S 30E 7

UTM ZONE UTM EASTING UTM NORTHING
17 468780 3299200

PHOTOGRAPHIC RECORDS NUMBERS:

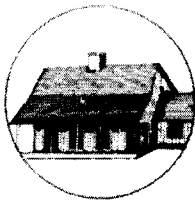








Original
 Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **SJ04366**
Field Date 11-16-2000
Form Date 3-1-2001
Recorder # 736

Shaded Fields represent the minimum acceptable level of documentation.
Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) 3775 US 1 SOUTH Multiple Listing (DHR only) _____
Survey Project Name ST. JOHNS COUNTY ARCHITECTURAL SURVEY Survey # (DHR only) 6612
National Register Category (please check one) building structure district site object
Ownership: private-profit private-nonprofit private-individual private-nonspecific city county state federal Native American foreign unknown

LOCATION & MAPPING

Street Number 3775 Direction US 1 Street Name _____ Street Type _____ Suffix Direction S
Address: _____
Cross Streets (nearest / between) _____
USGS 7.5 Map Name ST. AUGUSTINE BEACH USGS Date 1992 Plat or Other Map ST JOHNS COUNTY PROPERTY
City / Town (within 3 miles) _____ In City Limits? yes no unknown County St. Johns
Township 8S Range 30E Section 7 1/4 section: NW SW SE NE Irregular-name: _____
Tax Parcel # _____ Landgrant _____
Subdivision Name _____ Block _____ Lot _____
UTM Coordinates: Zone 16 17 Easting Northing
Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1866 approximately year listed or earlier year listed or later
Original Use Dentist/Medical/Professional office From (year): _____ To (year): _____
Current Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
Other Use _____ From (year): _____ To (year): _____
Moves: yes no unknown Date: _____ Original address _____
Alterations: yes no unknown Date: _____ Nature _____
Additions: yes no unknown Date: _____ Nature _____
Architect (last name first): UNKNOWN Builder (last name first): UNKNOWN
Ownership History (especially original owner, dates, profession, etc.) _____

Is the Resource Affected by a Local Preservation Ordinance? yes no unknown Describe _____

DESCRIPTION

Style Frame Vernacular Exterior Plan Irregular Number of Stories 2.5
Exterior Fabric(s) 1. Drop siding 2. _____ 3. _____
Roof Type(s) 1. Hip 2. _____ 3. _____
Roof Material(s) 1. Sheet metal:3V crimp 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. Other 2. _____
Windows (types, materials, etc.) DHS, 2/2, 1/1

Distinguishing Architectural Features (exterior or interior ornaments) N/A

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) _____

DHR USE ONLY		OFFICIAL EVALUATION	DHR USE ONLY	
NR List Date	SHPO – Appears to meet criteria for NR listing: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> insufficient info	Date _____	Init. _____	
<input type="checkbox"/> Owner Objection	KEEPER – Determined eligible: <input type="checkbox"/> yes <input type="checkbox"/> no	Date _____		
	NR Criteria for Evaluation: <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (see <i>National Register Bulletin 15</i> , p. 2)			

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Brick 2.
Structural System(s): 1. Wood frame 2. 3.
Foundation Type(s): 1. Continuous 2.
Foundation Material(s): 1. Concrete Block 2.
Main Entrance (stylistic details) N/A

Porch Descriptions (types, locations, roof types, etc.) Open Porches = 1 | Roofs = HIP

Condition (overall resource condition): [x]excellent []good []fair []deteriorated []ruinous
Narrative Description of Resource

Archaeological Remains []Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

- []FMSF record search (sites/surveys) []library research []building permits []Sanborn maps
[]FL State Archives/photo collection []city directory []occupant/owner interview [x]plat maps
[]property appraiser / tax records []newspaper files []neighbor interview []Public Lands Survey (DEP)
[]cultural resource survey (CRAS) []historic photos []interior inspection []HABS/HAER record search
[]other methods (describe) FSFS, LIBL

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? []yes [x]no []insufficient information
Appears to meet the criteria for National Register listing as part of a district? []yes [x]no []insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)
1. Architecture 3. 5.
2. Community planning & development 4. 6.

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type Photographs Maintaining organization
Document description File or accession #'s ENVIRONMENTAL SERVICES, INC.
2) Document type
Document description File or accession #'s

RECORDER INFORMATION

Recorder Name JOHNSTON, SIDNEY Affiliation Environmental Services, Inc.
Recorder Contact Information 535 NORTH CLARA AVENUE, DELAND, FLORIDA 32720-3405
(address / phone / fax / e-mail)

Required Attachments
1 USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE
If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

